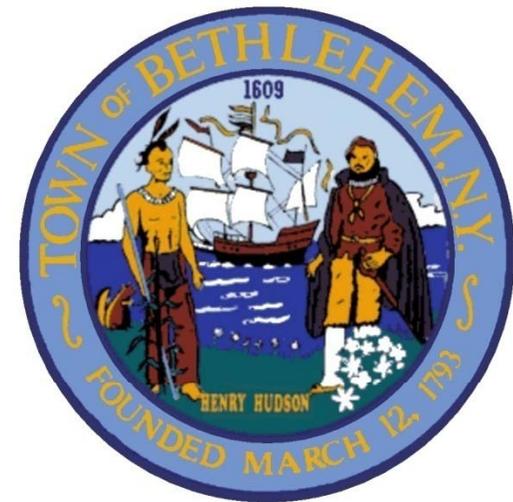


Comprehensive Plan Assessment Committee

August 23, 2012



Comprehensive Plan Assessment Committee (CPAC)

Agenda

August 23, 2012, 6:00pm, Auditorium

1. Planning History: How We Got Where We Are
2. Demographic & Development Trends Overview
3. Committee Discussion/Comments
4. Next Meeting: Thursday, September 27, 2012 at 6:00pm
5. Public Comments

Committee Members:

David Barnet

James Booker

Jessica Brand

Joseph Castiglione

Mark Hennessey

Linda Jasinski

Edward Kleinke

Jill Knapp

Valerie Newell

John Privitera

Lee Rosen

Loretta Simon

Bruce Smith

Paul Tick

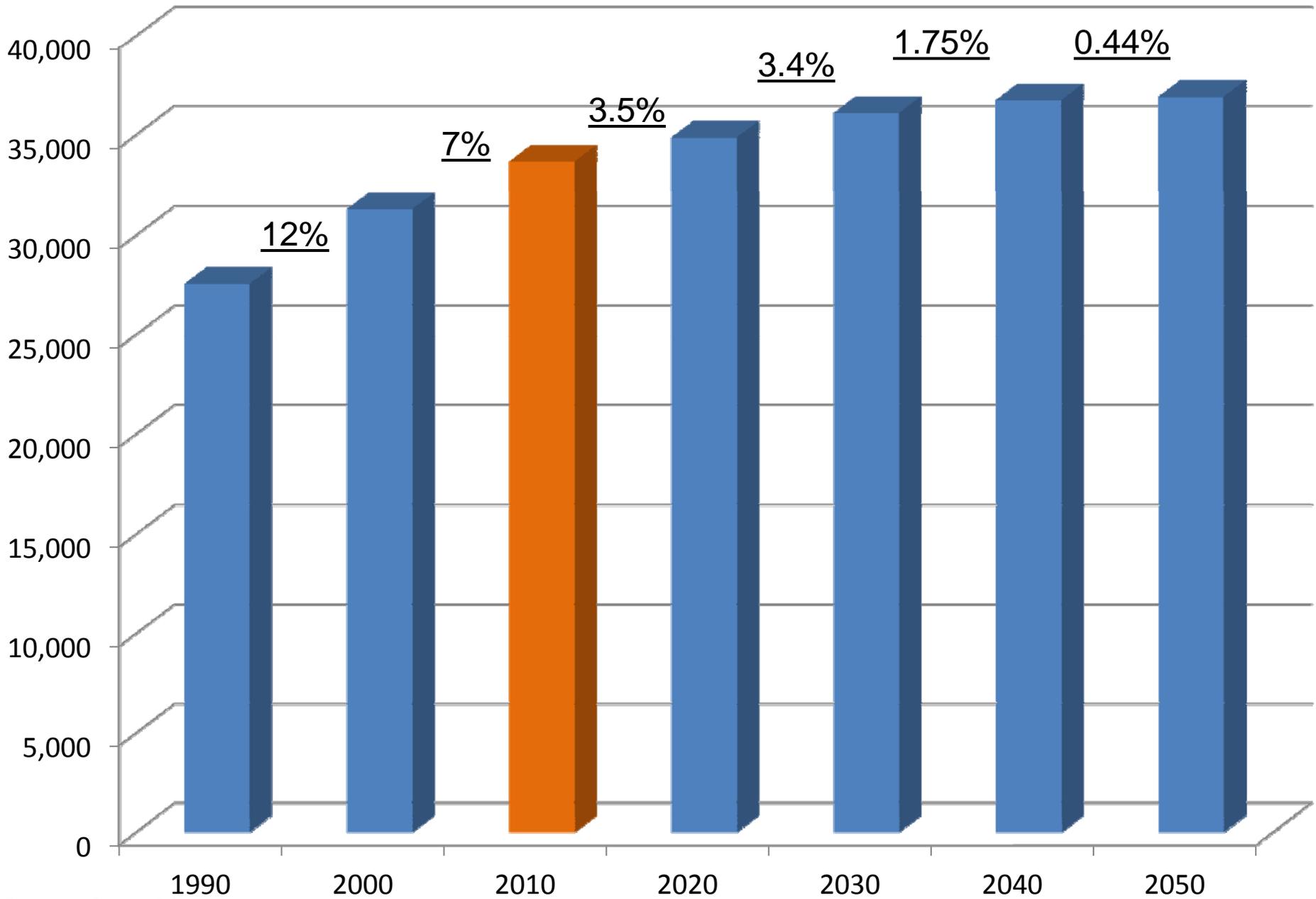
David VanLuven

Demographic and Development Trends

POPULATION



Bethlehem Population: 1990 - 2050



Source: CDRPC/US Census

Population by Census Tract

% Change 1990-2000	% Change 2000-2010
24.72%	6.13%

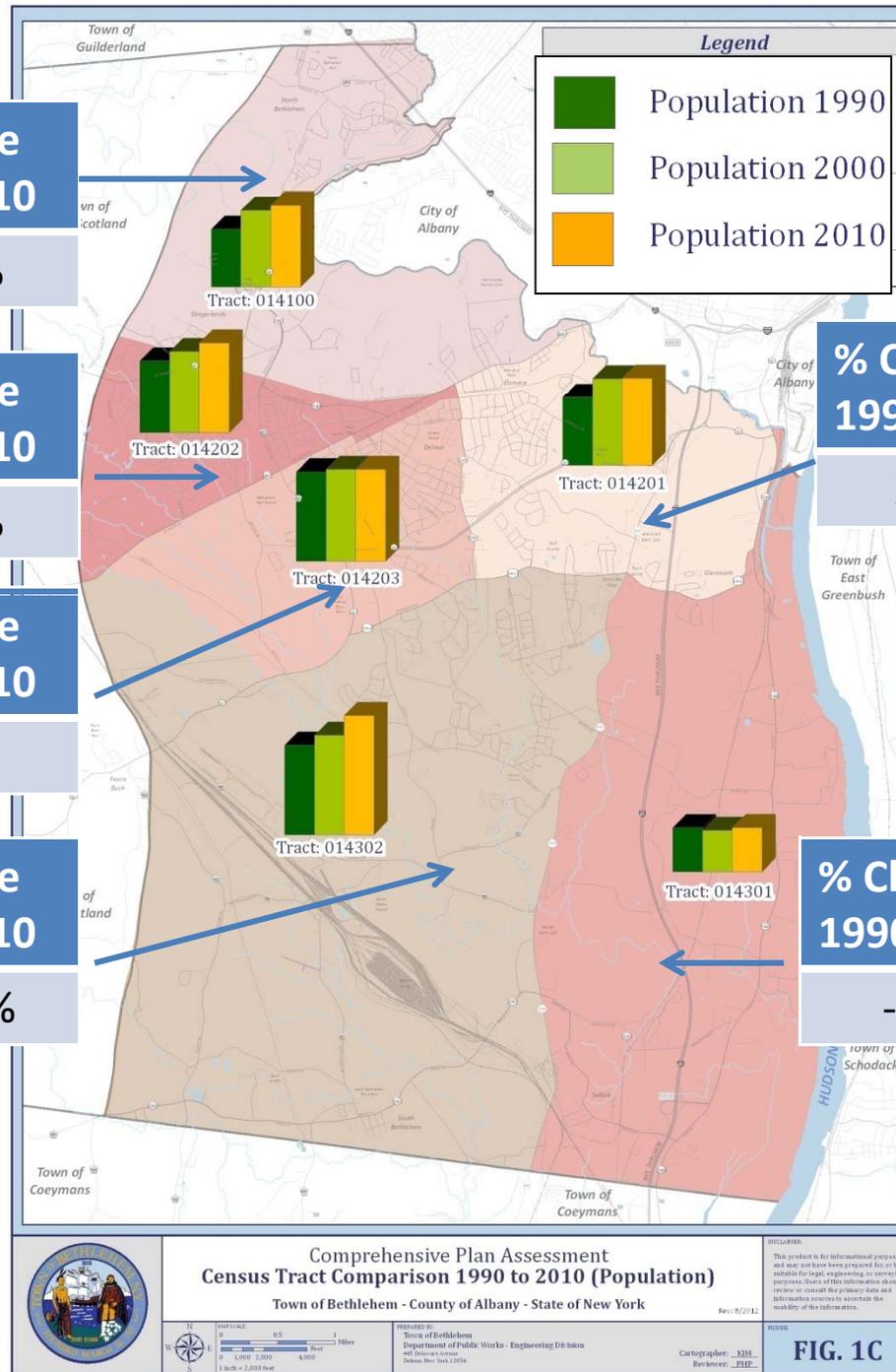
% Change 1990-2000	% Change 2000-2010
11.25%	9.55%

% Change 1990-2000	% Change 2000-2010
2.78%	0%

% Change 1990-2000	% Change 2000-2010
10.07%	16.54%

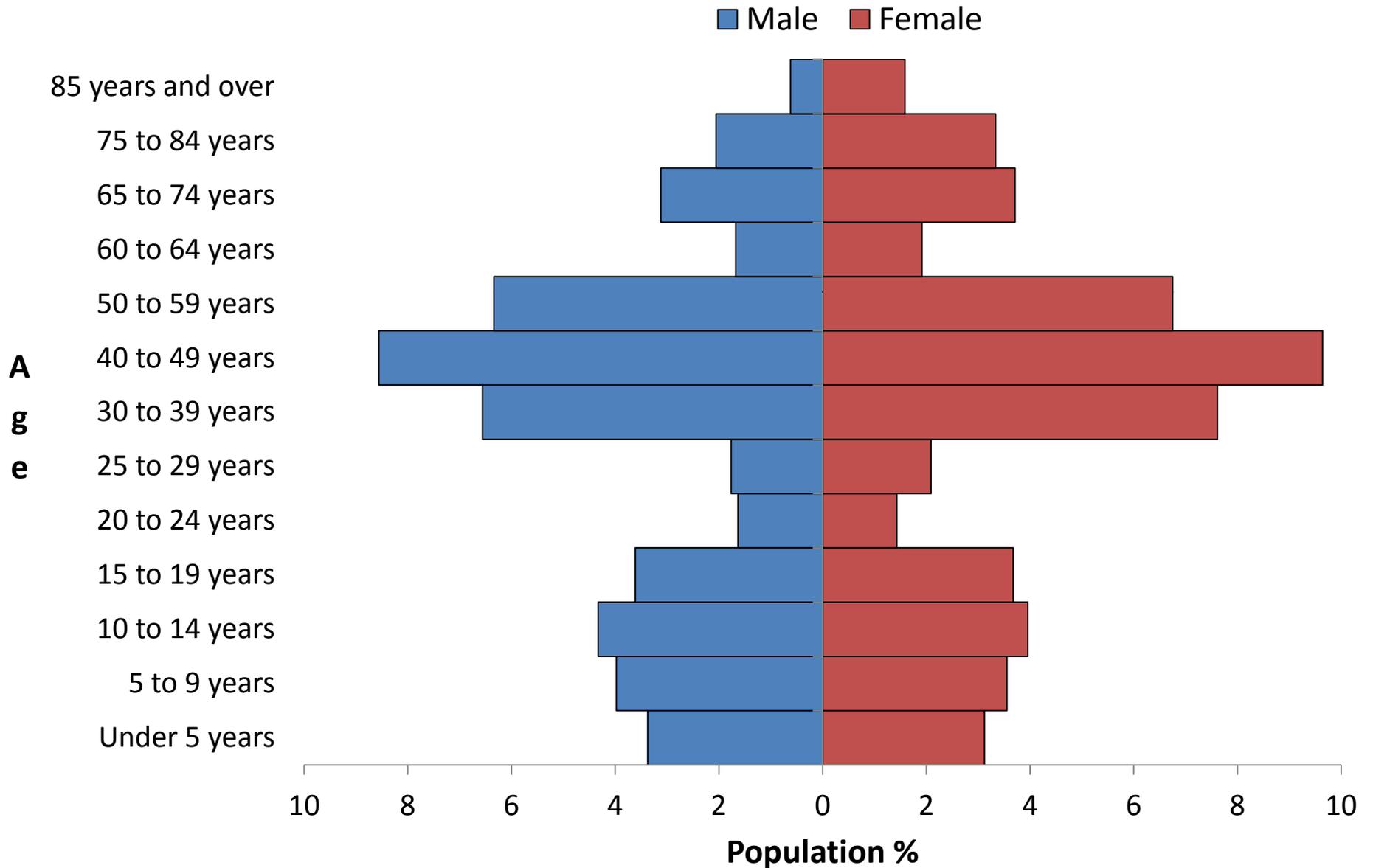
% Change 1990-2000	% Change 2000-2010
21.62%	0.55%

