

Meeting Notes

Comprehensive Plan Assessment Committee (CPAC)

6PM, Tuesday, May 14, 2013, Town Hall Auditorium

Committee Members: David Barnet, James Booker, Jessica Brand, Joe Castiglione, Linda Jasinski, Edward Kleinke, Jill Knapp, Valerie Newell, John Privitera, Lee Rosen, Loretta Simon, Bruce Smith, Paul Tick, David VanLuven

Elected Officials & Town Staff: John Clarkson, John Smolinsky, Bill Reinhardt, Mike Morelli, George Leveille, Robert Leslie, Dan Coffey, Leah Farrell, Kathleen Reid

Meeting Summary

Supervisor, John Clarkson, started with an overview of the agenda which is to review the draft Comprehensive Plan Assessment committee Report to be presented to the Town Board.

Rob Leslie, Deputy Town Planner, gave a presentation on residential development trends (2006-2013) since the adoption of the 2005 Comprehensive Plan. A discussion ensued on development trends and if the goals for the Comprehensive Plan, in regards to diversity of housing (single family detached, single family attached (townhome), apartments, senior housing, are being met. A brief discussion followed regarding zoning for senior housing within close proximity to public transportation and various services throughout the town.

The group reviewed the Draft Comprehensive Plan Assessment Committee Report that is to be presented to the Town Board. A discussion followed with the following recommendations to be revised:

The Introduction – Action items should be summarized categorically (e.g. Transportation, Zoning Law and Subdivision Regulations).

Comprehensive Plan – Status Update

“Achieve a balanced tax base” deserves broader detail (previous ratio at time of Comprehensive Plan development 80/20 (residential/non-residential), has there been a change and are we getting closer to a balanced tax base). Look at the tax base in relation to the towns planning & zoning goals, has there been an impact as a result the Comprehensive Plan.

Camoin Associates prepared a Tax Base Analysis in 2008 as part of the Bethlehem 20/20 work. This could be used as a starting point to determine if the implementation of the Comprehensive Plan resulted in a tax base shift (decrease residential portion and increase non-residential/commercial portion).

Additional Land Use Related Items

Language added to include;

- Implement recommendations made in the Comprehensive Plan (Section 4.2) for “In Town Residential Area” (Core Residential) for ‘carriage houses’, ‘well designed duplexes’ and ‘small, well designed neighborhood commercial establishments in a few specific locations’.
- Implement recommendations made in the Comprehensive Plan (Section 4.3) for “Residential Area” (Residential A) for ‘carriage houses’ and ‘well designed duplexes’.

- Review ‘home occupation’ regulations in the context of ‘home-based businesses’, as recommended in the Comprehensive Plan for ‘In Town Residential’ and ‘Residential’ areas.

Additional Land Use Related Items - should be revised to take required fencing out and be replaced with the following; “Investigate means to enforce boundaries to reduce encroachment issues; and initiate discussion with Bethlehem Police Department to address problems for trespass, property damage, dumping etc. possibly including fines and the requirement of the registration/licensing of recreational motorized vehicles.

“Enhance” landscaping and planting within new developments should be changed to say “Encourage enhanced...”

Economic Development

Action Items – Revise from a proactive approach to attract the type of development we desire, to a proactive approach to attract the type of businesses desired.

Bike & Pedestrian Improvements

Bike & Pedestrian Improvements- should be incorporated with “Transportation” rather than a component of transportation.

Transportation

The Wemple Corners Draft Environmental Impact Statement (DEIS) should not be referenced, rather a scaled back statement that does not to provide an endorsement. It was suggested to reference various traffic studies provided to the Planning Board may provide traffic count data for the Glenmont area.

Developer funding approaches needs to be explained in greater detail with easier language for better understanding for funding approaches.

The need for public transportation in town is a challenge; we need communication with CDTA expressing our goals to improve access in the future.

Local waterfront Revitalization Program (LWRP)

The need to draw people to Henry Hudson Park needs to be explained and expanded on.

Town Zoning Law and Subdivision Regulations

Revise language to reference the Town Board can use this fee to “improve”existing town parks and recreation areas or purchase additional land for parks. Remove “maintain”.

Mixed use developments in the hamlet districts should have a step process toward development that guarantees the promised commercial uses be developed before the full residential allowances can be realized.

Planned Development District

Prepare language in the PDD section that addresses senior housing through use of the PDD tool.

Open Space Preservation

Open Space Preservation Program - “no cost or low cost town donations” should be added.

Include “lease of development rights” in action items.

Parks & Recreation Master Plan & Revised LWRP should inform of the criteria for land acquisition.

Private Landowners

Language should be added that the town should not be involved in purchasing land for open space preservation purposes, unless it is specifically for a park.

A bullet should be added regarding the temporary lease of development rights.

Add a recommendation to take action to address the Town’s Climate Smart Community Pledge.

Conclusion

Language added - next steps for the Town Board are to consider each item with an eye towards achieving solutions which are environmentally & economically sustainable including meeting our town Climate Smart Goals.

Next Steps: DEDP staff to revise the CPAC Report based on comments provided (use track changes – red line). Committee will have one final meeting to finalize the report in preparation for a presentation to the Town Board at a June Board meeting.

A video recording of the meeting can be found on the Town website.

Next Meeting, June 3, 2013 @ 6PM