

12/18/08

**Town of Bethlehem Development Planning Committee (DPC)**  
**Bethlehem Town Hall**  
**Room 101, first floor**

**10:00 start time**

**Applicant: Fairfield Inn, Danny Patel, Route 9W**, project is north of Roberts Towing, behind Buff-O-Matic Transmissions (26 Route 9W), Glenmont, tax map 87.03-2-2 (last parcel in the Town on 9W), proposed 80 to 110 room hotel, in Selkirk fire district, in General Commercial “C” zone, in water district, in sewer district, in Bethlehem Central school district. Site has rock, steep slopes, limited access, and a 24’ +/- cross slope. Applicant has not yet contracted with a geotechnical engineer. No stormwater management is shown. Proposed plan shows no buffer to adjacent sites. Project would require upgrading or replacing the existing Town owned sanitary sewer pump station. Hotel is planned to be three (3) stories and be fully sprinklered. Additional parking spaces are required for meeting/convention rooms. Painted pedestrian crosswalks and landscaped areas are required within the parking lot. Applicant stated local hotels have a 60-75% occupancy rate, Monday through Thursday. Town will require a traffic study to evaluate concerns with ingress/egress to the site. Town encouraged Applicant to return to the DPC after consulting with a geotechnical engineer.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, John Smolinsky, Gil Boucher.

Applicants representative: Danny Patel, Peter Seidner.

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### **Disclaimer**

During this meeting of the DPC, prospective developers presented development concepts and received feedback from the Town on a host of development related issues. The DPC discussed a variety of issues including, among other things, the following:

- consistency with the planning, zoning, building code and land use regulations.
- environmental impacts.
- compliance with stormwater regulations.
- neighborhood compatibility.

- availability and adequacy of public facilities (water mains, storm drainage, sanitary sewer, and roads).
- consideration of fire and life safety.
- potential for land conservation or park land development.
- economic and fiscal impacts.

The issues discussed during this DPC meeting are not to be viewed as a full project review. Once the project is formally submitted to the Town of Bethlehem Town and/or Planning Board, each project will receive a full review by the appropriate Town Departments, and/or a Town Designated Engineer.