% Change 1990-2000	% Change 2000-2010
-6.60%	6.03%



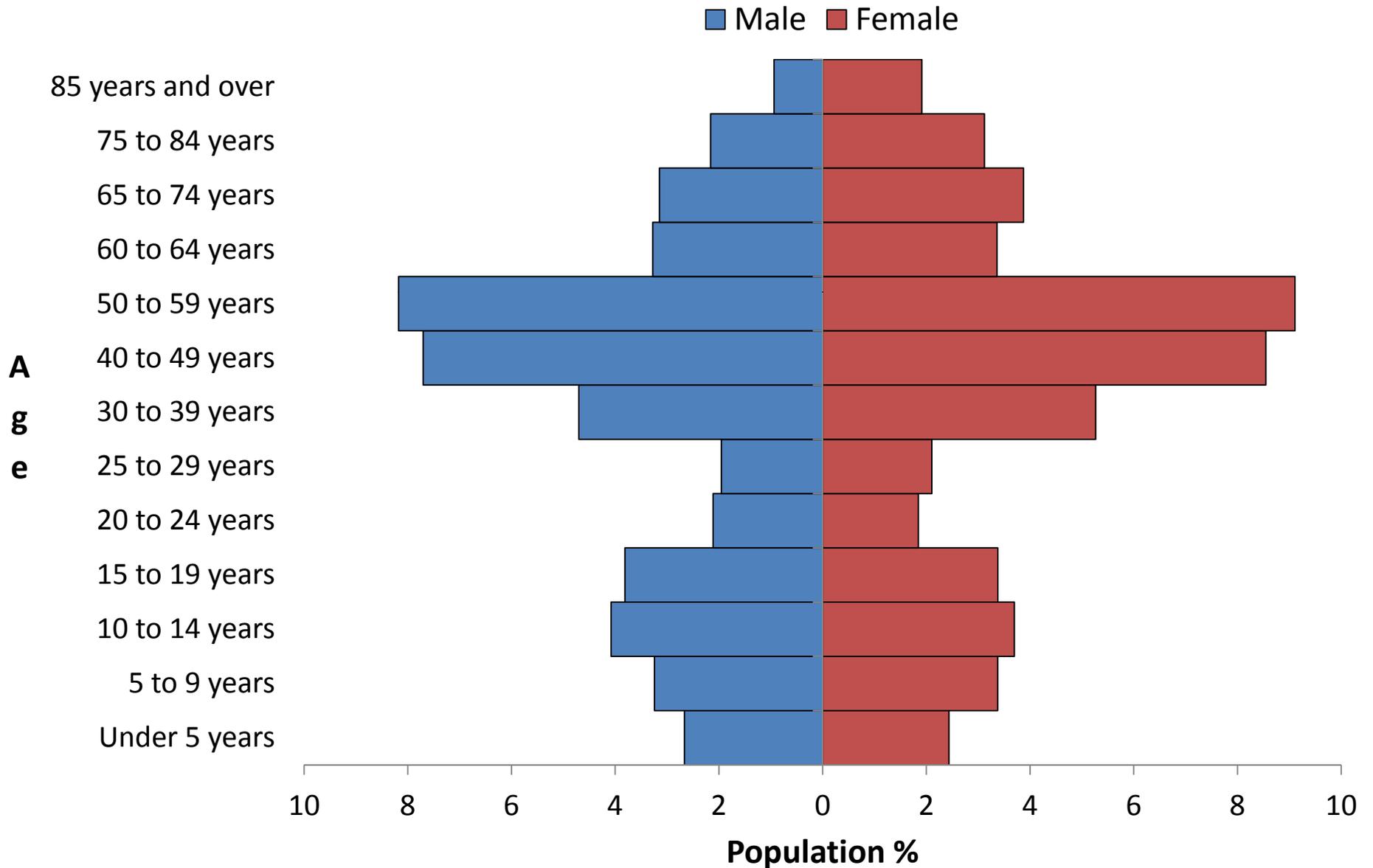
Source: US Census

Population Pyramid (Percentage) 2000



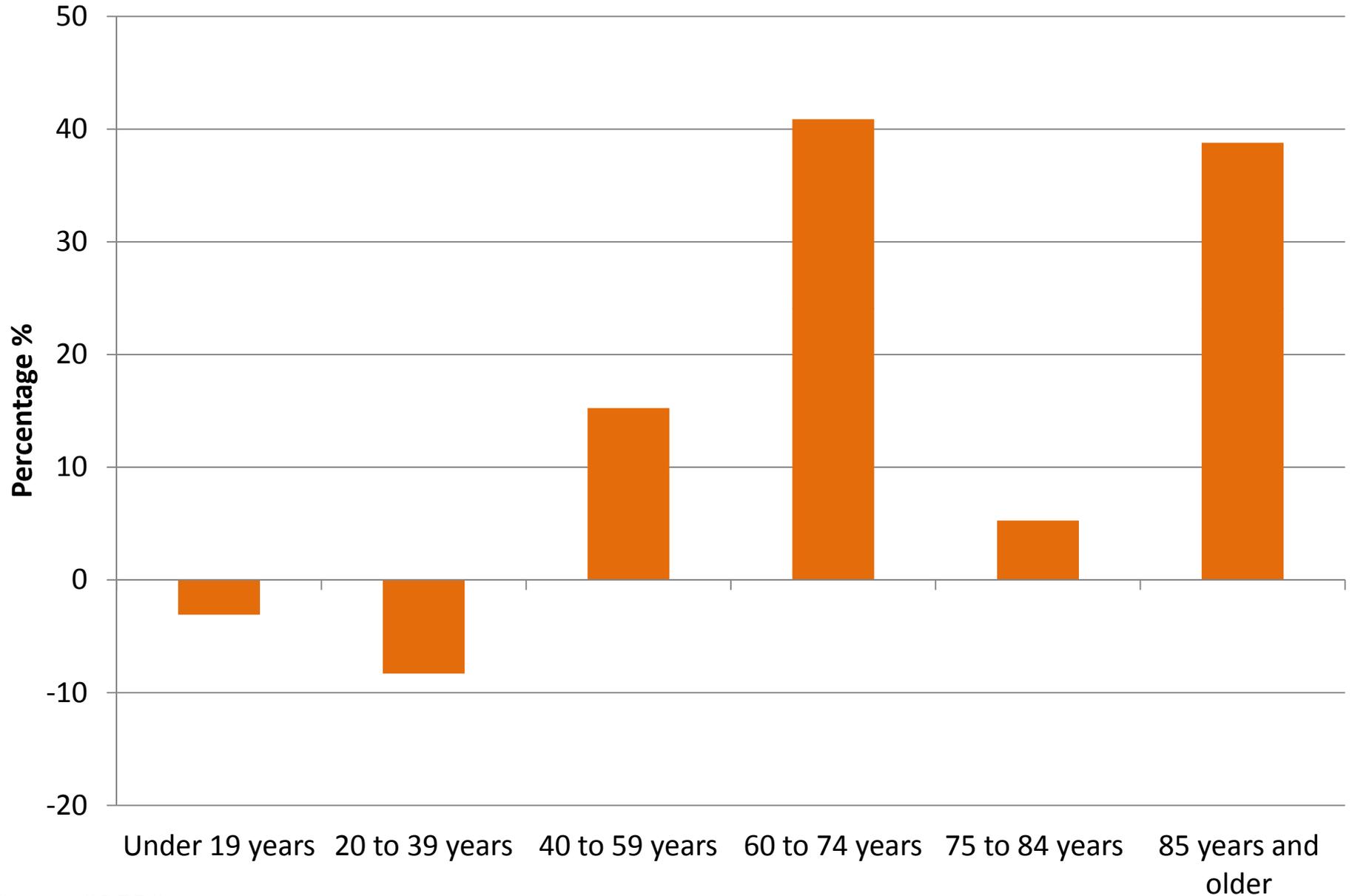
Source: CDRPC/US Census

Population Pyramid (Percentage) 2010



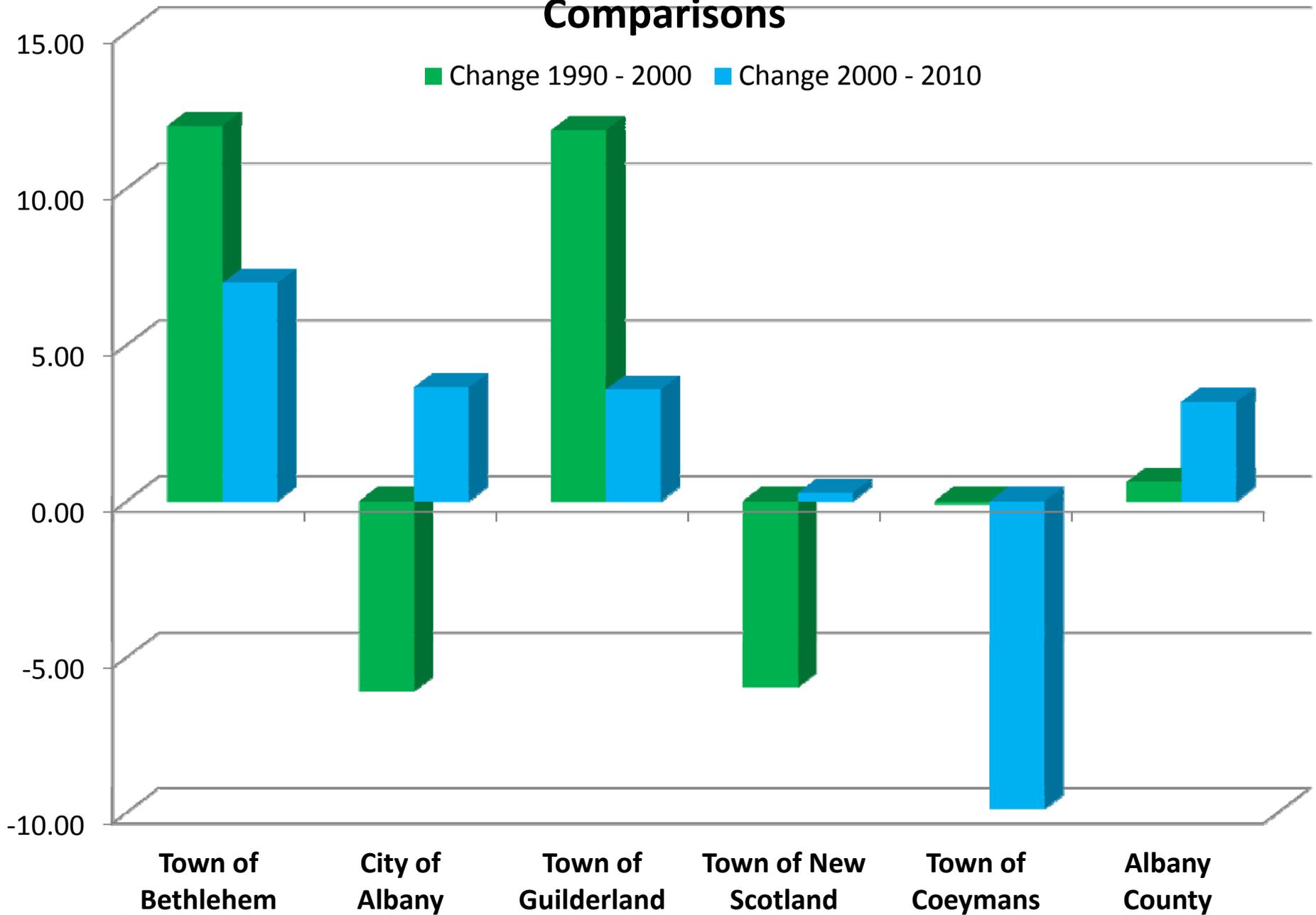
Source: CDRPC/US Census

Bethlehem Age Distribution - Percent Change 2000 to 2010



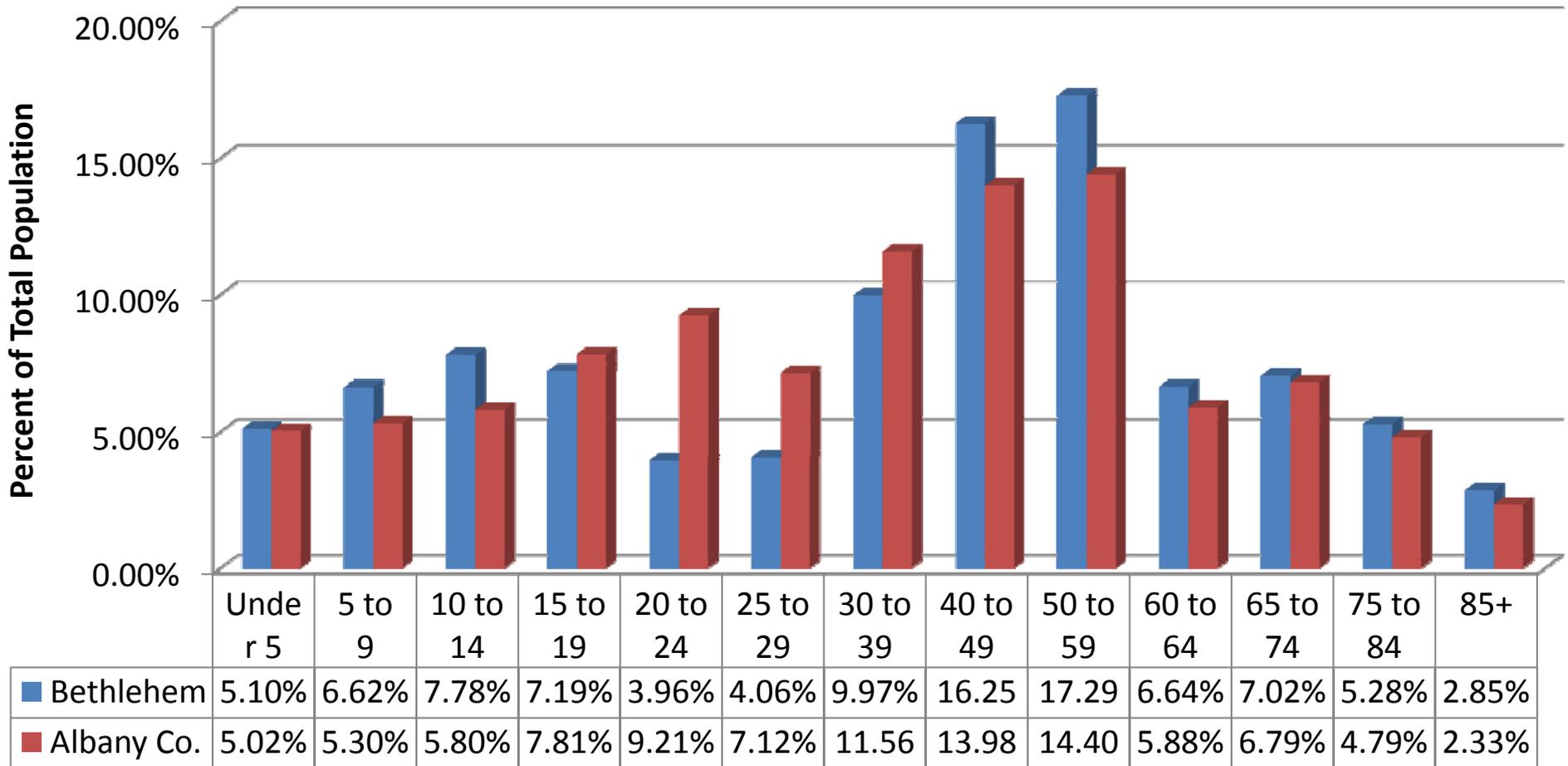
Source: CDRPC

