



# TOWN OF BETHLEHEM

## LOCAL WATERFRONT REVITALIZATION PROGRAM UPDATE

### MEETING SUMMARY

**Purpose:** Local Waterfront Revitalization Advisory Group (LWRAG) Meeting #4  
**Date and Time:** November 16, 2016 3:00-5:00 pm  
**Location:** Town Hall, Room 101, 445 Delaware Avenue  
**Attendees:** See Attached

Agenda Item	Discussion	Action
<p><b>Welcome/ Updates</b></p>	<p>Mr. Leslie provided a summary of activities about updates taking place in the waterfront area.</p> <p><u>Grand View Farm House</u>            Representatives from the Town of Bethlehem (Town) had the opportunity to tour the Grand View Farm House property located on Route 144 across from Route 32. This property is owned by Scenic Hudson. In order to operate the Farm House in the future as a museum or other facility, significant upgrades would need to be made. There is an old farm road that connects the Farm House to the waterfront which looks onto Castleton-on-the-Hudson.</p> <p>There is a potential opportunity to connect Henry Hudson Park to this property through use of a trail, which would address several comments received at Public Meeting #1. Much more discussion and explanation of this would be needed.</p> <p>This property raises opportunities for potential partnerships as well as the connection of prime waterfront lands along the waterfront within the waterfront revitalization area (WRA).</p> <p><u>Air Products Expansion</u>            Air Products is looking to expand its facility within existing property boundary to increase its production capabilities. This project is being presented to the Town’s Development Planning Committee on 11/17. Issues such as environmental concerns or traffic related impacts would be addressed through the appropriate Town reviews.</p>	<p>N/A</p>

	<p><u>Beacon Heights Property</u></p> <p>A developer is considering a 400-unit multi-family housing project on the Beacon Heights Property. Currently, there are proposed zoning changes under consideration by the Town Board to remove the multi-family use from the Rural Light Industrial (RLI) zoning district. The developer is aware of the proposed changes to the zoning.</p>	
<p><b>Educational Opportunity: Resiliency and Sea Level Rise, Scenic Hudson</b></p>	<p>Ms. Tabak, from Scenic Hudson, provided an educational session about coastal resiliency and sea level rise. This is an important component to understand and address throughout the LWRP process as proposed projects are identified.</p> <p>The Town is a part of the Lower Hudson River or the Hudson River Estuary. Tide ranges in the Estuary range from 3.5 feet (low) to 5.5 feet (high). Due to wave propagation, the Town currently sees the high end of the range. Sea level rise has been studied and examined through use of many scientific models. New York State has developed a series of projections through 2100, ranging from low to high based on the outputs of these models.</p> <p>Scenic Hudson has developed a web mapper that allows the user to see how their community may be impacted by any of the projections. It was noted that the sea level rise projections should also be coupled with flood risks in communities.</p> <p>The Binnen Kill area of the WRA serves as critical tidal wetland that is highly productive, biologically diverse, includes fish and wildlife habitats, that supports ecosystem services, recreational and economic resources. This critical tidal area will continue to expand as sea level rise occurs.</p> <p>Examples were also provided showing existing floodplains as they compare to sea level rise projections. Examples included Henry Hudson Park and a portion of the northern industrial and commercial areas of the proposed WRA.</p> <p>Specific to planning for coastal resilience, there are three (3) approaches. There is Protect, Accommodate, and Relocate. Many details are considered when deciding which is the best approach for a given area. Understanding the Town’s risk tolerance may aid in selecting the appropriate planning approach.</p> <p>The New York State Community Risk &amp; Resiliency Act (CRRRA) holds proposed projects accountable when it comes to addressing sea level rise, storm, surge, and flooding. The Town LWRP will address these characteristics through an inventory and analysis of existing conditions, by promoting specific uses, reviewing policies, proposing projects, and through public engagement.</p>	<p>Ms. Tabak to provide the coastal resiliency presentation to MJ.</p>

<p><b>Summary of Public Workshop #1</b></p>	<p>Ms. Hakes provided a summary of Public Meeting #1. The Project Team and the Town felt that LWRAG received good input from the members of the public who were present.</p> <p>It was noted that the format for the next public meeting will likely change as the highest attendance was captured later in the afternoon/early evening, prior to the start of the formal presentation. The meeting location would likely change as well.</p>	<p>N/A</p>
<p><b>Refine Waterfront Revitalization Area (WRA) Boundary</b></p>	<p>Ms. Hakes led a discussion about the 2016 proposed WRA. This discussion took place as a direct result of comments received at Public Meeting #1 regarding the expanse of the proposed area.</p> <p>This discussion identified that the WRA should be seen as positive, serving as another protection for the areas within the proposed boundary. It should also be viewed as a tool to address ongoing issues or potential future issues, such as noise, visual nature, or traffic speed.</p> <p>The LWRAG members confirmed the 2016 proposed WRA.</p>	<p>MJ will prepare a bulleted list of justifications for the WRA based on the discussion with the LWRAG.</p>
<p><b>Discuss Draft Vision</b></p>	<p>Ms. Hakes led a discussion about the draft LWRP vision. A draft vision was established through use of project goals, goals of LWRAG members, and input received at Public Meeting #1.</p> <p>The LWRAG provided input on the draft vision. Feedback included being positive upfront, succinct, connecting the waterfront to the rest of the Town, and celebrating the Hudson River as an asset.</p>	<p>MJ to provide the draft vision statement as presented in the meeting to the LWRAG for more reactions and feedback.</p> <p>MJ to work with the Town to develop a vision based on input received from the LWRAG.</p>
<p><b>Next Steps</b></p>	<p>Place Alliance will continue working on the refinement of the Henry Hudson Park Master Plan. This refined Plan will be presented at the next LWRAG meeting.</p> <p>The New York State Coastal Policies will be reviewed at the next LWRAG meeting. Prior to the next meeting, members of the LWRAG will be provided with a table of policies for review.</p>	<p>MJ to provide the LWRAG with a table of NYS Coastal Policies for review in advance of</p>

	LWRAG meeting #5 will be scheduled for January 2017.	<p>the next meeting.</p> <p>MJ to coordinate with the Town and schedule LWRAG meeting #5.</p>
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This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:

Kristen Gaynor  
Planner

cc: Town of Bethlehem Planning Division Staff, Local Waterfront Revitalization Advisory Group (LWRAG), New York State Department of State (NYS DOS) Representative, File

For additional project information, please visit the following link:

<http://www.townofbethlehem.org/746/Local-Waterfront-Revitalization-Advisory>

**LWRP**  
**Sign In Sheet**  
**November 16, 2016**

Name

Lisa Svends —

Nava Tabak

John Smolinsky

Jana Dawson

Jan Carrillo

Peter Thomas

Ross

John J. Iben

Mon Kanaha

Charlotte Buchanan

Chvek Wickham

Robert Leslie

Elizabeth Staubach

Jackie Hakes

Kristen Gaynor