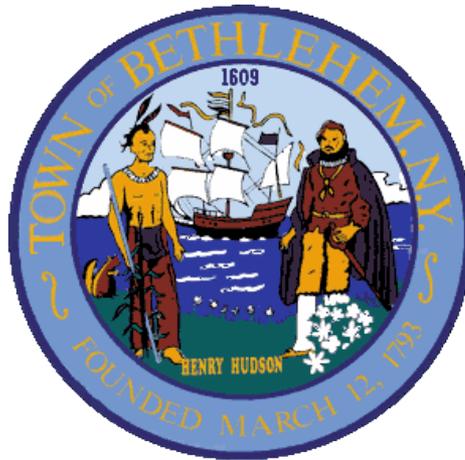


# Comprehensive Plan Update



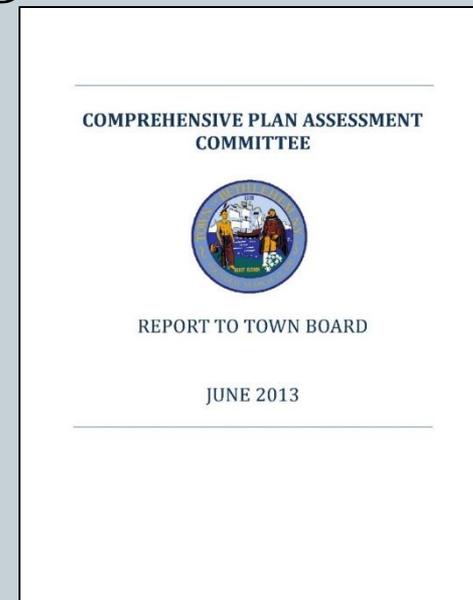
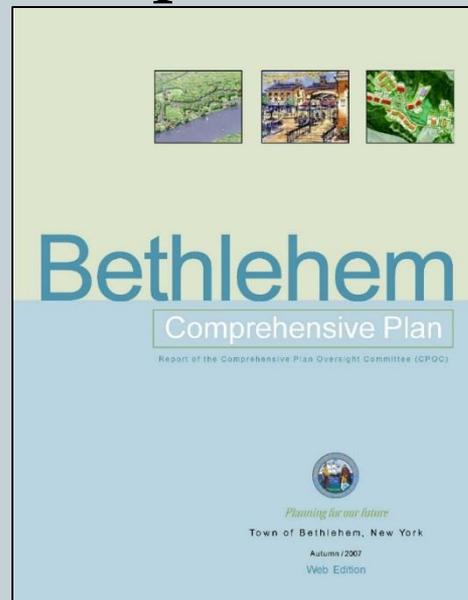
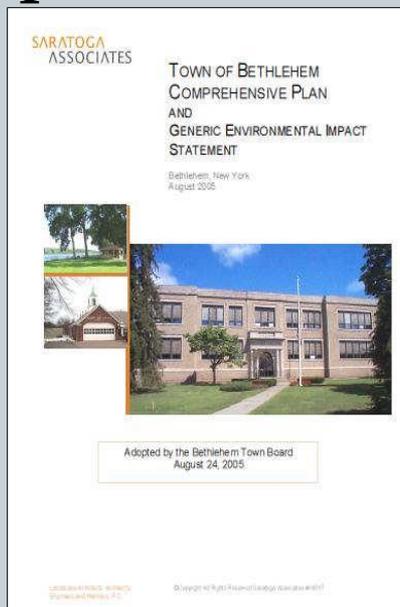
**PRESENTATION TO TOWN BOARD  
SEPTEMBER 26, 2018 MEETING**



# Comprehensive Plan Overview



- Adopted - 2005
- Comprehensive Plan Oversight Committee - 2007
- Comprehensive Plan Assessment Committee – 2013
- Comprehensive Plan Update – begins 2018



# Vision



In the Year 2020, the Town of Bethlehem is a community of:

- attractive residential neighborhoods,
- vibrant hamlets,
- successful mixed-use commercial centers,
- modern industrial facilities, and
- productive rural lands.

These are well connected by:

- regional highways and local streets,
- adequately serviced by public transportation, and
- linked by a network of sidewalks and trails.

Situated at the heart of the Capital District, Bethlehem offers :

- Good schools
- Safe neighborhoods
- Good community services
- Abundant recreational opportunities
- Thriving local businesses
- Attractive and healthy natural areas

# Vision and Goals



## Goals identified in the Comprehensive Plan

- Achieve a **balanced tax base** of residential development, commercial and industrial development, and open space.
- Create a **business-friendly environment** supportive of small local businesses.
- Encourage compact, mixed-use commercial and residential **development in neighborhood commercial centers and hamlet centers**. Appropriate design, attention to the pedestrian environment, and connections to adjacent neighborhoods are critical to the success of such centers.
- Provide opportunities for the **development of a variety of housing options** in the Town to meet the needs of its increasingly diverse population. In particular, the trend toward smaller household sizes, the aging population, and the increasing need for affordable housing for low to moderate income households.
- Expand active and passive **recreational resources** and community services.
- Develop mechanisms for protecting and **enhancing the Town's significant cultural resources**, historic resources, and natural resources .
- **Maintain existing public water and sewer** infrastructure in developed areas of the Town.
- Work with willing landowners to **conserve quality open spaces** throughout the Town and create a network of open lands to provide wildlife habitat and potential recreational trail corridors.
- **Improve mobility** to support people regardless of age and status. This includes strategic investments in roadway and pedestrian infrastructure, improved access to public transportation and development that is supportive of public transportation and non-motorized modes of travel.
- Manage and **protect significant environmental systems** such as stream corridors and associated ravines, steep slopes, wetlands, and in particular, the Hudson River waterfront, and enhance public access to these resources.
- Promote **commercial and industrial growth in specifically designated locations**. Encourage the reuse or redevelopment of existing sites and buildings as an alternative to development on "greenfield" locations.
- Promote **energy efficiency and conservation**, and the use of renewable energy in the Town.