Population and Population Change 1990 to 2010 Comparisons



Source: CDRPC/US Census

Age of Population - Year 2010 Bethlehem Compared to Albany County

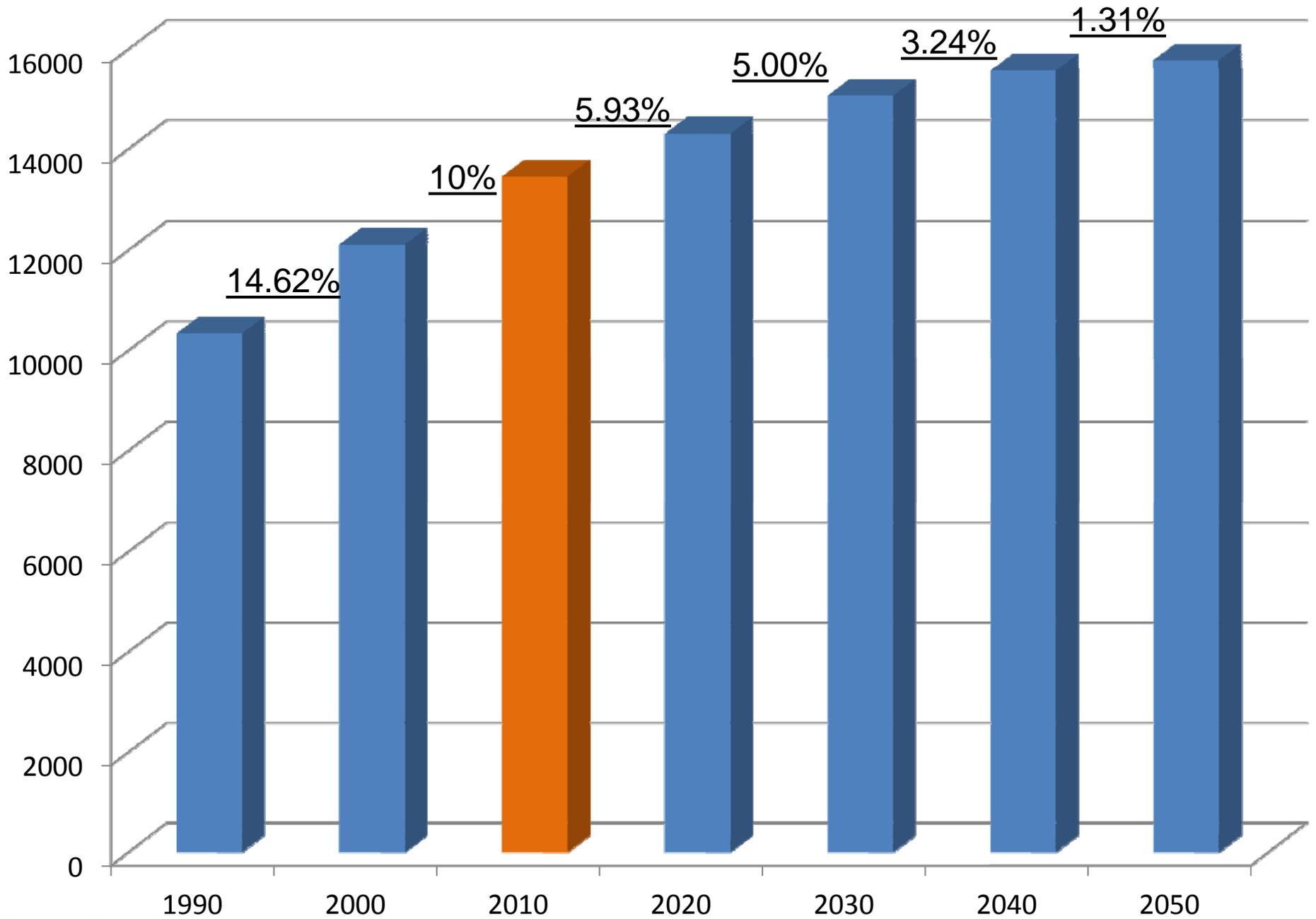


Source: CDRPC/US Census

HOUSEHOLDS



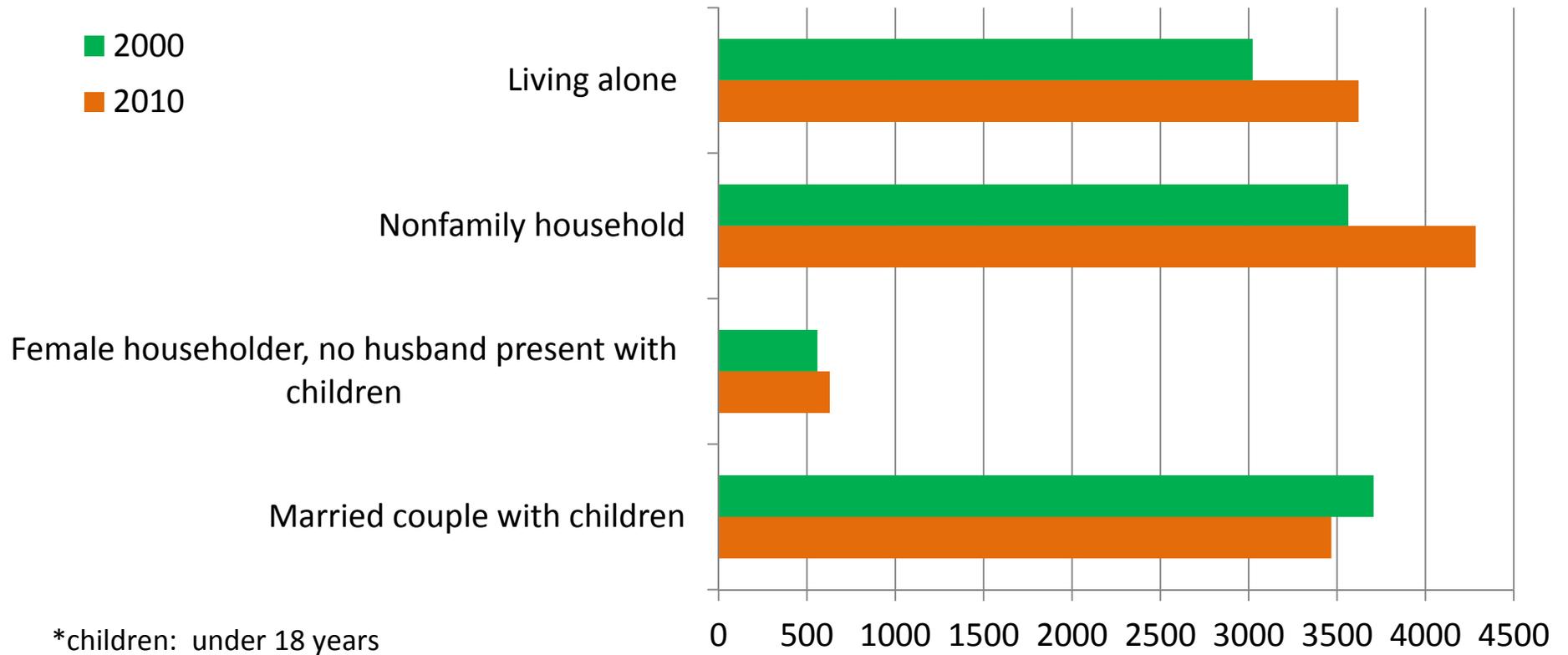
Bethlehem Households: 1990 - 2050



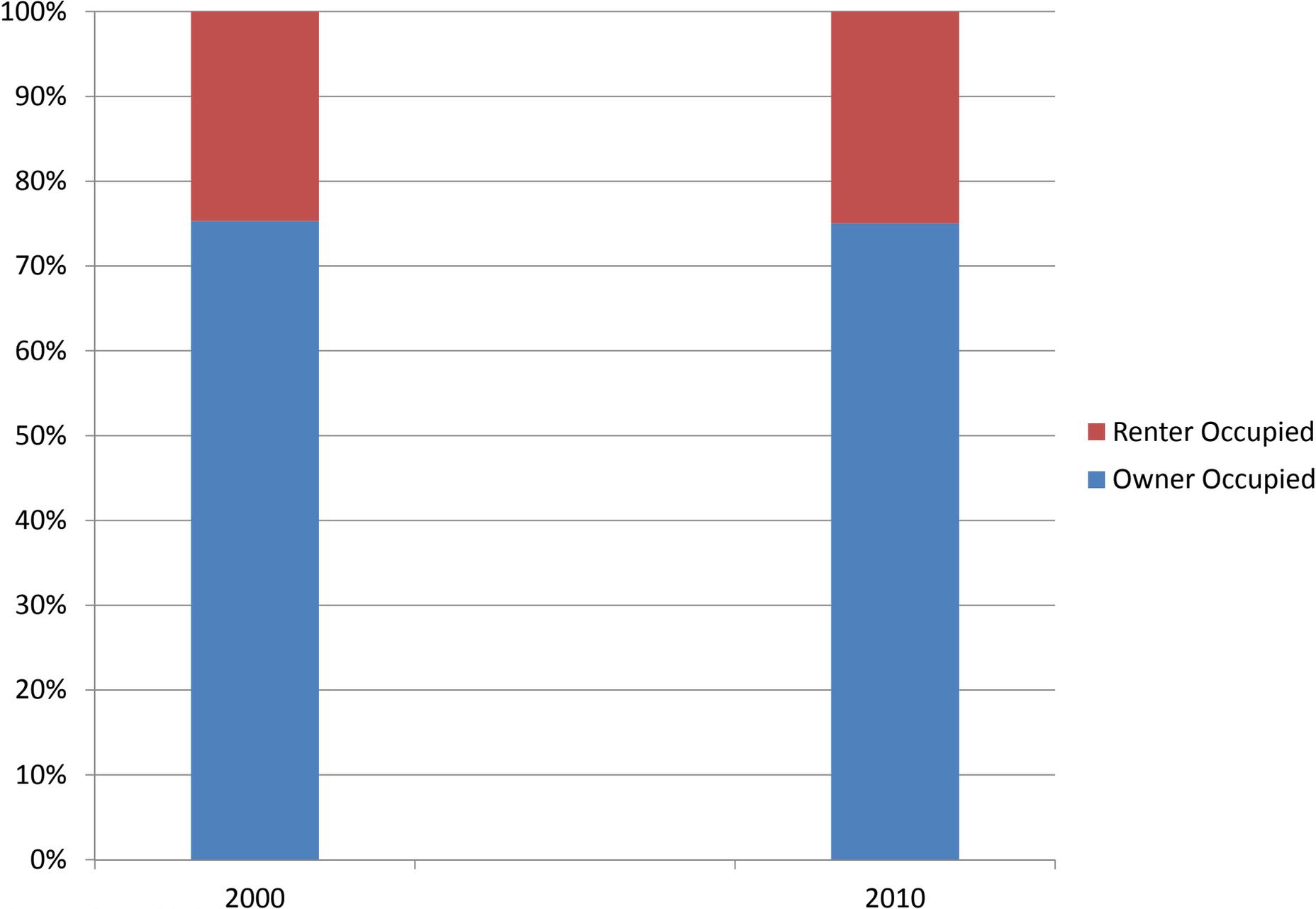
Source: CDRPC/US Census

Household by Type

■ 2000
■ 2010

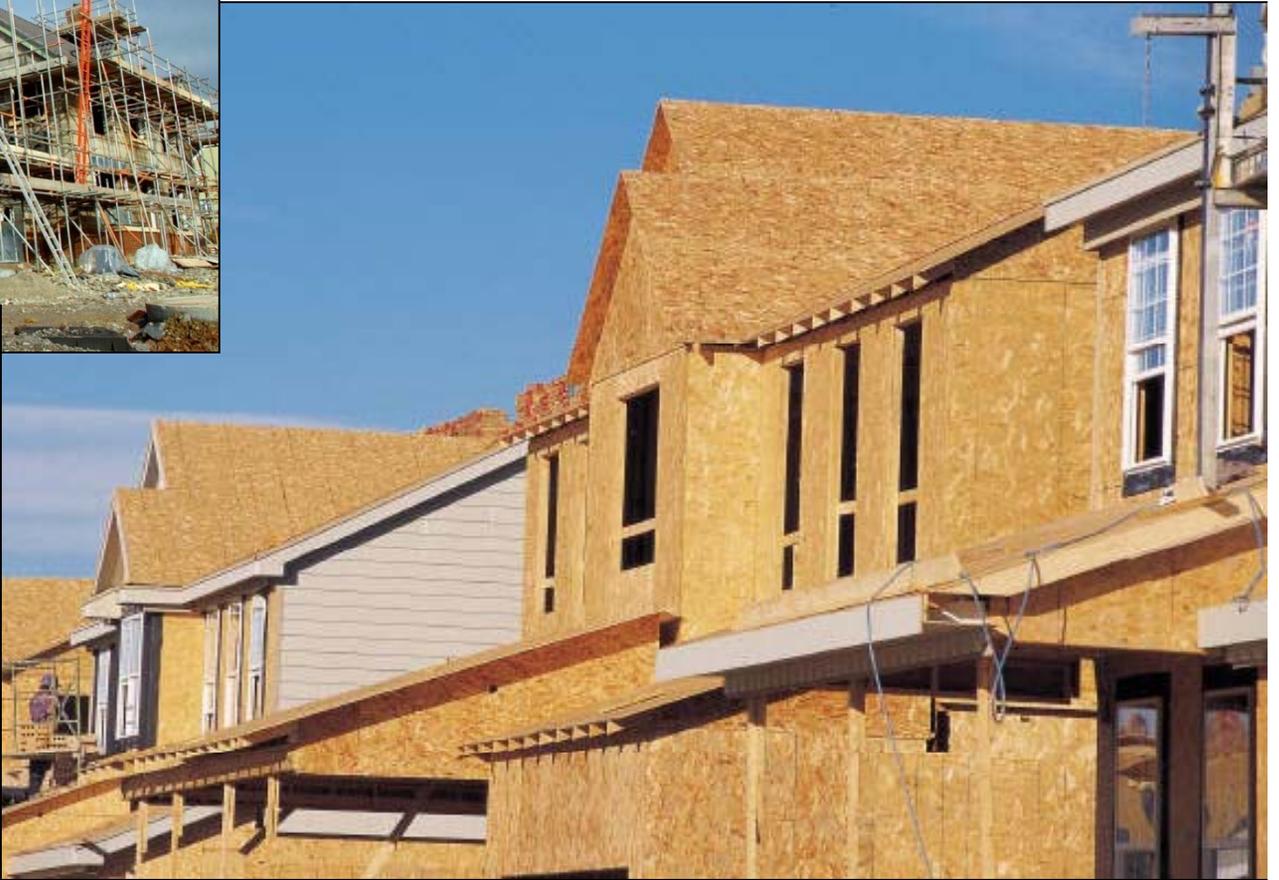
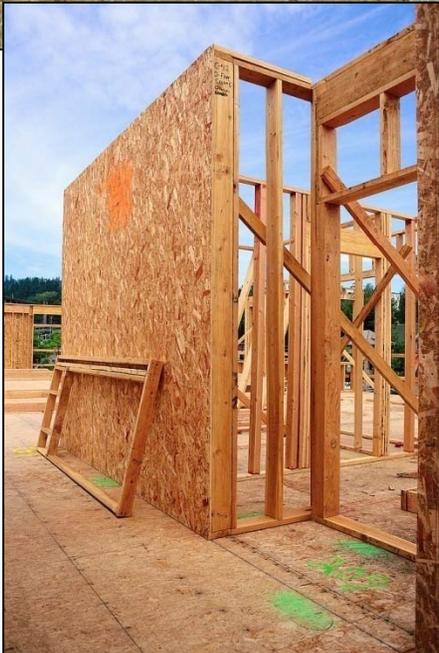


