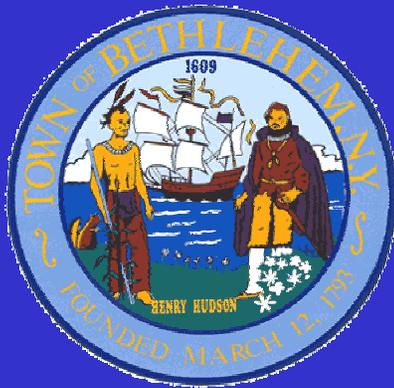


# Town of Bethlehem

## Mixed Economic Development District Overview

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Presented to:

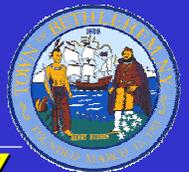
**Bethlehem Town Board**  
**Bethlehem Planning Board**

**May 2007**

# Presentation Overview

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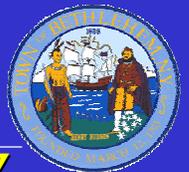
- ❖ *2005 Town Comprehensive Plan and 2005 & 2006 Zoning Amendments*
- ❖ *MED districts, Town Zoning Map*
- ❖ *MED District Purpose*
- ❖ *Overview of MED Regulations*



# 2005 Town Comprehensive Plan

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- ❖ *A Shared Vision for the future of the Town*
  - ✓ Attractive residential neighborhoods, vibrant hamlets, **successful mixed-use centers, modern industrial facilities,** and productive rural lands
  - ✓ **Economic growth and prosperity assists Town in meeting diverse needs and expectations of its residents in a fiscally responsible manner**

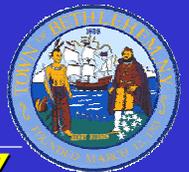


# 2005 Town Comprehensive Plan

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## ❖ *Community Goals*

- ✓ Achieve a balanced tax base
- ✓ Create a business friendly environment
- ✓ Promote commercial and industrial growth in specifically designated locations

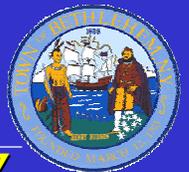


# 2005 Town Comprehensive Plan

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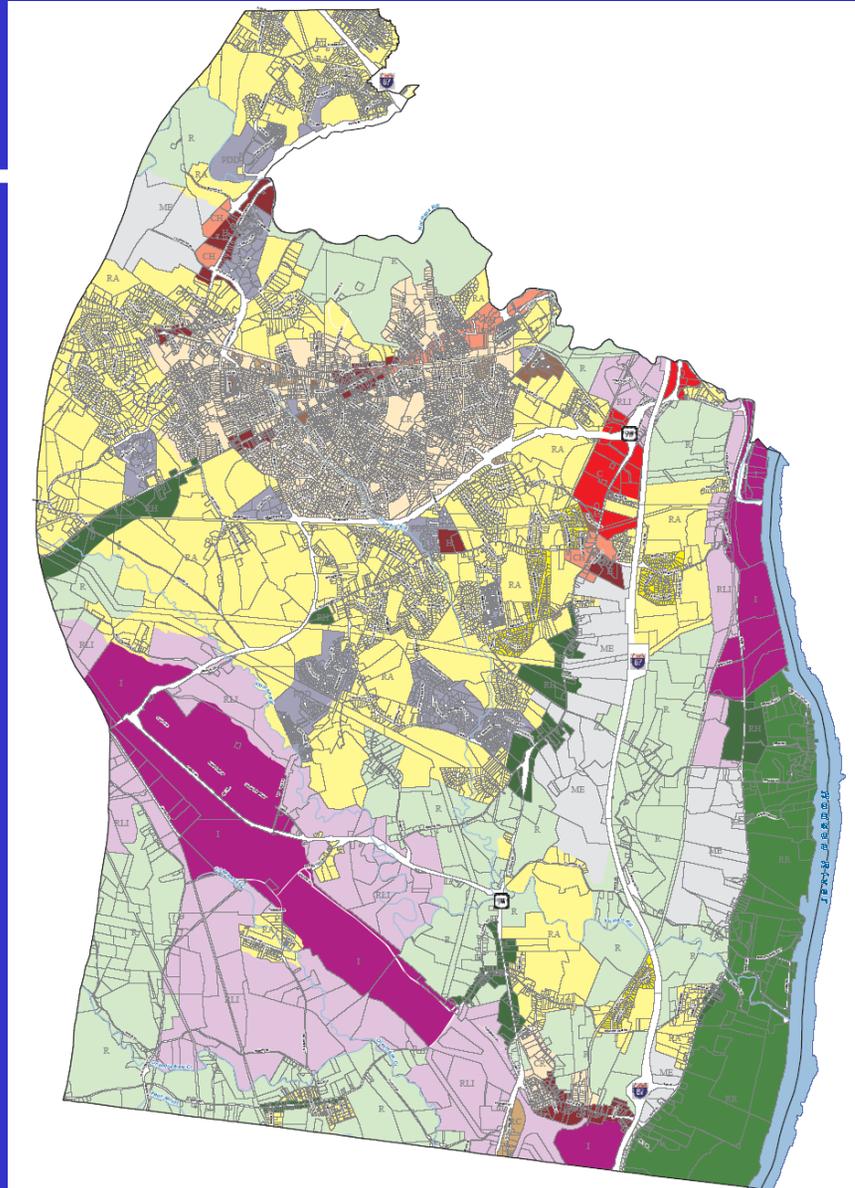
## ❖ *Development Master Plan Considerations*