Situated in the heart of the New York's Capital District, Bethlehem offers convenient access to all that the region has to offer. It is recognized for the excellence of its schools, the quality of its public safety and community services, the abundance of its recreational opportunities, the productivity of its local businesses, ten miles of Hudson River waterfront, and the beauty and health of its natural environment. This exceptional quality of life contributes to the economic growth and prosperity of the town and the region, assuring that the community can continue to meet the increasingly diverse needs and expectations of its residents in a fiscally sustainable manner.

- Excerpt from 2020 Vision Statement,  
Comprehensive Plan

# Plan Priorities



- **Immediate Action:** Update Town Zoning Law and Subdivision Regulations
- **Tier 1 Recommendations:** broad consensus and near term action items including Vista implementation, LWRP, Official Map, CACC, CPOC, Citizen's Guide, etc.
- **Tier 2 Recommendations:** important community topics that require additional exploration, consensus building and public policy including hamlet master plans, Delaware Ave. linkage study, Farm and Agricultural Plan, recreational trail system, inventory of historic and cultural resources, etc.
- **Tier 3 Recommendations:** ongoing opportunities related to Town administration, programming and operations including energy efficiency, coordination of fire and emergency services, improved bike and pedestrian facilities, promotion of local business and employment, Park master planning, better intergovernmental coordination, etc.
- **Long Term Action:** review the Comp Plan within five to ten years

# Comprehensive Plan - Progress



- |                              |   |
|------------------------------|---|
| <b>1 Not addressed</b>       | Recommendation has not been addressed on its own or in a Town plan, study, advisory committee task, or department action.   |
| <b>2 Considered</b>          | Recommendation was considered during the development of a Town plan, study, advisory committee task, or department action but no formal action was taken to address the recommendation.             |
| <b>3 Partially</b>           | Recommendation was considered and addressed in a Town plan, study, advisory committee task, or department action but not to the full extent as envisioned by the Comprehensive Plan recommendation. |
| <b>4 Close to completion</b> | Recommendation has been addressed in a Town plan, study, advisory committee task, or department action, which is expected to be completed within the next six months.                               |
| <b>5 Completed</b>           | Recommendation has been completed through a Town plan, study, advisory committee task, or department action, with Town Board approval.  |

# Tier 1 – Priority Actions



Progress 1 2 3 4 5

**Update Zoning and Subdivision Regulations to reflect the recommendations set forth in the Comprehensive Plan**

Conduct a linkage study for Rt 9W that includes a feasibility analysis of a possible “northern alignment” option for the Selkirk Bypass

Create an official map

Develop a Local Waterfront Revitalization Program

Coordinate development of the Vista Technology Park with the proposed New Scotland Road Hamlet

Establish a Citizens Advisory Committee on Conservation

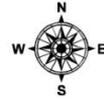
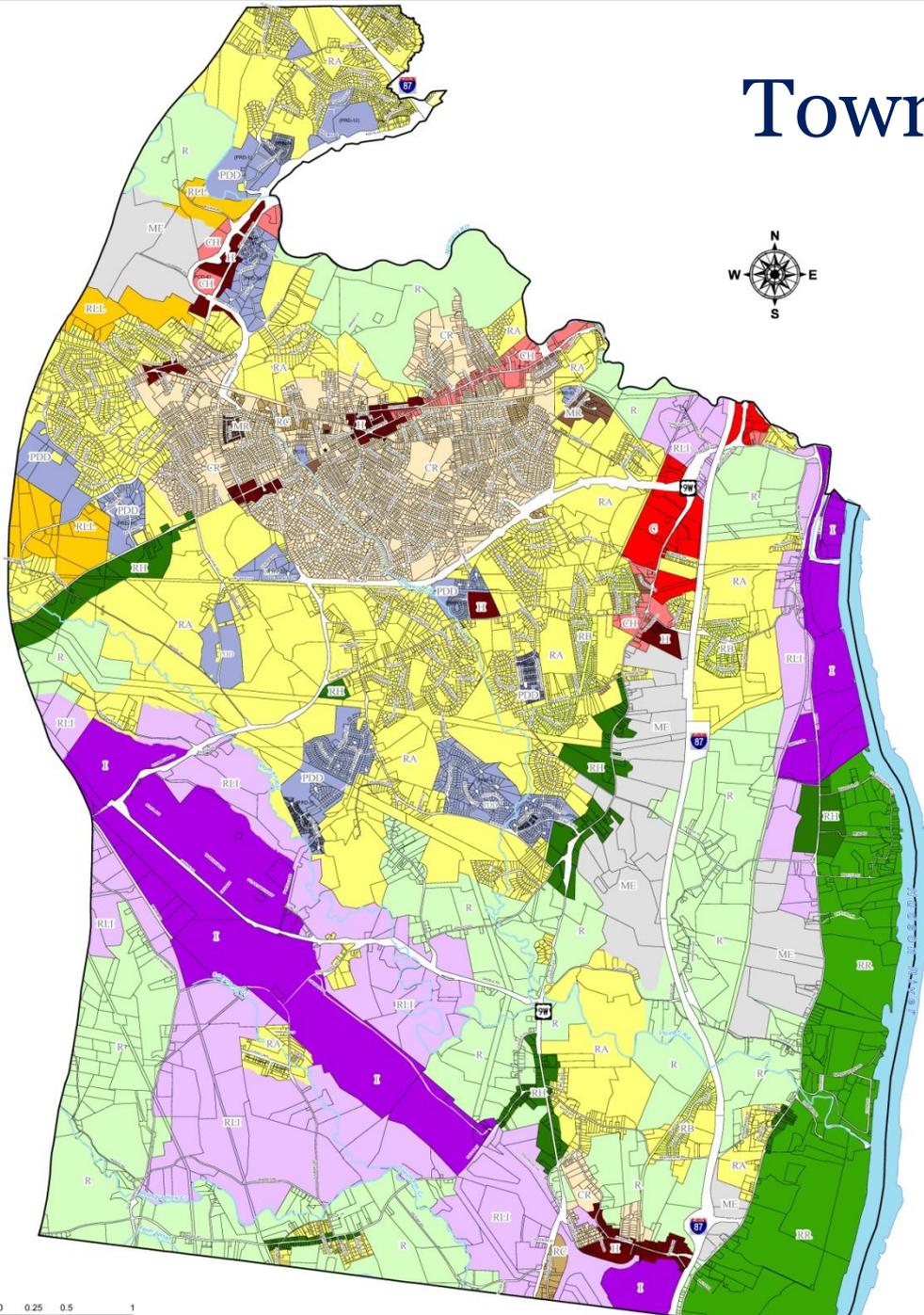
Establish a Comprehensive Plan Oversight Committee