Owner vs Renter Occupancy

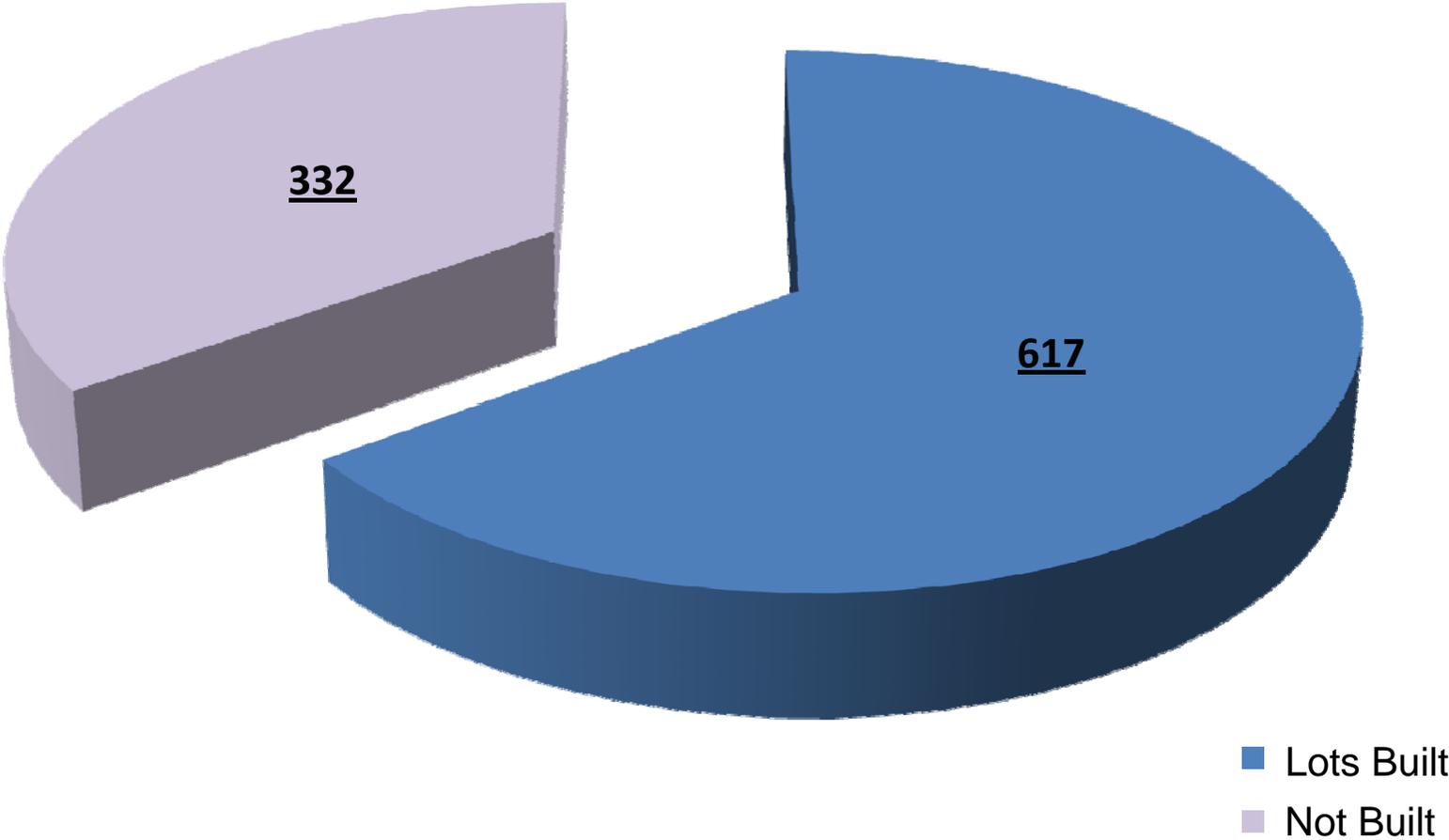


Source: CDRPC/US Census

BUILDING ACTIVITY

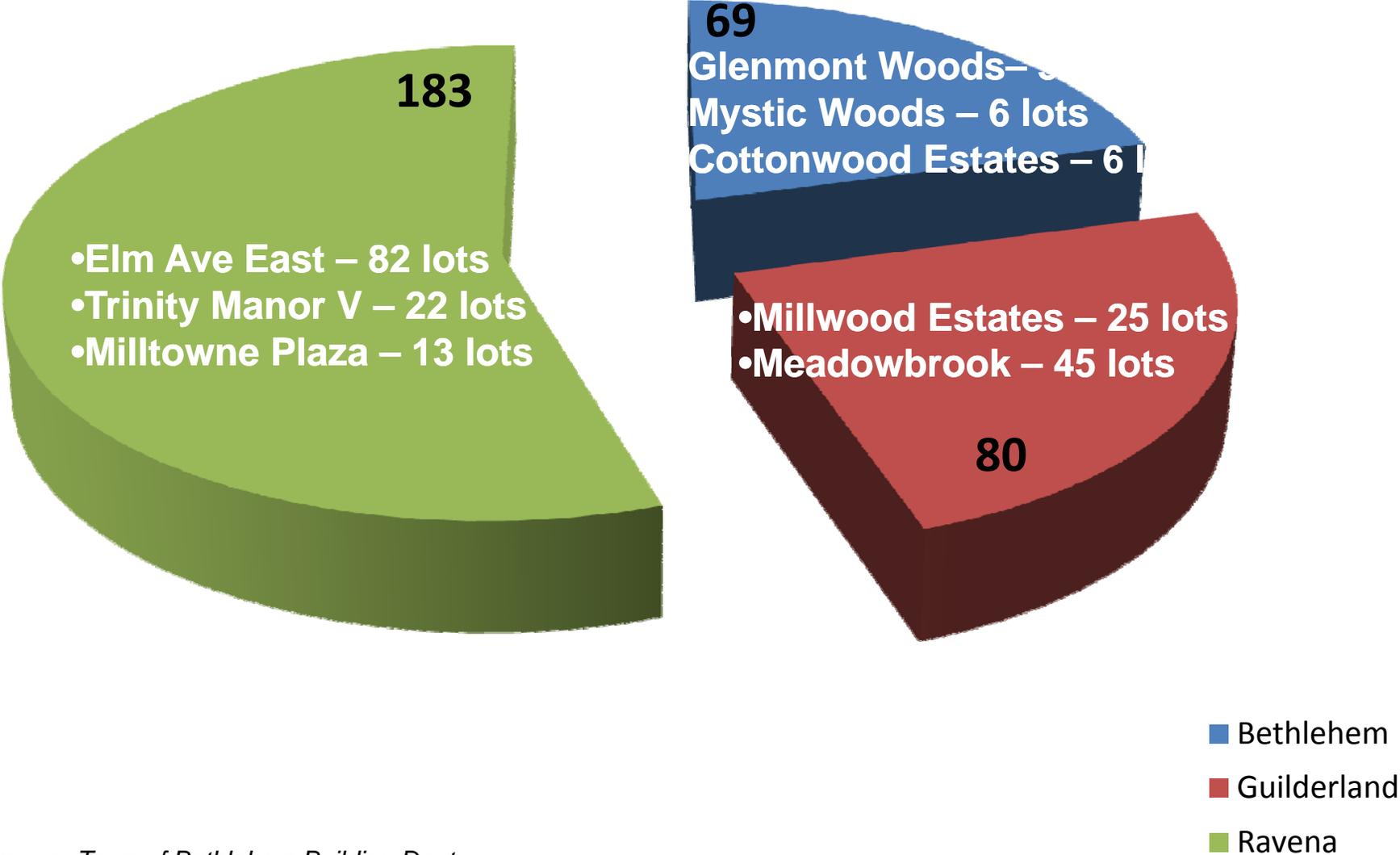


Subdivision Lots Approved : 1990 - 2011



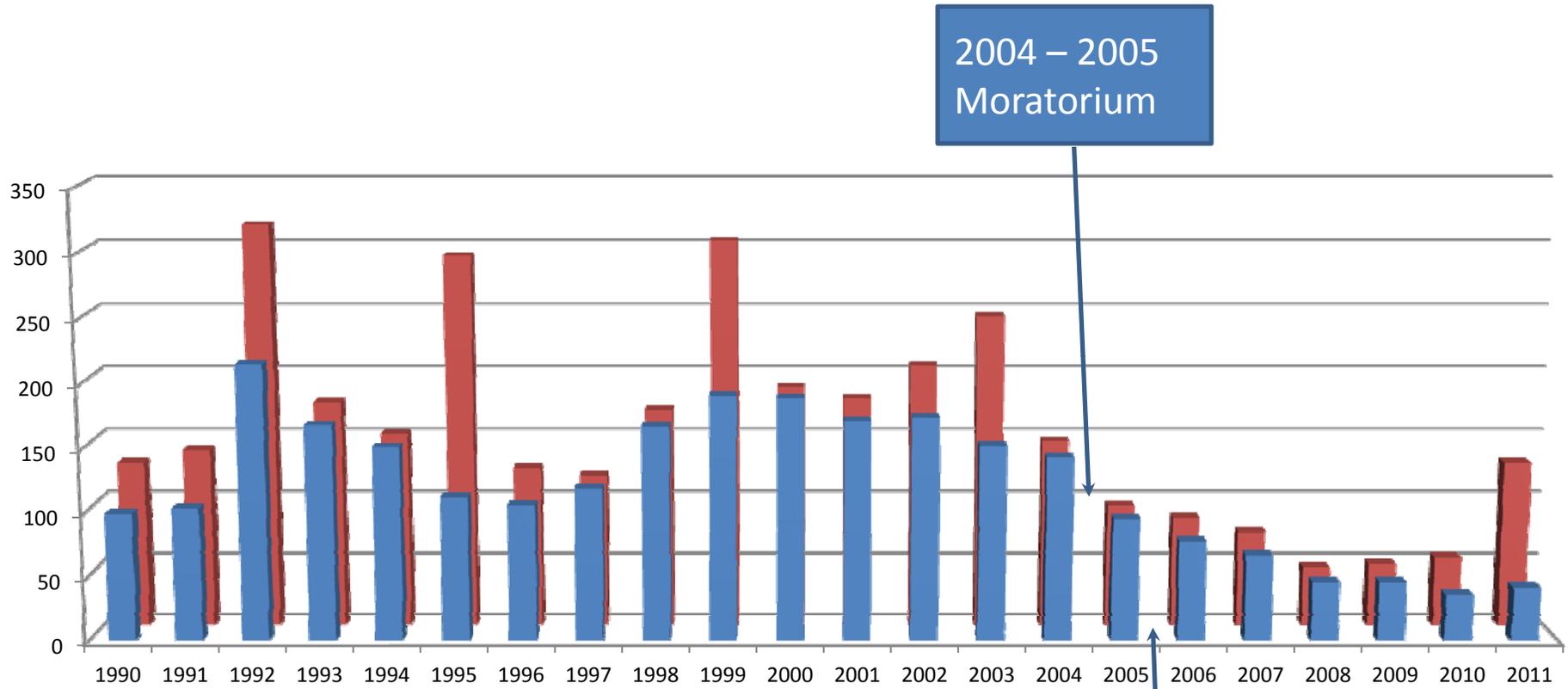
Source: Town of Bethlehem Building Dept

Lots Approved/Not Built by School District 1990 - 2011



Source: Town of Bethlehem Building Dept

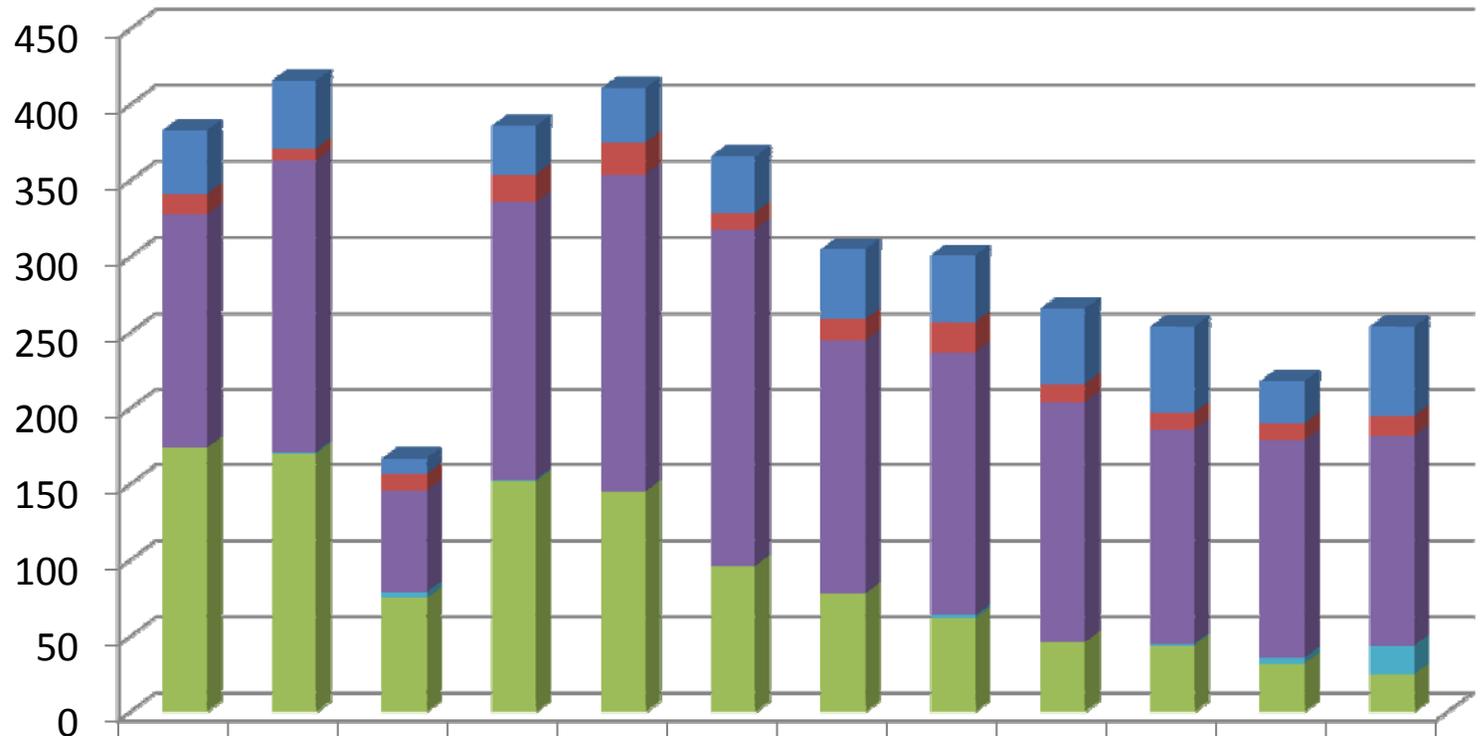
Residential Building Permits 1990 - 2011



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
■ Residential Buildings	99	103	215	168	151	112	106	119	167	191	189	171	174	152	143	95	78	67	46	46	36	42
■ Total Residential Units	129	139	316	177	152	292	125	119	171	304	189	180	206	245	146	95	85	74	46	49	54	129

