

3/15/12

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

10:00 start time

1. Applicant: Anthony Cardona, Haawk Court, existing residential subdivision, Delmar, tax maps 96.12-1-24.11, 12, 13 & 14, proposed amendment to construct seven (7) building lots and one (1) stormwater area. Previously approved subdivision had four (4) lots. Located off Murray Avenue, west of Fieldstone Drive. Project is in Delmar fire district, in Residence A “RA” zone, in water district, in sewer district, in Bethlehem Central school district. Parcel is approximately 5.7 acres. Proposal conforms to the “RA” zoning regulations. Proposed cul-de-sac is longer than originally approved. Project will have to conform to “green infrastructure” regulations. Project will require review and approval by the Planning Board, which will include a public hearing.

Town attendees: Mike Morelli, Kathleen Reid, Debbie Kitchen, Erik Deyoe, Paul Penman, Terry Ritz, Tim Beebe, George Leveille, Gil Boucher

Applicant representatives: Anthony Cardona, Joe Bianchine

2. Applicant: Muharen Cecunjanin, 385 Route 9W, proposed addition to existing Casa Mia restaurant, south side of building, Glenmont, tax map 97.12-1-6, in Elsmere Fire district, in Commercial Hamlet “CH” zone, in water district, in sewer district, in Bethlehem Central school district. Applicant wants to have an enclosed space to hold banquets/parties. Proposed addition will be built in the area where the existing deck is located. Existing exposed deck is not working out as planned. Applicant anticipates that the enclosed space should attract more customers. Proposed space is approximately 1,700 sf. The existing deck is 1,000 sf. The second floor of the restaurant was formerly used for banquets/parties, but is no longer used for that purpose as it is not handicap accessible. Applicant was advised that the appearance from Route 9W is important. No building elevations have been completed yet to date.

Town attendees: Mike Morelli, Kathleen Reid, Debbie Kitchen, Erik Deyoe, Paul Penman, Terry Ritz, Tim Beebe, George Leveille, Gil Boucher

Applicant representatives: Muharen Cecunjanin

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.