Update Planning Department and Building Department Information System

Develop a “Citizen’s Guide to Town of Bethlehem Land Use and Development Regulations”

Identify locations for infill and encourage their use

# Town Zoning District Map



## Legend

### ZONING

- COMMERCIAL HAMLET (CH)
- CORE RESIDENTIAL (CR)
- GENERAL COMMERCIAL (C)
- HAMLET (H)
- HEAVY INDUSTRIAL (I)
- MIXED ECONOMIC DEVELOPMENT (ME)
- MULTI-FAMILY (MR)
- PLANNED DEVELOPMENT DISTRICT (PDD)
- RESIDENTIAL A (RA)
- RESIDENTIAL B (RB)
- RESIDENTIAL C (RC)
- RESIDENTIAL LARGE LOT (RLL)
- RURAL (R)
- RURAL HAMLET (RH)
- RURAL LIGHT INDUSTRIAL (RLI)
- RURAL RIVERFRONT (RR)

# Zoning and Subdivision Regulation Amendments



- 2008 – Rezoning of various parcels
- 2012 – Zoning and Subdivision Amendments
- 2015 – Delaware Avenue Hamlet Overlay District
- 2016 – Solar Photovoltaic (PV) Systems
- 2016 – Zoning and Subdivision Amendments

# Tier 1 – Priority Actions



Progress

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# Route 9W Corridor Study



Figure 1

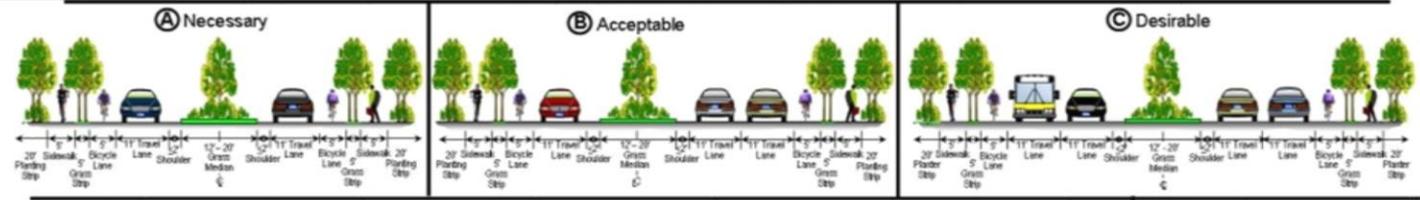
- Sidewalks (BP)
- Future Access Connection From Bethlehem Preschool To Casa Mia (AM)
- Roundabout (I)
- Roundabout or Right-In/Right-Out for Driveways (AM)
- Access to Bender Lane or Town Center Driveways Only (AM)
- Future Full Access Connection From Elementary School To Farm Family Driveway (AM)
- Roundabout to Replace Existing Traffic Signal When it Occurs (I)



- Shared Use Path (BP)
- Existing CDTA Bus-Stop (T)
- Future CDTA Bus Stop Full-Off Location (T)
- Future Right-In/Right-Out Only at Magee Drive when Roundabouts are Installed (AM)
- Town Center Development Phase II - Approx. Location
- Potential Future CDTA Bus-Stop (T)
- Sidewalks (BP)
- Future Full Access to Town Center Driveway Intersections Only, or Right-In/Right-Out Only (AM)
- Roundabout (AM) (Long-Term)
- Potential Future Driveway Interconnection & Bus Route with New Development, Done in Conjunction with Right-In/Right-Out on Magee Drive at Route 9W (AM)

- Unimproved Design Elements:
- Landscaped Raised Center Median
  - Edge Lanes and Grass Strip in Both Directions
  - Provide Driveway Spacing and Interconnection Standards
  - Street Trees

## Level of Improvement - Potential Scenarios



Route 9W Corridor Study  
Route 32 to Feura Bush Road Section

## Conceptual Cross – Section Transect

Notes:

- Approximate Improvement Alignment/Location
- Aerial Photo Improvements Are Not to Scale. Shown oversized to better define proposed improvements
- Actual Conditions May Require Changes to Concepts