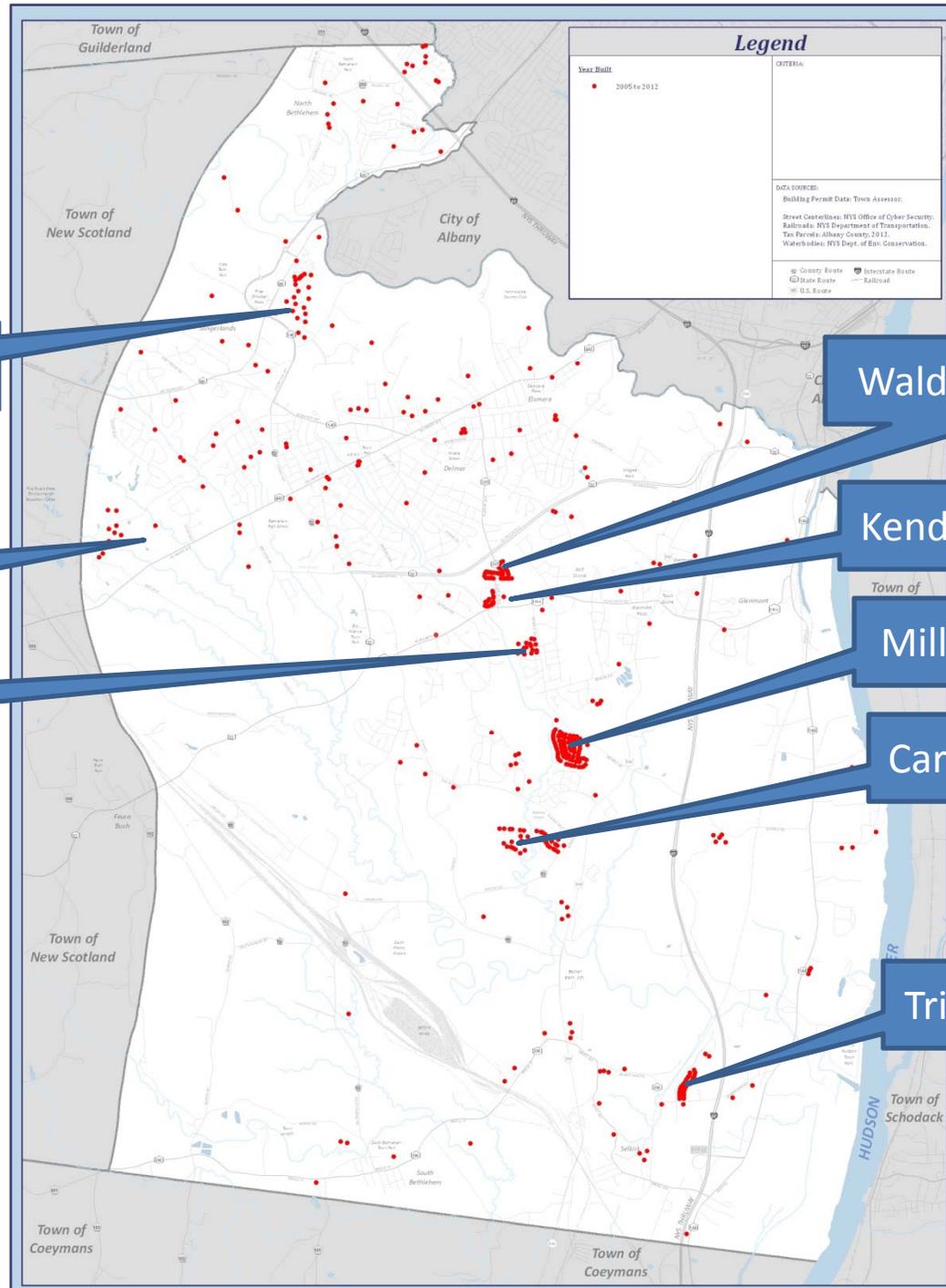
Source: Town of Bethlehem Building Dept

Building Permit Activity 2000 - 2011



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Commercial alterations	42	45	10	32	36	37	46	44	50	57	28	59
Commercial new	13	8	11	18	21	11	14	20	12	11	11	13
Residential additions	154	192	67	183	209	222	167	173	158	141	143	138
Residential 3 & More Family	0	1	4	1	0	0	0	2	0	1	4	19
Residential 1 & 2 family	174	170	75	152	145	96	78	62	46	44	32	25

Structure: Year Built 2005 - 2012



Terramere (70)

Walden Fields (92)

Orchard Street (9)

Kendall Square

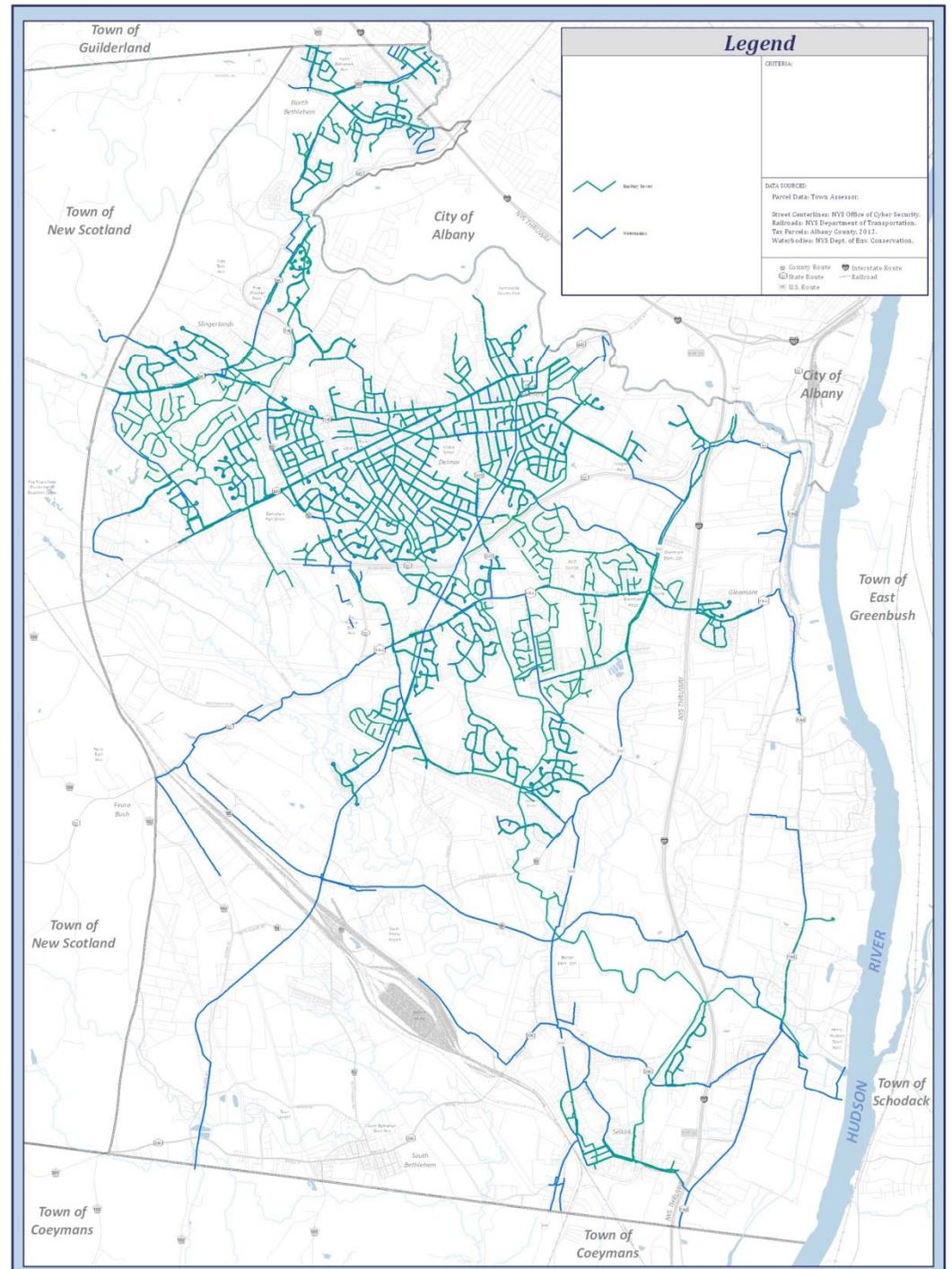
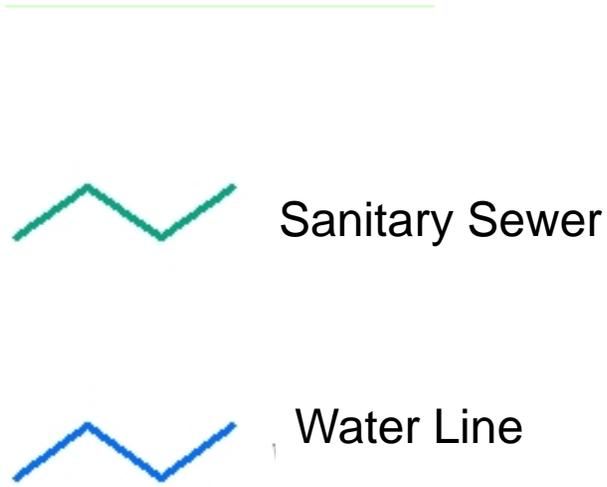
Milltown Plaza (80)