- ✓ Encourage mixed-uses and the creation of a unique sense of place
- ✓ Careful planning to establish “destination economic development districts”
- ✓ Design sites with sensitivity to natural resources and the special features of the landscape
- ✓ Incorporate public use areas such as recreation and gathering areas

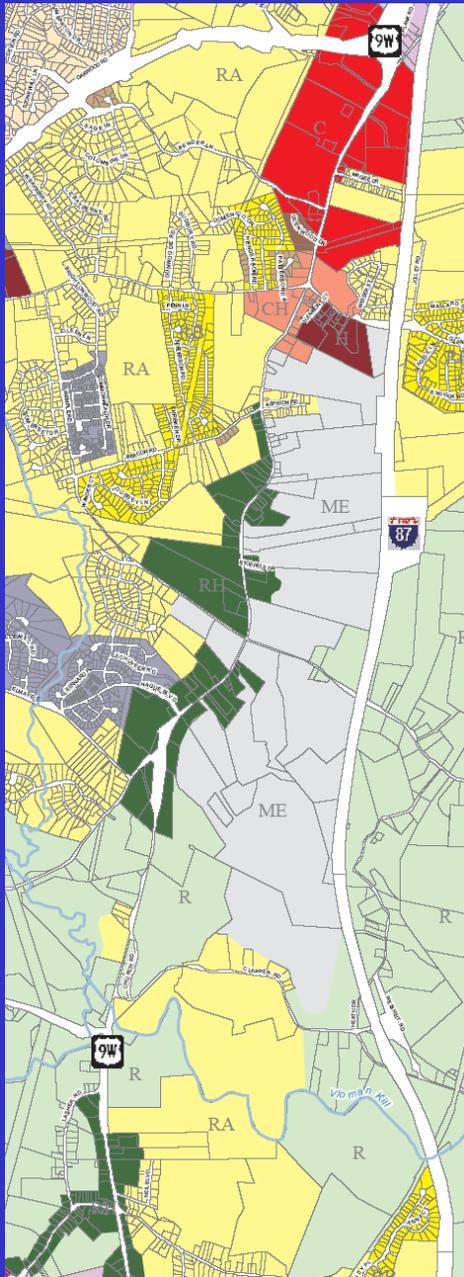


# 2005-2006 Amended Zoning Map

- ❖ Established four MED districts in the Town



# Route 9W Corridor

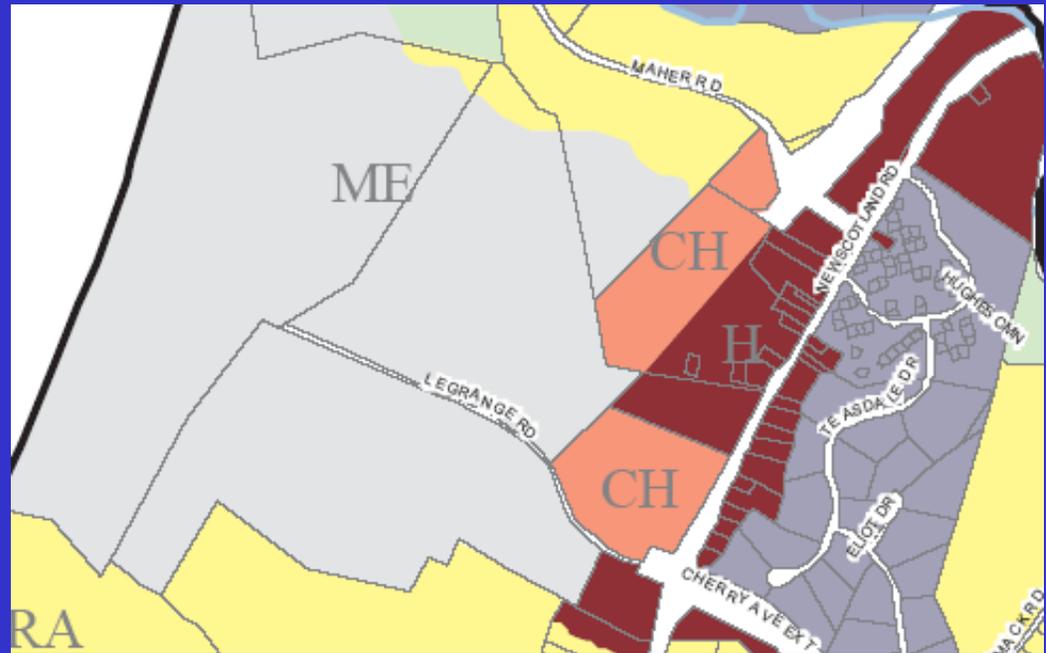


- ❖ Route 9W Linkage Study includes feasibility analysis of proposed northern alignment for the Selkirk By-Pass
- ❖ Large MED zone (1,000 ± acres) east of 9W between Glenmont Road and Clapper Road