Update Zoning

Conduct a link study for the Selkirk Bypass

Create an official town center

Develop a Local Access Road

Coordinate development with other projects

Establish a City Center

Establish a Commercial District

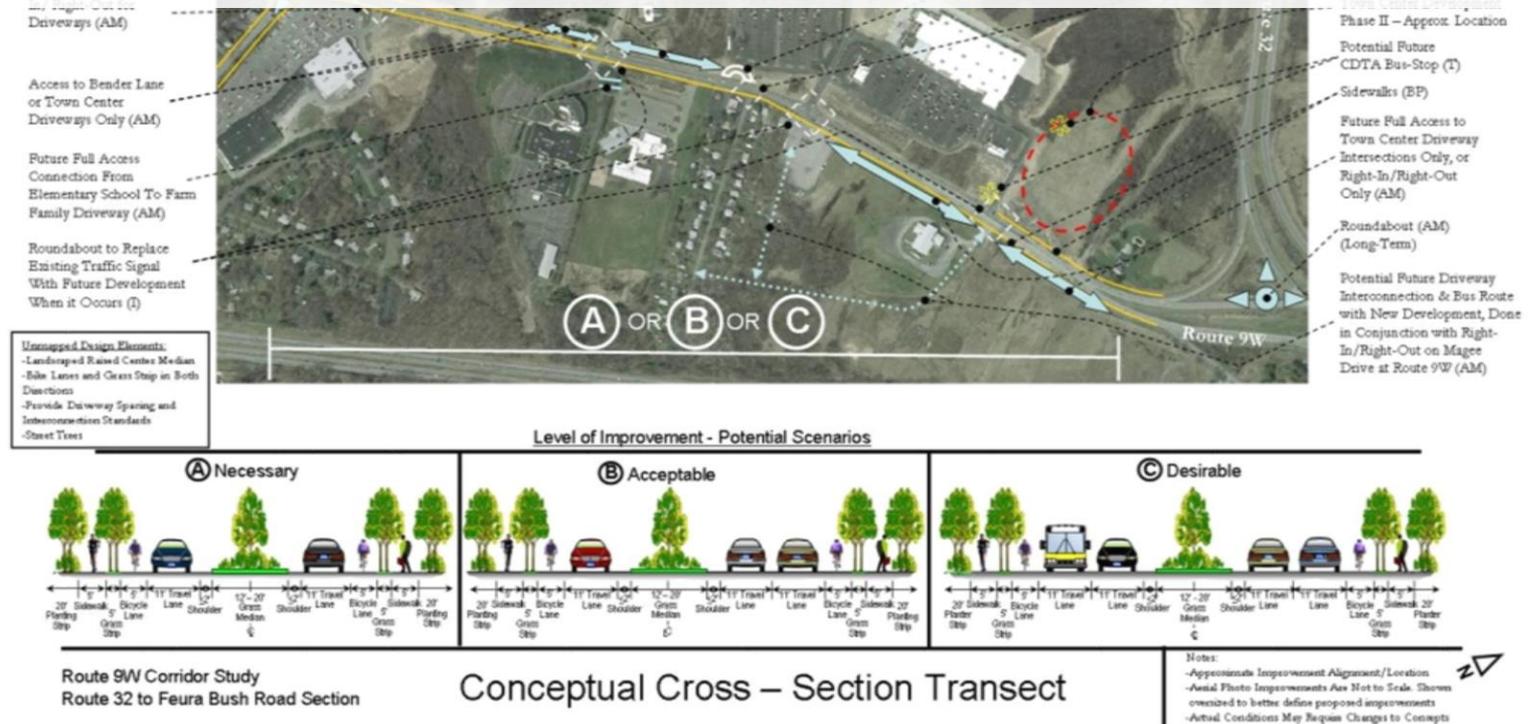
Update Planning Commission

Develop a "City Center" Plan

Identify locations for new development

# Route 9W Corridor Study

- Completed 2008
- Route 9W Study Design Guidelines added to Zoning Law §128-67 in 2012
- CMAQ-TAP Funding \$4.8M for Glenmont Roundabout in 2018



Update Zoning

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# Local Waterfront Revitalization Program

SARATOGA  
ASSOCIATES

## TOWN OF BETHLEHEM

### LOCAL WATERFRONT REVITALIZATION PROGRAM

Bethlehem, New York

May 2010  
Revised April 2015

**FINAL DRAFT**



This document was prepared for the New York State Department of State Division of Coastal Resources with funds provided under Title 11 of the Environmental Protection Fund.

Landscape Architects, Architects,  
Engineers and Planners, P.C.

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## Town of BETHLEHEM



### LOCAL WATERFRONT REVITALIZATION PROGRAM UPDATE & HENRY HUDSON PARK MASTER PLAN UPDATE

This document was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

**August 2018**  
**Draft for DOS Review #1**



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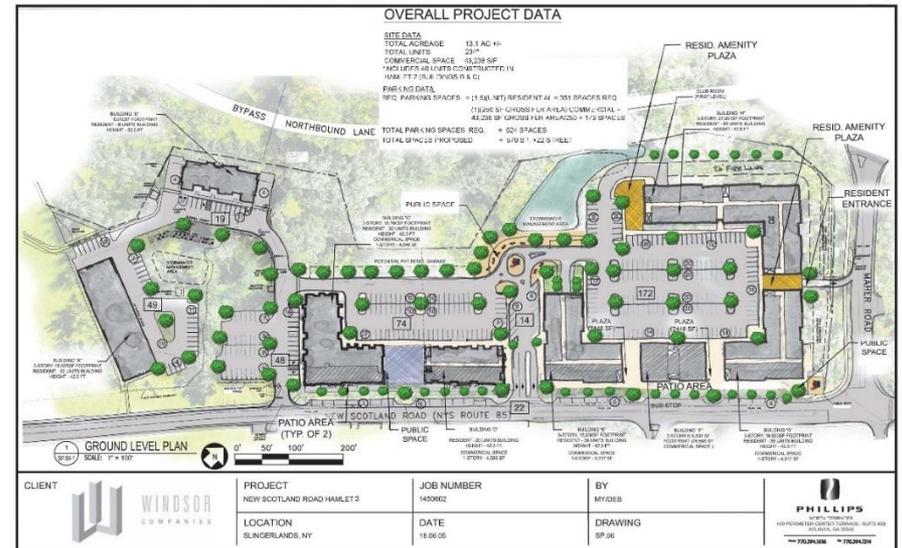
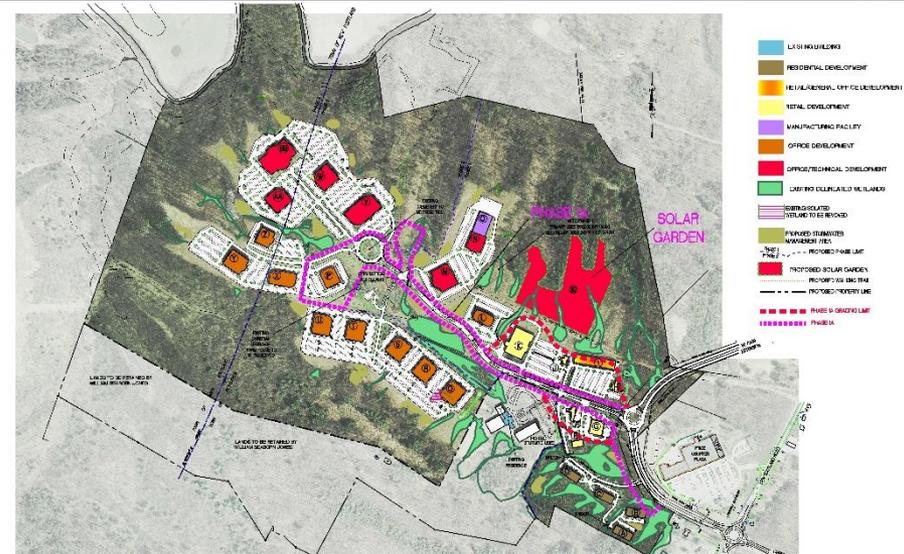
# Vista Tech Campus/New Scotland Rd Hamlet