Meadowview (33)

Carriage Hill (33)

Trinity Manor (31)

Source: Town RPS Data



Source: Town Dept. of Public Works

Planning Board Approval Activity

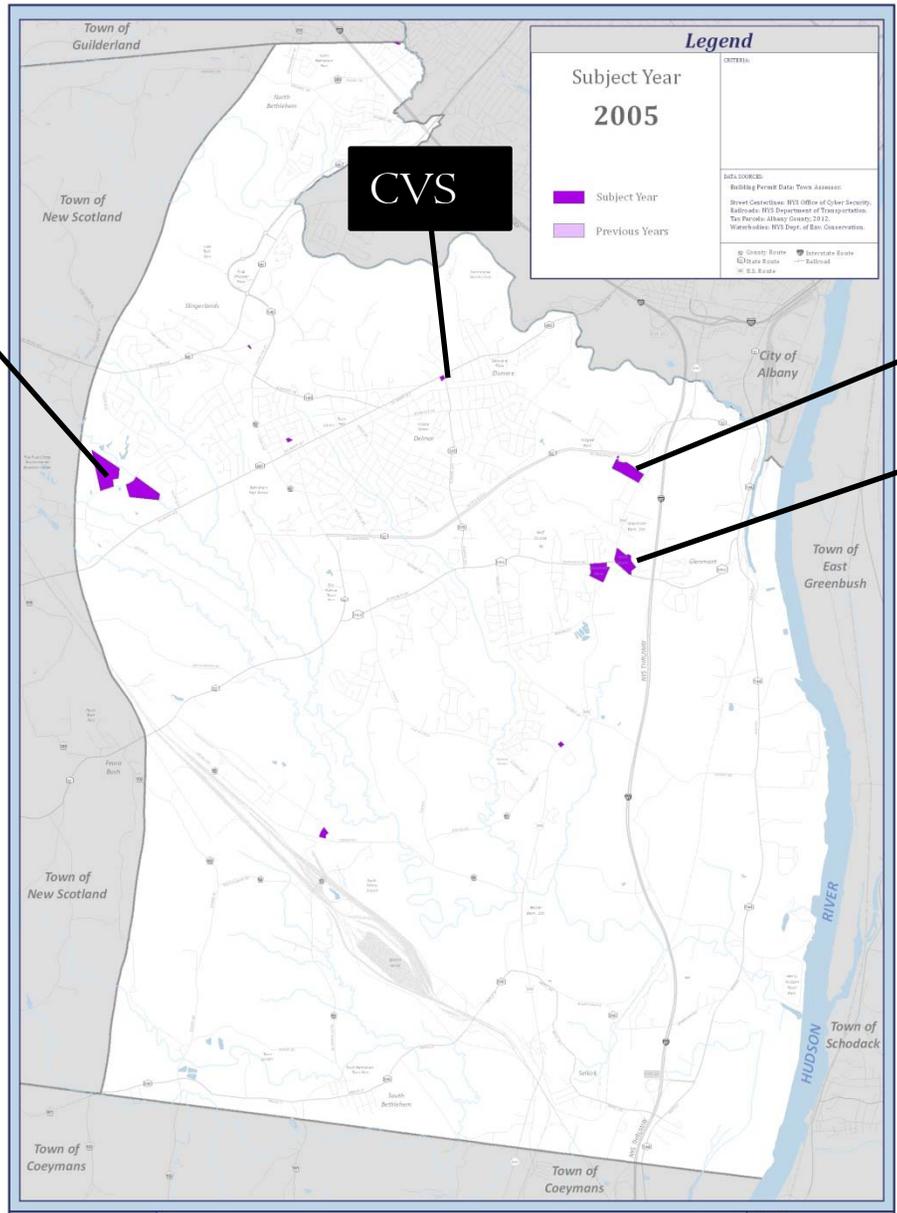
Year: 2005

Carlomagno Sub (3)

CVS

Bethlehem Town Center
(Staples, Panera Bread)

SEFCU

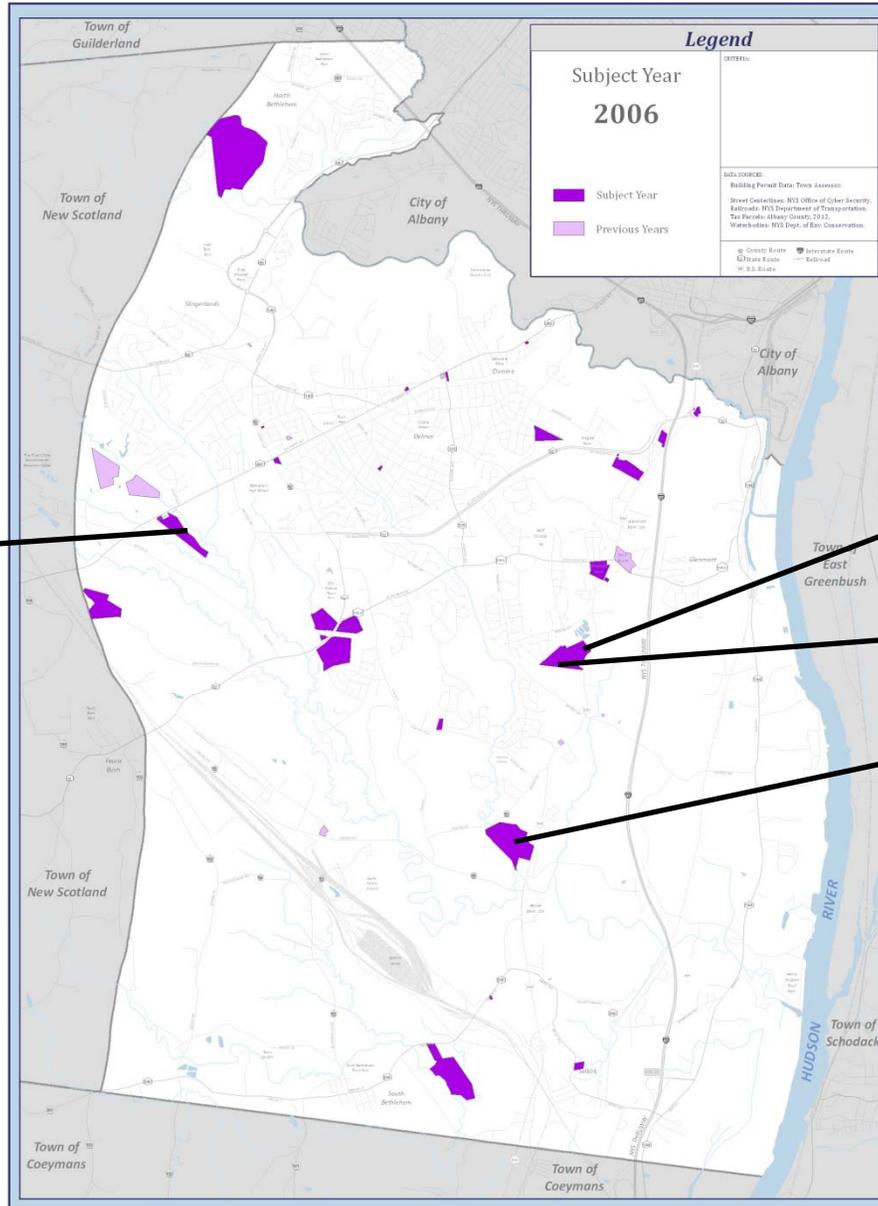


Source: Town Planning Dept.

Planning Board Approval Activity

Year: 2006

YMCA



Capital Cities Imported Cars

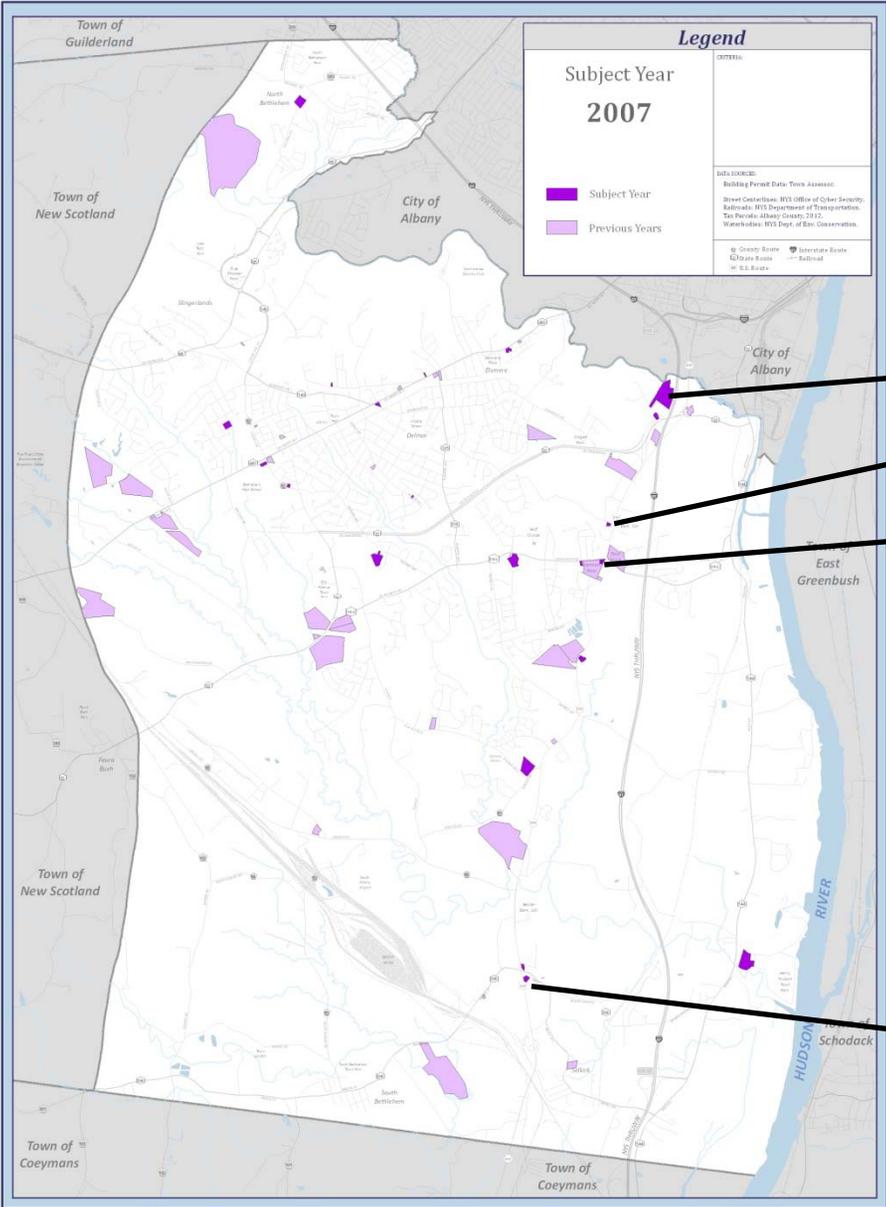
Glenmont Woods(9)

Troubador (9)

Source: Town Planning Dept.

Planning Board Approval Activity

Year: 2007



Cyprus Shriners

Capital Comm. FCU

Glenmont Mobil

Corner Market

Source: Town Planning Dept.

