

TOWN OF BETHLEHEM

LOCAL WATERFRONT REVITALIZATION PROGRAM UPDATE ADVISORY GROUP MEETING

MEETING #7

MARCH 28, 2017



Engineering and
Land Surveying, P.C.



AGENDA



AGENDA

1. Welcome
2. Discuss Proposed Land Uses
3. Discuss Proposed Projects/Recommendations
4. Coastal Policy Update
5. Waterfront Updates
6. Next Steps
 - a. Schedule Public Meeting #2 – 4/13



DISCUSS PROPOSED LAND USES

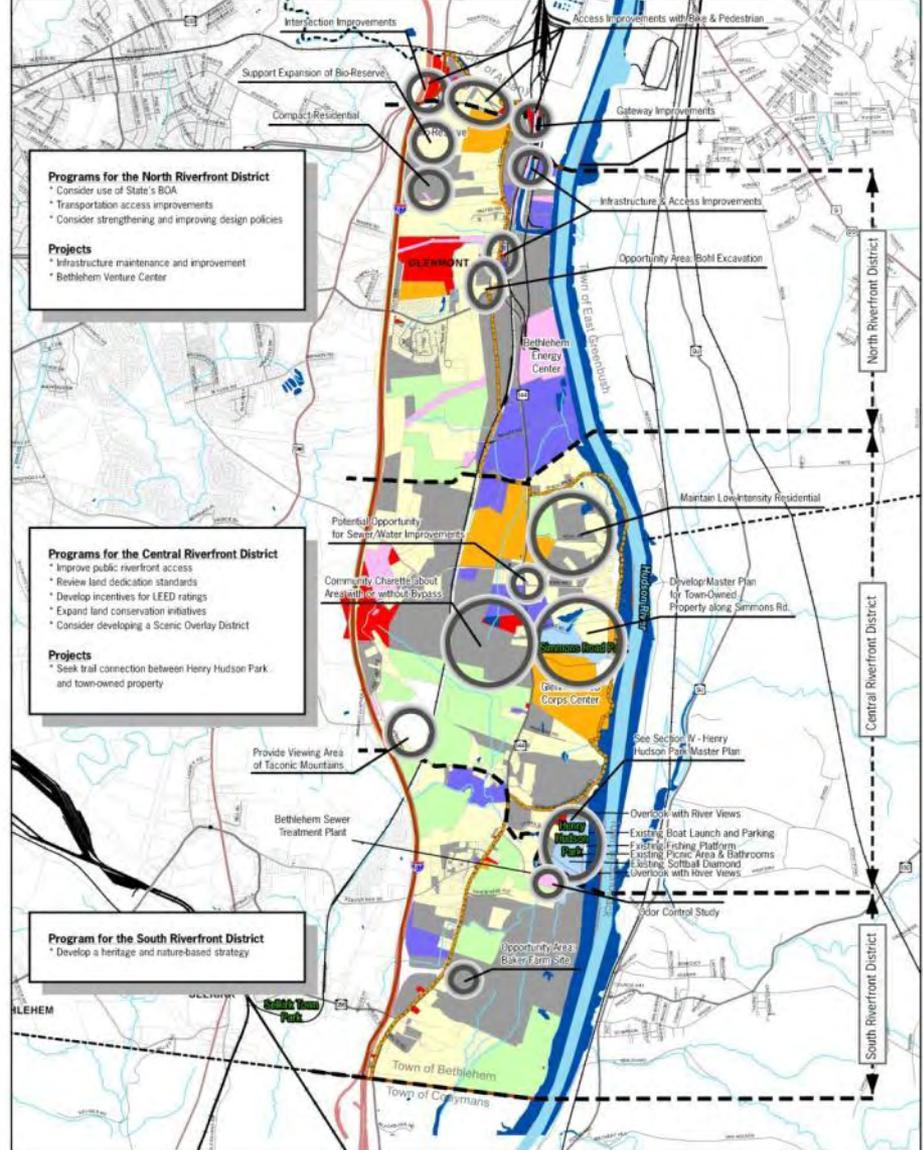


DISCUSS PROPOSED LAND USES

- 2010 LWRP Proposed Land Uses
- LWRP Vision Statement
- Project Goals
- Existing Conditions
 - Inventory and Analysis – Mapping
- LWRAG and Public Input