## New Scotland Road Hamlet Community Charrette: Development Options and Design Studies

Town of Bethlehem, New York

A Project of the Community Partnership  
In association with Lauren Deeg Design and Illustration  
December 19, 2006



# Tier 1 – Priority Actions



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# Citizens Advisory Committee On Conservation



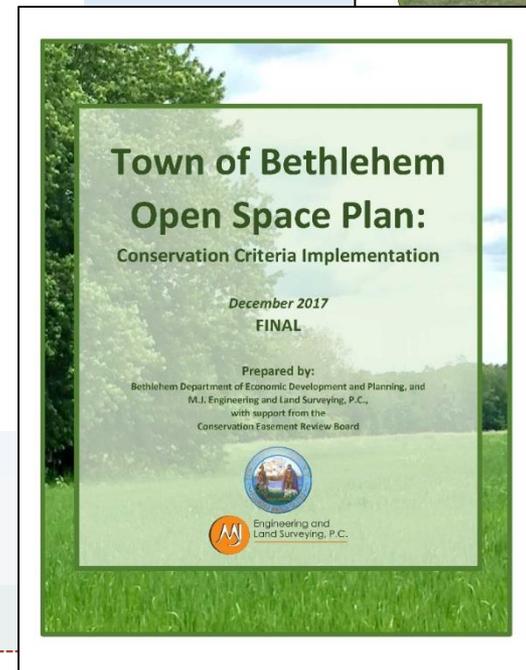
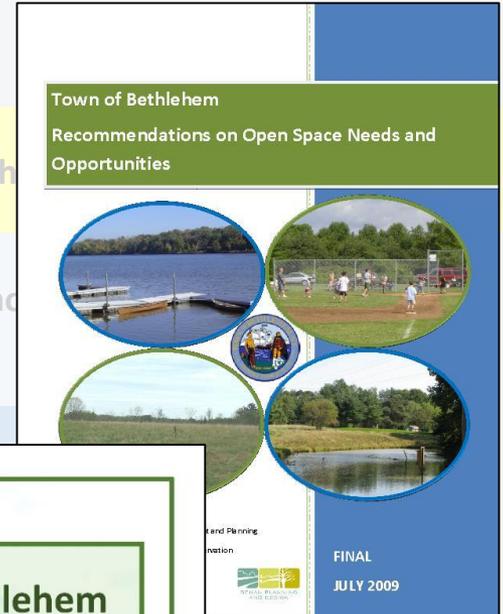
- Committee established 2005
  - Slingerlands Pedestrian Network Plan - 2006
  - Open Space Funding & Tools Report - 2006
  - Recommendations on Open Space Needs and Opportunities - 2009
- Conservation Easement Review Board – established 2014
  - 3 approved conservation easement exemptions (32-acres)
  - Open Space Plan: Conservation Criteria Implementation - 2017

Identify locations for infill and encourage their use

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# Comprehensive Plan Oversight Committee



- Committee established 2007
  - Tasked with assessment of Comprehensive Plan implementation
  - Developed recommendations for further implementation activities
  - Pleased with progress as of Fall 2007
  - Recommended periodic review of Comprehensive Plan

Coordinate development of the Vista Technology Park with the proposed

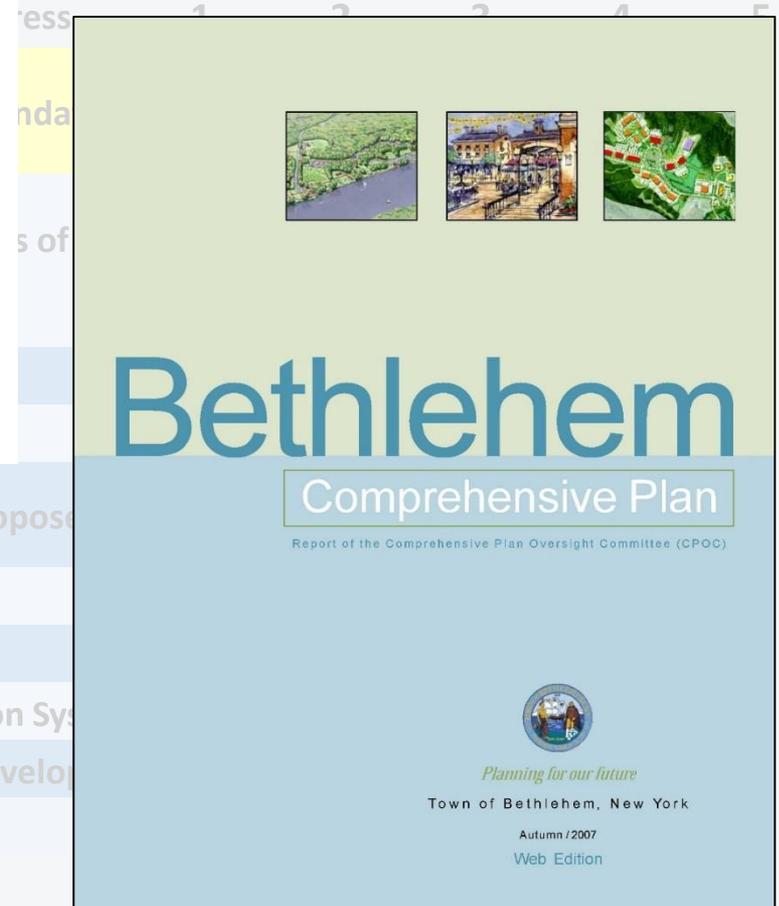
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Establish a Comprehensive Plan Oversight Committee