Planning Board Approval Activity

Year: 2008

Millwood Estates (25)

Mystic Woods (9)

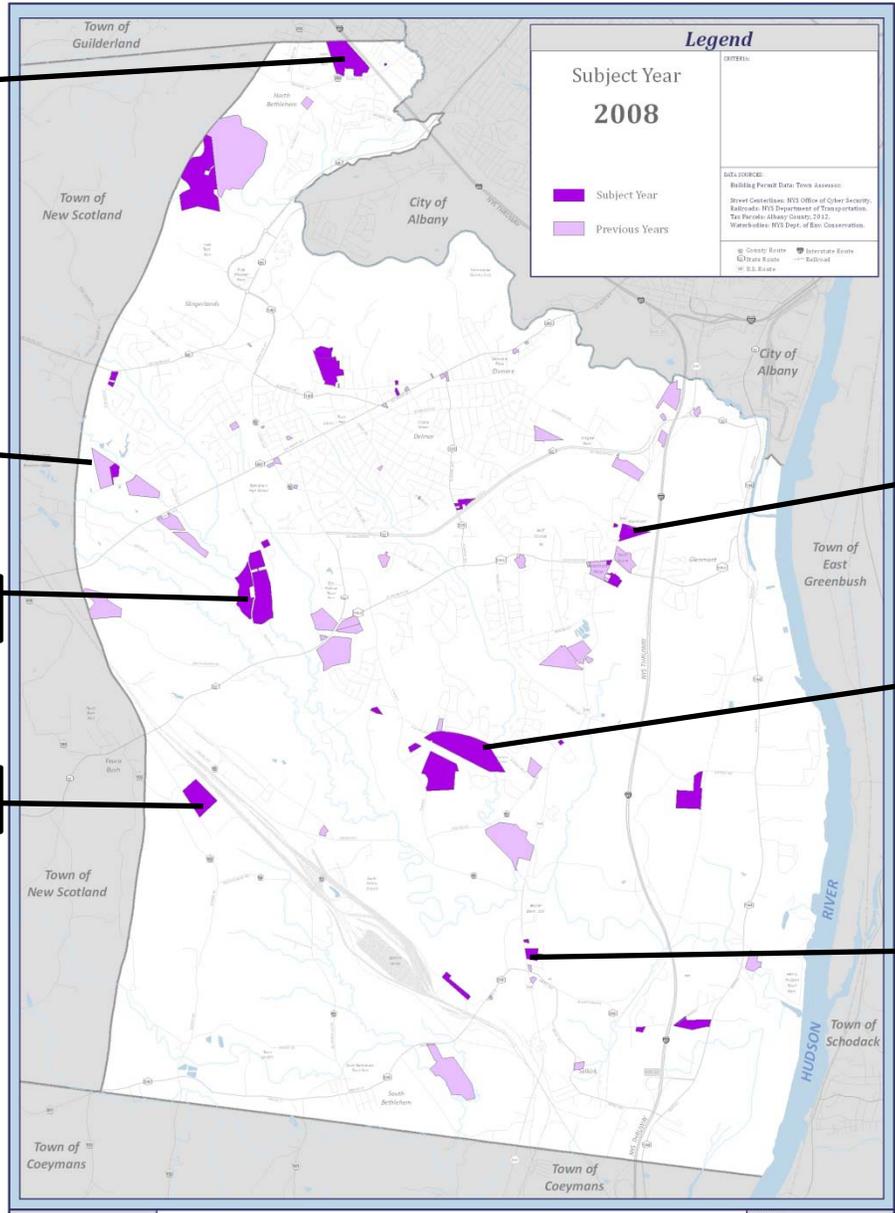
Van Dyke Spinney

Selkirk Ventures

Farm Family

Elm Ave East (82)

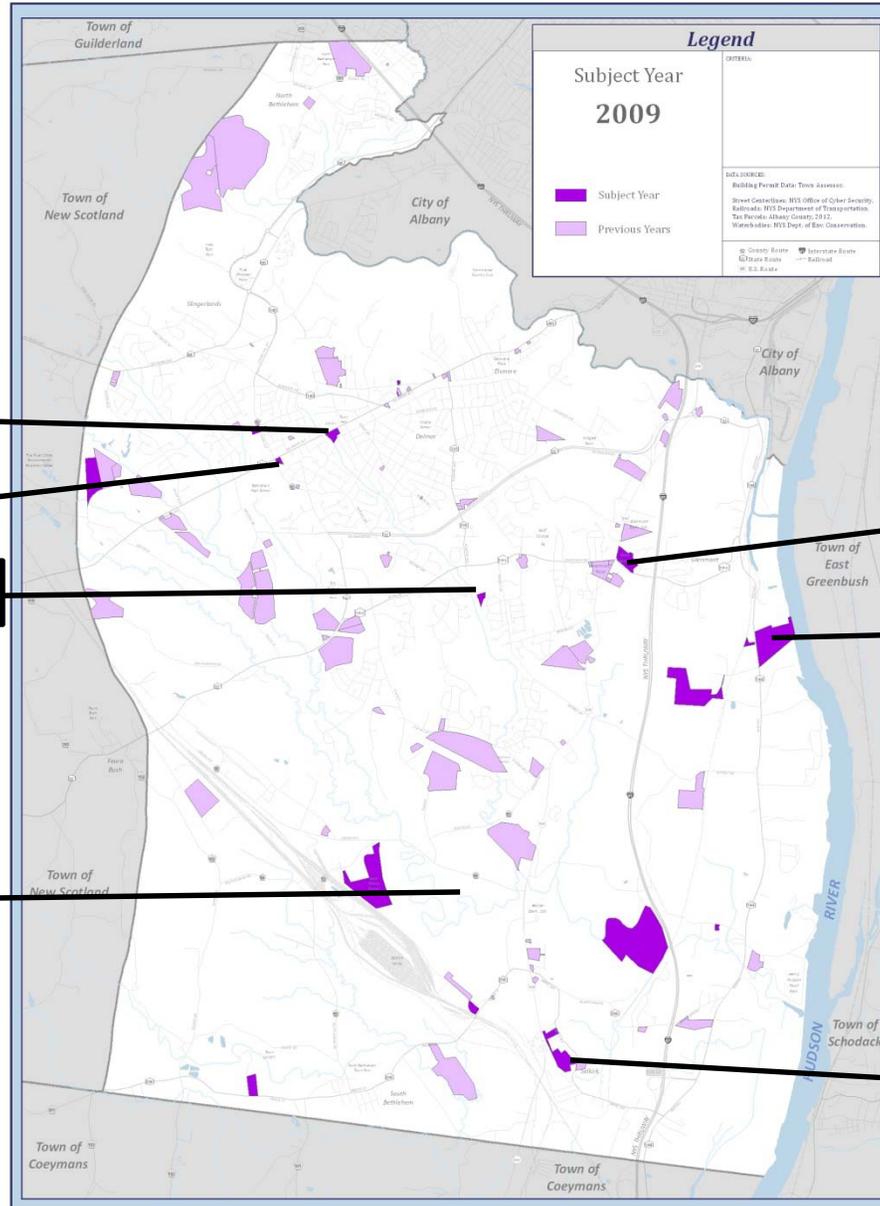
Backyard Sheds



Source: Town Planning Dept.

Planning Board Approval Activity

Year: 2009



The Gables

Valero Gas Mart

Meadowview (7)

South Albany Airport

Tractor Supply

IMUS Distribution

Horne (3)

Source: Town Planning Dept.

Planning Board Approval Activity

Year: 2010

Blessings Corners

The Gables

Van Dyke Spinney

South Albany Airport

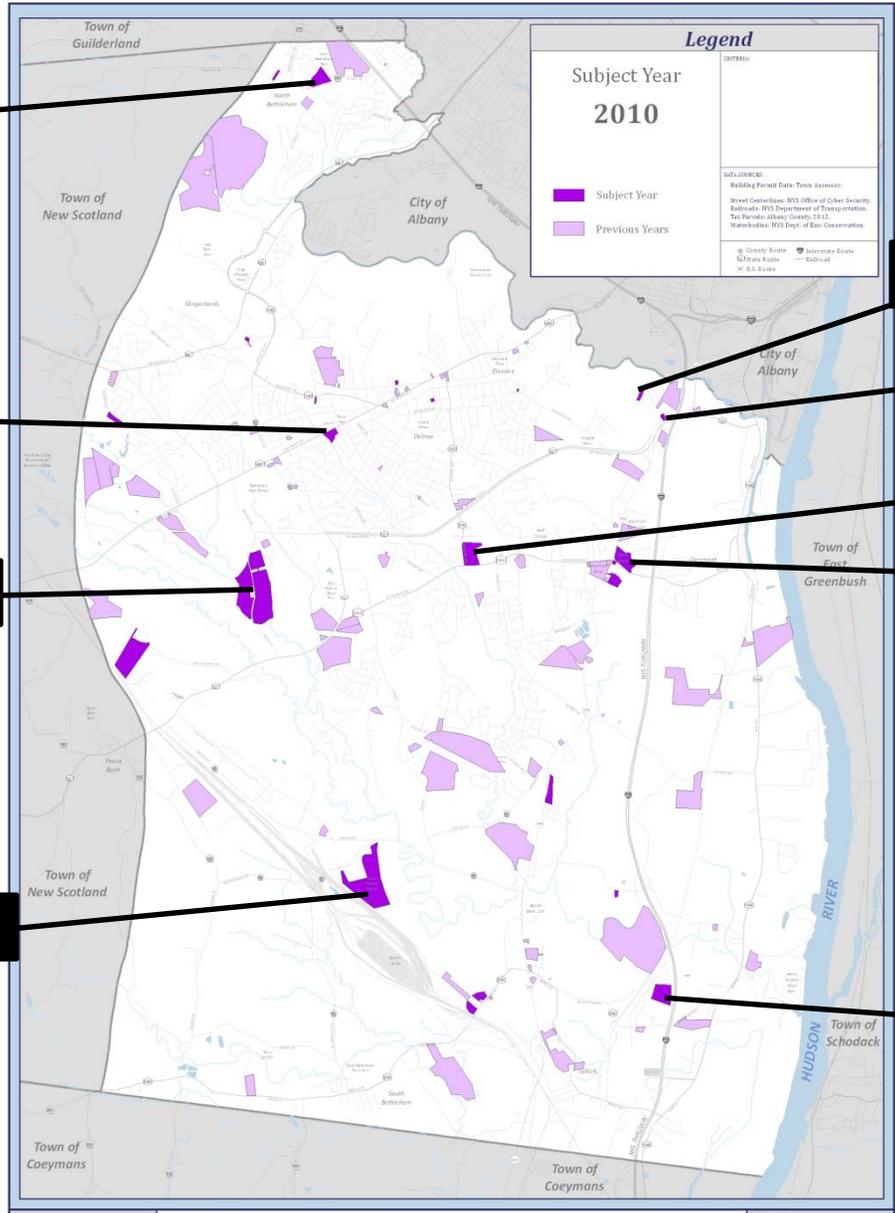
Hamilton Lane Warehouse

EconoLodge

Kendall Square

Planet Fitness

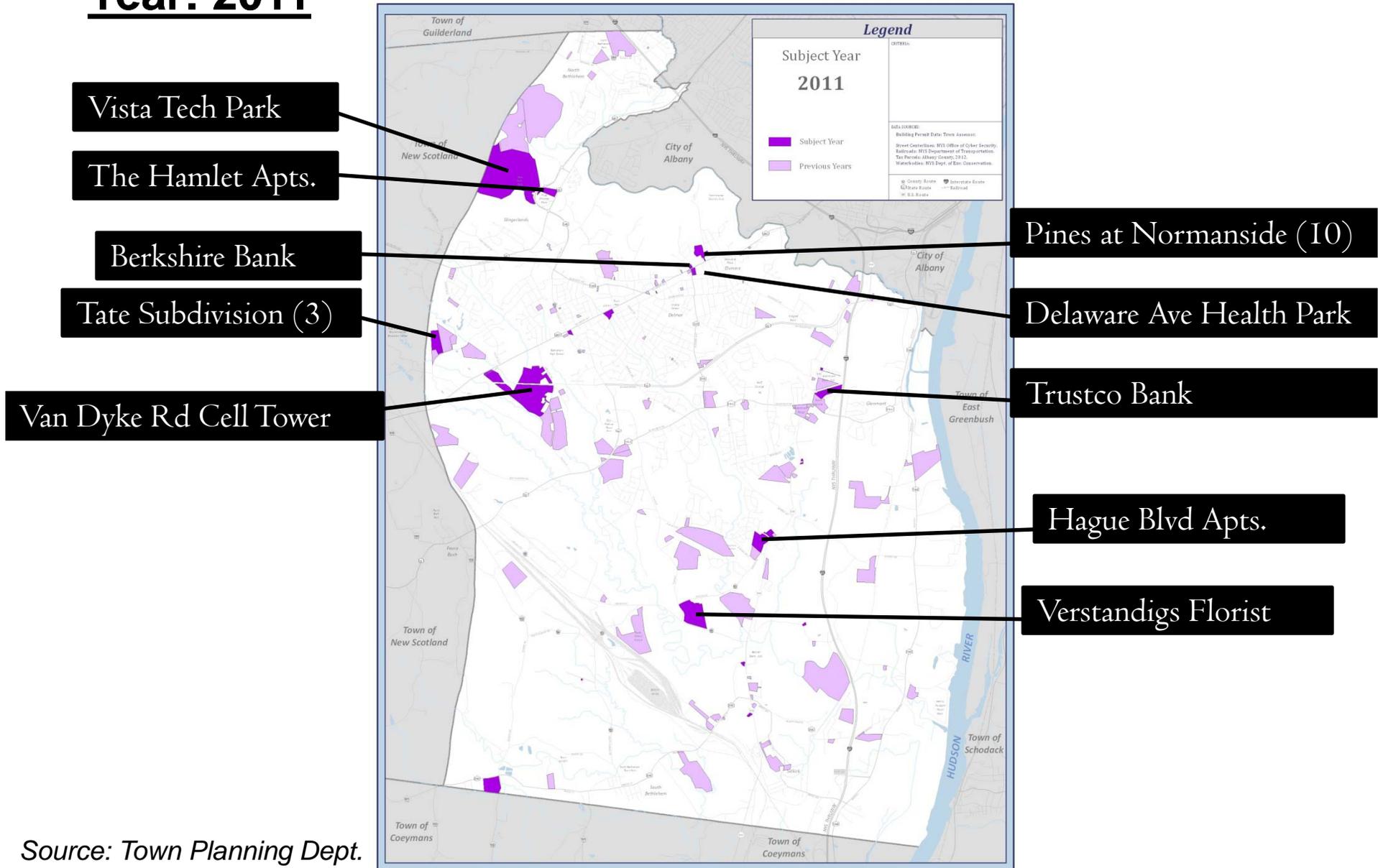
Trinity Manor V (22)



Source: Town Planning Dept.