# Route 85 Corridor

- ❖ 300-400 acres west of Rt. 85 Slingerlands By-Pass Extension
- ❖ Site of proposed Vista Technology Campus



# Route 144 Riverfront Corridor

- ❖ 600-700 acres west of Rt. 144 between Wemple Road and Clapper Road opposite of Job Corps site
- ❖ Relates to Selkirk Bypass resolution
- ❖ 25± acres adjacent to Exit 22



# MED District Purpose

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The purpose of this district is to encourage the treatment of individual lots as part of an integrated plan for development of planned office, industry, service, small scale retail, and technology based businesses. Residential uses may be permitted as accessory to the nonresidential business development.



# Development Master Plan

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- ✓ Required for any development project located on a parcel of land of 5 acres or more or for a parcel of land less than 5 acres where a subdivision is involved.
- ✓ Not required for a project on a parcel or collection of contiguous parcels of less than 5 acres, provided no subdivision is required. Still subject to site plan approval from the Planning Board. Existing single family houses are also exempt and are permitted to expand.

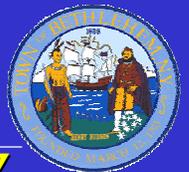


# MED Permitted Uses

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## ❖ Primary Uses include:

Industrial Parks, light manufacturing (computers and other similar products), Laboratories/offices for research and development, Office Parks & Professional Offices

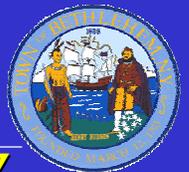


# MED Permitted Uses

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## ❖ Secondary Uses Include:

Multi-family residential, convenience store, bank, business office, conservancy, conference center, day care, nursery school, fitness club, hotel/motel, marina, shopping center, restaurant, retail, medical clinic, wellness center

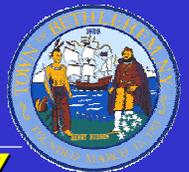


# Site Development Standards

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## ❖ Highlights

- Not less than a 70% - 30% Primary to Secondary split ratio
- Primary uses may comprise up to 100% of the gross floor area
- Secondary uses may comprise not more than 30% of the gross floor area



# Site Development Standards

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- ❖ Timing and approval of secondary uses:
  - at no time may secondary uses constructed or under construction exceed 50% of the total floor area of uses constructed or under construction
- ❖ 60% maximum impervious surface area



# Site Development Standards

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## ❖ Maximum Building Height:

4 story maximum building height west of Thruway, 3 stories east of Thruway

## ❖ Sign Standards:

subject to Town Board's approval of Master Plan



# Procedures For Approval of a Master Plan

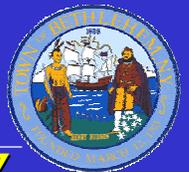
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## ❖ Town Board Review – approving agency

- Receives application, refers to Planning Board
- Receives recommendation, holds hearing
- Approves or disapproves development master plan

## ❖ Planning Board Review – advisory agency

- Makes recommendation to Town Board based on:
  - ✓ Accepted planning and engineering standards
  - ✓ Design guidelines at Sec. 128-37(I) of Zoning Law



# Procedures For Approval of a Master Plan

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## ❖ Approval Conditions

- Town Board can attach reasonable conditions to approval related to: land use mix, screening, circulation systems, public utilities, natural and cultural resources protection, etc.
- Town Board establishes standards related to permitted land use, intensity, dwelling unit density, lot and bulk, signs
- Design Guidelines
- Requests for Changes; Planning Board minor, Town Board major



# Post Master Plan Approval

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## ❖ Site Plan Approval

- Site plan review requirements apply

## ❖ Subdivision Approval

- Subdivision review requirements apply

## ❖ Required Findings

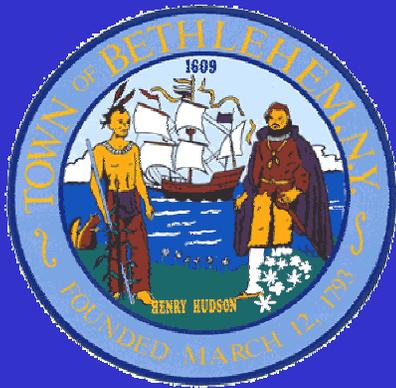
- Applications for site plan or subdivision approval which vary from the master plan require a determination from the Planning Board that the modifications are in keeping with the intent of the development master plan



# Town of Bethlehem

## Mixed Economic Development District Overview

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*Thank you!*