Update Planning Department and Building Department Information System

Develop a "Citizen's Guide to Town of Bethlehem Land Use and Development"

Identify locations for infill and encourage their use



# Comprehensive Plan Assessment Committee



- Committee established 2012
  - Evaluate progress on goals/objectives of Comprehensive Plan and CPOC Report.
  - Concluded overall goals of the Comprehensive Plan are being achieved.
  - Provided additional action items:
    - Glenmont Transportation Plan
    - Term Conservation Easements
    - Annual funding for sidewalk maintenance
    - Implement Climate Smart Community Pledge

Identify locations for infill and encourage their use

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## COMPREHENSIVE PLAN ASSESSMENT COMMITTEE



REPORT TO TOWN BOARD

JUNE 2013

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# Tier 1 – Priority Actions



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~~**Identify locations for infill and encourage their use**~~

# Citizens Guide to Land Use and Development



- Explains land use, planning and development:
  - Regulations
  - Development Review Process
  - Zoning Districts
  - Planning Terms

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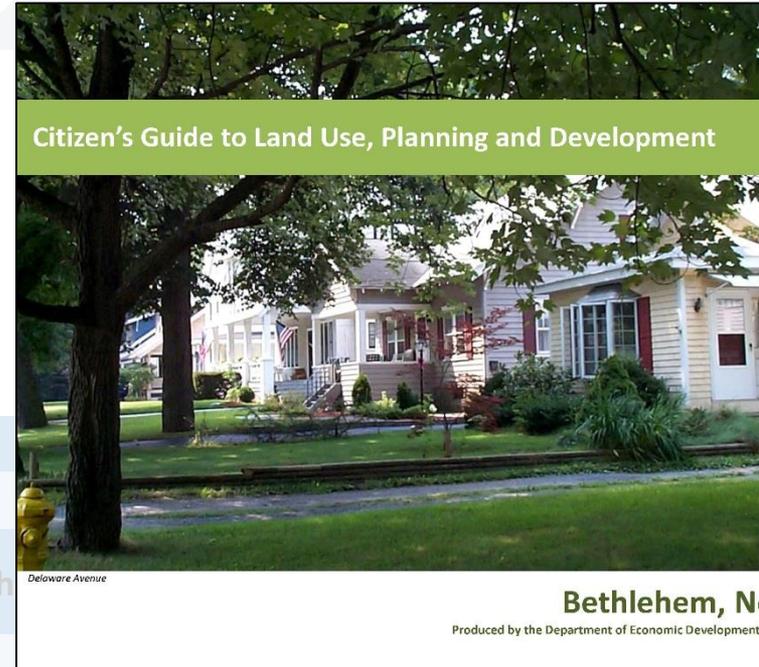
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# Tier 2 – Mid Term Actions



Progress

1

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**Develop Hamlet Master Plans for specific hamlets**

**Conduct a Delaware Avenue Linkage Study**

**Create a Business Improvement District Demonstration Project along Delaware Avenue**

**Consider reducing street width in new residential developments**

**Consider developing of a town recreational trail system and identify potential funding mechanisms**

**Consider a Town-wide referendum to create funding for land acquisition and preservation of open space and parkland**

**Consider developing an inventory of farmland, open space, recreational uses and natural resources**

**Consider creating a farm and open space protection program including the purchase of development rights and the use of conservation easements**

**Adopt local Right-To-Farm and Right-To-Practice-Forestry laws**

**Conduct an inventory of historic and cultural resources**

**Consider development of a community center to provide community, youth, and senior programs and activities**

# Hamlet Plans



- New Scotland Road Hamlet Plan -2006
- Delaware Ave Hamlet Plan - 2010
- Delaware Ave Streetscape Project - 2017
- Delaware Ave Complete Streets Study – 2017
- Route 9W Corridor Study – 2010
- Delaware Ave Improvement Group - 2013
- Bicycle and Pedestrian Committee - 2011
- Pedestrian/Traffic Safety Working Group - 2016

use of conservation easements

Adopt local Right-To-Farm and Right-To-Practice-Forestry laws

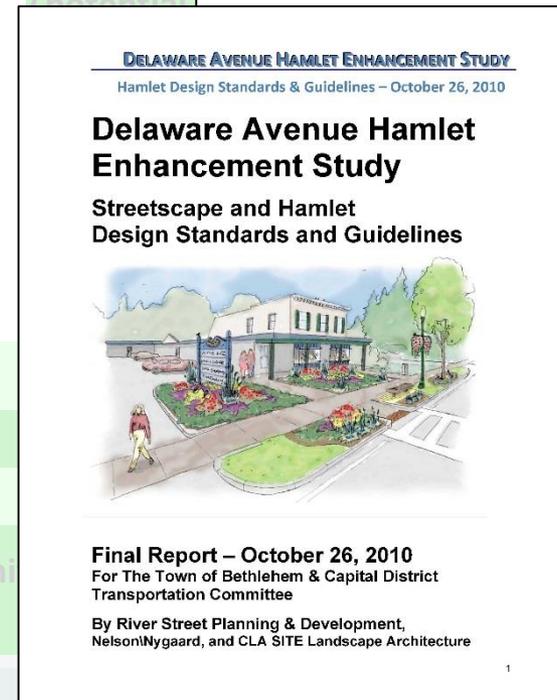
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Consider development of a community center to provide community programs and activities