Planning Board Approval Activity

Year: 2011



Source: Town Planning Dept.

Planning Board Approval Activity

Year: 2012

Vista Tech Park Amd.

The Gables Amd.

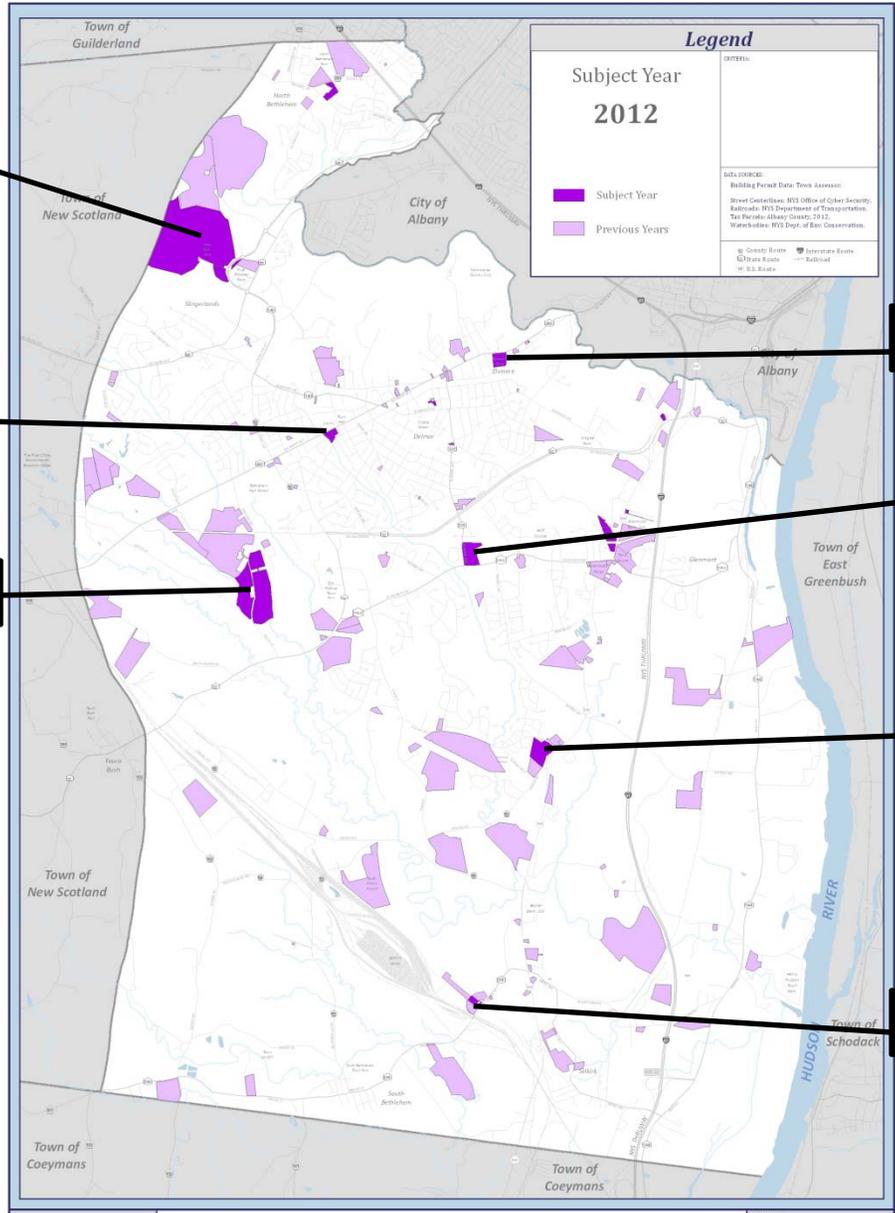
Van Dyke Spinney Amd.

Hannaford – Del. Plaza

Kendall Square Sub.

Hague Blvd Apts. Amd.

RJ Corman



Source: Town Planning Dept.

Planning Board Approval Activity

PLANNING BOARD REVIEW/APPROVAL		
Year	Residential Units	Commercial Area (SqFt)
2005	8	98,031
2006	29	13,120
2007	19	29,829
2008	139	106,496
2009	43	50,442
2010	32	100,532
2011	30	289,076
TOTAL	300	687,526 sqft

Source: Town Planning Dept.

Student Generation – Townhomes/Apartments

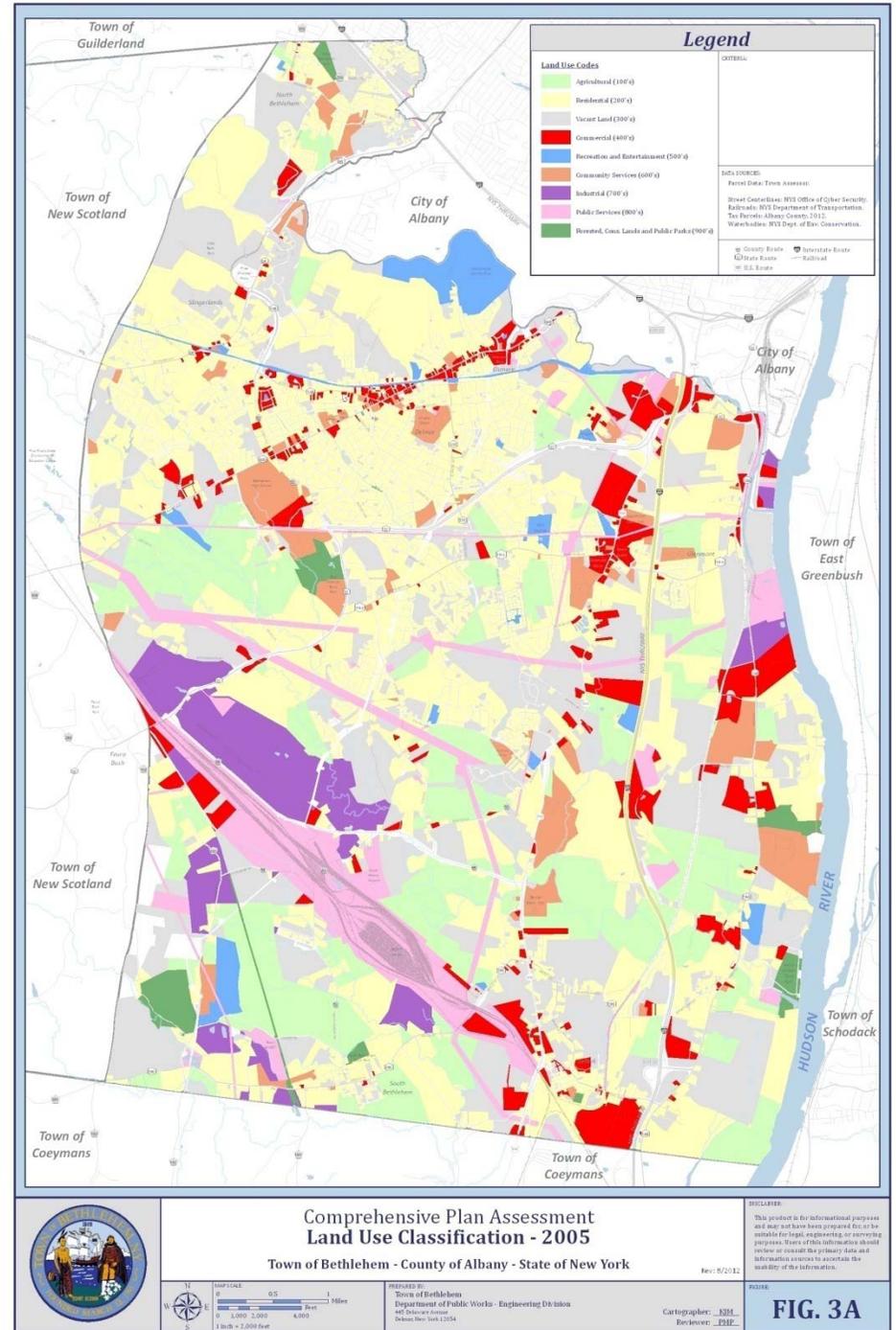
Name	Type	Units	Students (2012 – 2013 School year)	Students per Unit
Walden Fields	Townhome	92	1	0.01
Chadwick Square	Townhome	207	8	0.04
Terramere	Townhome	48	5	0.10
Adams Station	Apartments	282	21	0.07
Mansions at Delmar	Apartments	232	48	0.21
Deer Run	Apartments	36	10	0.27
Kenwood Apartments	Apartments	44	0	0.00
Glenmont Manor	Apartments	44	2	0.05
Woodhill Apartments	Apartments	60	6	0.10
Cherry Arms	Apartments	16	1	0.06
Regina Court	Condo	16	2	0.12
Kensington Court	Condo	12	0	0.00
Woodgate	Condo	88	15	0.17

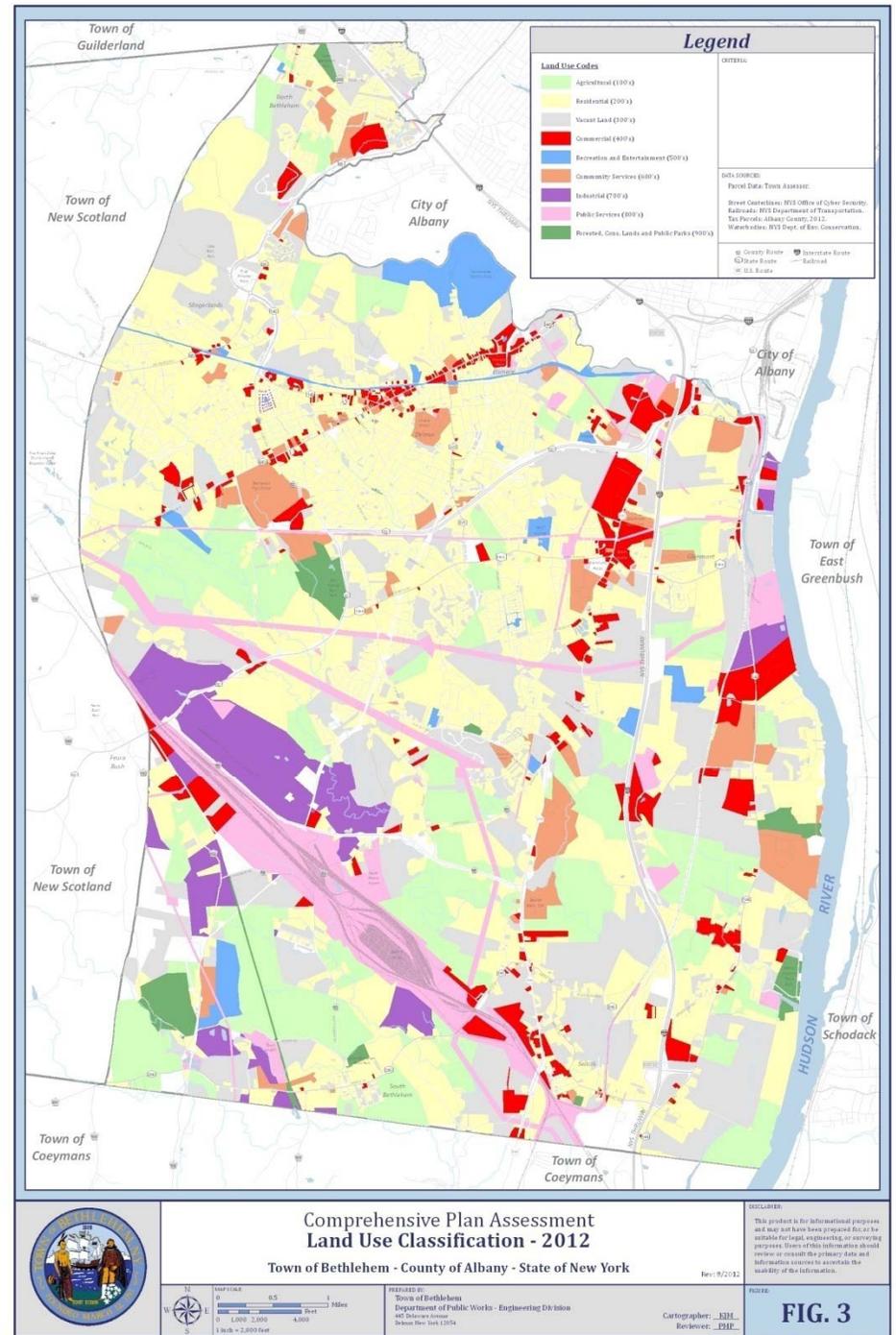
Source: Bethlehem Central School District, Town RPS Data, and Town Senior Services Department

Land Division Approval Activity

SUMMARY	
Year	Number Approved
2005	2
2006	9
2007	4
2008	7
2009	6
2010	6
2011	2
2012	1
TOTAL	37

Insert 2005 L





Source: Town RPS Data