2010 LWRP Proposed Land Uses



PROPOSED LAND & WATER USES

Local Waterfront Revitalization Program
May 2010

KEY

- Coastal Boundary
- Town Boundary
- River/Stream
- Water
- Navigable Channel of Hudson River
- County Boundary
- WRA Boundary

Land Use

- NO DATA
- Agricultural
- Commercial
- Community Services
- Forested/Conservation
- Industrial
- Public Services
- Recreation & Entertainment
- Residential
- Vacant

SARATOGA ASSOCIATES
Landscape Architects, Architects, Engineers, and Planners, P.C.
NEW YORK CITY • SARATOGA SPRING

TOWN OF BETHLEHEM

PROJECT # 2006-06127-10P
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File Location: R:\06127\11417_LWRP_BETHLEHEM_PROPOSED_LANDUSES.mxd

LWRP VISION STATEMENT

Bethlehem celebrates and promotes the unique and diverse character of its historic 10-mile waterfront on the Hudson River. Actions in this area are governed by a Local Waterfront Revitalization Program -- the result of bold planning -- which addresses promoting sustainable economic growth, preserving the diverse character and ecological resources of this area, improving public awareness and access to the waterfront, enhancing related public recreational opportunities, and building long-term resiliency.



PROJECT GOALS

- Encourage New Economic Activity
- Improve Public Access
- Increase Recreational Use of River
- Protect and Restore Natural Resources
- Address Climate Change
- Evaluate Water Level in Relation to Development
- Support Sustainability and Resiliency





Zoning Districts
Zoned Acreage within Study Area

Commercial Hamlet (CH)	7 Acres	<1%
General Commercial (C)	33 Acres	<1%
Heavy Industrial (I)	442 Acres	9%
Mixed Economic Development (ME)	442 Acres	9%
Residential A (RA)	573 Acres	11%
Residential B (RB)	75 Acres	1%
Rural (R)	1438 Acres	27%
Rural Hamlet (RH)	127 Acres	2%
Rural Light Industrial (RLI)	386 Acres	7%
Rural Riverfront (RR)	1875 Acres	35%

Town of **BETHLEHEM**
Local Waterfront Revitalization Program Update

Zoning Districts
September 2016

- Study Area**
- Town Zoning Districts**
- Commercial Hamlet (CH)
 - General Commercial (C)
 - Heavy Industrial (I)
 - Mixed Economic Development (ME)
 - Residential A (RA)
 - Residential B (RB)
 - Rural (R)
 - Rural Hamlet (RH)
 - Rural Light Industrial (RLI)
 - Rural Riverfront (RR)
 - Tax Parcels
 - Existing Coastal Area Boundary
 - Municipal Boundaries
 - Highways
 - Major Roads
 - Local Roads
 - Railways
 - Rivers and Streams
 - Water Bodies

Source:
DOT
M&D
Town of Bethlehem



This map was prepared for illustrative purposes only and is not suitable for engineering, planning, or legal actions.