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potential



FINAL REPORT

Prepared for:



CDTC  
CAPITAL DISTRICT  
TRANSPORTATION COMMITTEE

By:



in association with:



THE LA GROUP

# Tier 2 – Mid Term Actions



Progress

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# Open Space/Agriculture Conservation



- Agriculture and Farmland Protection Plan – 2009
- Open Space Plan – Conservation Criteria – 2017
- Conservation Easement Review Board
- Bethlehem Open Space and Farmland Conservation Opinion Survey

preservation of open space and parkland

Consider developing an inventory of farmland, open space

Consider creating a farm and open space protection program  
use of conservation easements

Adopt local Right-To-Farm and Right-To-Practice-Forestry laws

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## Town of Bethlehem Agricultural and Farmland Protection Plan

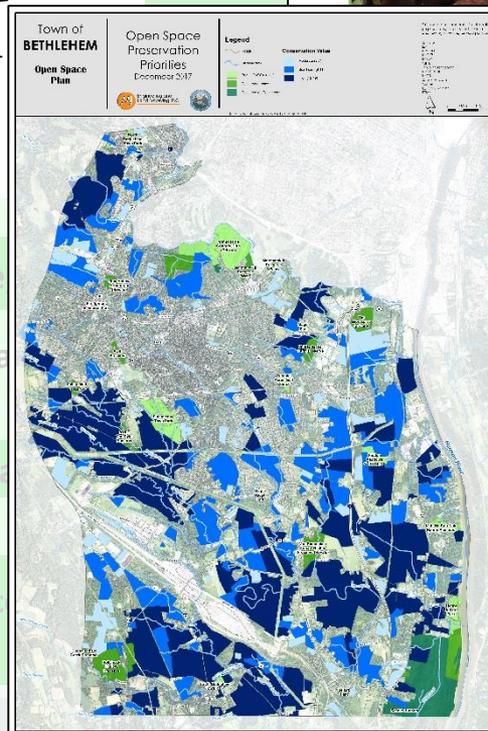


FINAL  
SEPTEMBER 2009

Prepared By:  
Town of Bethlehem  
Department of Economic  
Development and Planning  
Agricultural and Farmland  
Study Advisory Committee



In Association with:  
American Farmland Trust  
American Farmland Trust



# Tier 2 – Mid Term Actions



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# Tier 3 – Ongoing Programs/Activities



Progress

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Maintain and enhance pedestrian connections within and between neighborhoods, recreation facilities, and hamlet centers

Provide adequate bicycle facilities and establish a signed system of bicycle routes throughout the Town

Coordinate with fire and emergency service providers in the Town regarding service and long-term planning for facilities

Promote the use of alternative, renewable energy sources for public and private buildings

Encourage the use of Leadership in Energy and Environmental Design (LEED) standards for both new and redeveloped buildings

Assist developers in understanding and identifying available funding opportunities supportive of sustainable design and construction

Provide educational services related to septic system maintenance and the prevention of illicit discharges into the Town's storm drainage system

Prepare for and comply with the new Phase II Stormwater Management Regulations

Initiate a "Buy Local" program

Coordinate with Chamber of Commerce to promote local businesses

Create a Parks Master Plan

Coordinate with neighboring municipalities, Albany County, school districts and regional entities in planning related activities

Enhance entranceways / gateways to the community

Investigate the current condition of and improve as necessary, the technology infrastructure available in Bethlehem

Review the comprehensive plan within five to ten years

# Maintain and Enhance Pedestrian Connections



Progress

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- Bike and Pedestrian Committee– 2011
- Sidewalk/Curb Ramp Condition Assessments - 2016
- Planning Board development reviews
- State, Federal, & Local funding
- Bicycle and Pedestrian Priority Network
- Parks and Recreation Master Plan
- Albany County Rail Trail
- ADA Transition Plan



# Tier 3 – Ongoing Programs/Activities



Progress

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Prepare for and comply with the new Phase II Stormwater Management Regulations

Initiate a "Buy Local" program

Coordinate with Chamber of Commerce to promote local businesses

Create a Parks Master Plan

Coordinate with neighboring municipalities, Albany County, school districts and regional entities in planning related activities

Enhance entranceways / gateways to the community

Investigate the current condition of and improve as necessary, the technology infrastructure available in Bethlehem

Review the comprehensive plan within five to ten years



# Sustainable Bethlehem



- Climate Smart Community Resolution
- 3MW Solar Field at former Clay Mine on Bridge Street
  - Offset Town's energy usage
- Energy efficiency building improvements
  - 30kW solar panels parks dept. roof
- Town Building Energy Audits completed
  - Greenhouse Gas Inventory
- Recycling Program
- Clean Energy Community – NYSERDA
  - NY Sun Unified Solar Permit
  - Energy Code Training
  - Support local solarize initiative

Progress

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**Sustainable Bethlehem**

# Tier 3 – Ongoing Programs/Activities



Progress

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Provide adequate bicycle facilities and establish a signed system of bicycle routes throughout the Town

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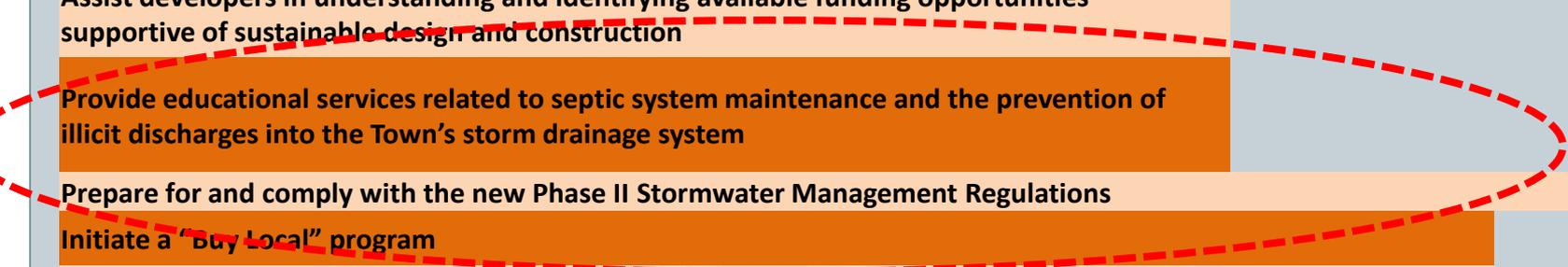
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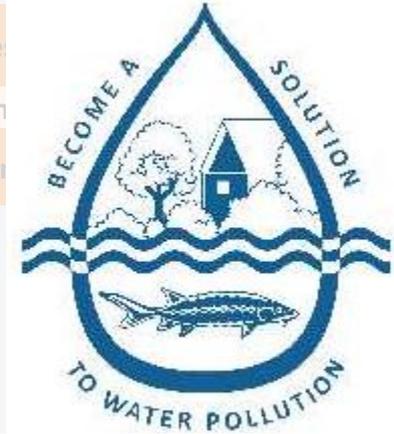
# Stormwater Management



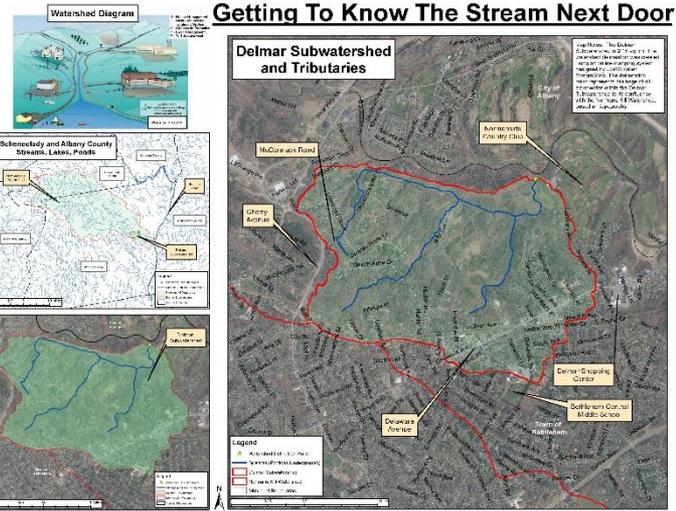
Progress 1 2 3 4 5

- Stormwater Management Town Code - 2007
  - Applies to development projects and ground disturbance
- Stormwater Management Program managed by Town Stormwater Coordinator
- Member of Albany County Stormwater Coalition

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# Promote Local Business – Bethlehem Chamber



Progress

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- Microenterprise Program – 2014 & 2016
  - \$400,000 grant to 20 small businesses
- Annual Economic Development Event – 2014 - 2018
- Delmar Farmers Market
- NYS Department of Homes and Community Renewal
  - Small Business Assistance Grants
  - Economic Development Grants

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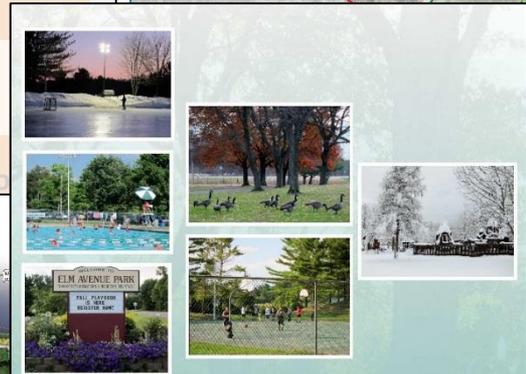
# Parks and Recreation Master Plan



Progress

1

- Existing conditions assessment of all town parks - 2015
- Recreation program assessment
- Gap analysis to identify needed location of parks
- Elm Avenue Park Master Plan
- Henry Hudson Park Master Plan - *LWRP*



Provide educational services related to septic system maintenance and the prevention of



**All For One, Fun For All!**  
Bethlehem's Parks and Recreation  
Comprehensive Master Plan

November 2015

review the comprehensive plan within five to ten years

# Comprehensive Plan - Summary



- Tier 1 - All action items have been addressed
  - Actions were clear in their direction, which resulted in their completion.
- Tier 2 – Majority of actions completed and addressed.
  - Open Space funding needed.
  - Historic resource inventory not addressed (except Slingerlands Historic District).
- Tier 3 –
  - Sustainable development/LEED/renewable energy actions unclear in their goals and responsibility

# Comprehensive Plan Update



- Components
  - Focus on Hamlet areas
  - Establish Advisory Committee
  - Apply for grant funding
  - Community wide meetings
  - Existing Conditions - Growth Trends, population, etc.
    - ✦ Build-out Analysis – low, medium, high growth scenarios
    - ✦ Infrastructure capacity (sewer, water, stormwater, transportation)
  - 18-month process

# Comprehensive Plan – Community Forum Schedule (tentative)



<b>Hamlet Area</b>	<b>Potential Venue</b>	<b>Schedule</b>
<b>Slingerlands</b>	Slingerlands Firehouse	November 2018  Through  April 2019
	Slingerlands Elementary School	
<b>Selkirk</b>	Selkirk Firehouse	
	Bethlehem Grange Hall	
<b>South Bethlehem</b>	Bethlehem Grange Hall	
<b>North Bethlehem</b>	North Bethlehem Firehouse	
<b>Delmar</b>	Hamagrael Elementary School	
	Bethlehem Middle School	
	Delmar Reformed Church	
<b>Elsmere</b>	Elsmere Elementary School	
	Elsmere Firehouse	
<b>Glenmont</b>	Glenmont Elementary School	

# Comprehensive Plan Update



- Discussion