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Existing Land Uses within Study Area

Agricultural	639 Acres	10%
Commercial	482 Acres	8%
Community Services	291 Acres	5%
Industrial	46 Acres	1%
Mixed Use	82 Acres	1%
Parks, Rec. & Conserv. Lands	629 Acres	10%
Residential - Low Density	1431 Acres	22%
Residential - Medium Density	42 Acres	1%
Residential - High Density	0 Acres	0%
Transportation	528 Acres	8%
Utilities	226 Acres	3%
Vacant Land	1971 Acres	31%
Unclassified	24 Acres	<1%

Town of **BETHLEHEM**
Local Waterfront Revitalization Program Update

Existing Land Uses
September 2016

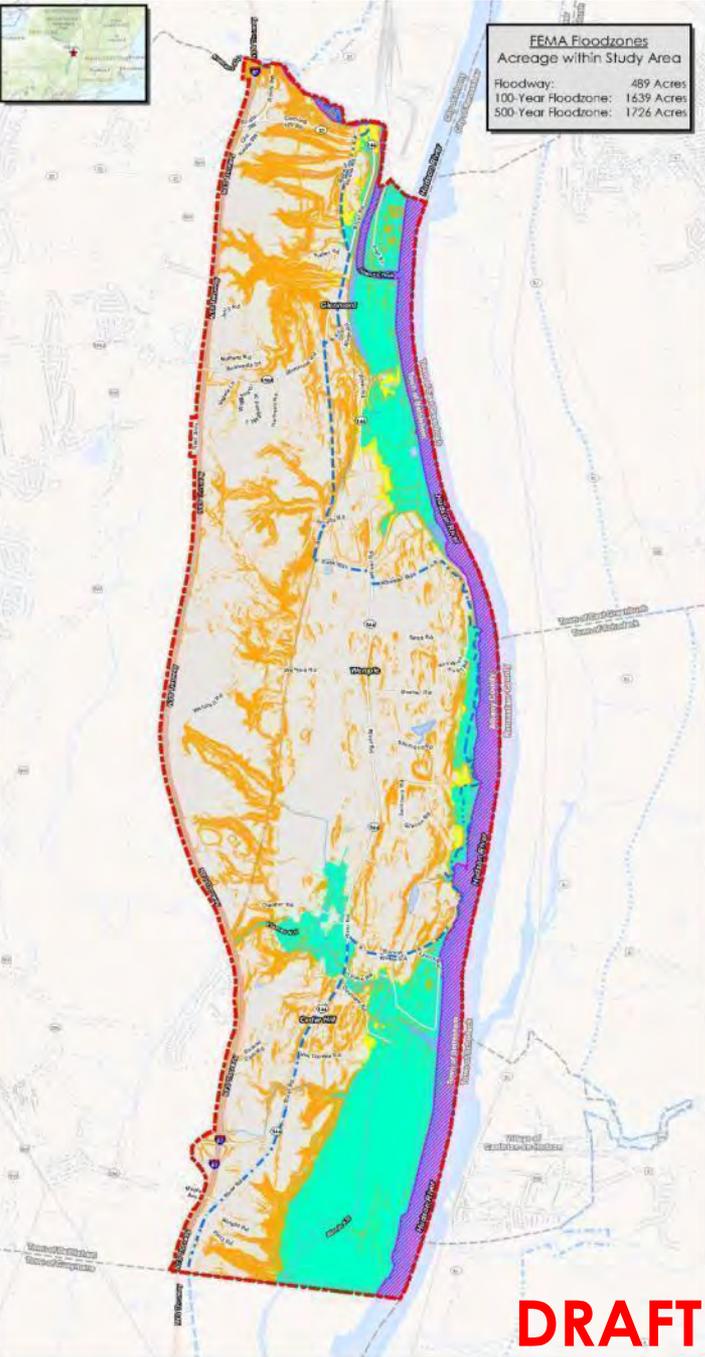
- Study Area**
- Land Use***
- Agricultural
 - Commercial
 - Community / Public Services
 - Industrial
 - Mixed Use
 - Parks, Recreation, & Conservation Lands
 - Residential - Low Density
 - Residential - Medium Density
 - Residential - High Density
 - Transportation
 - Utilities
 - Vacant Land
 - Unclassified
 - Existing Coastal Area Boundary
 - Municipal Boundaries
 - Highways
 - Major Roads
 - Local Roads
 - Railways
 - Rivers and Streams
 - Water Bodies

Source:
DOT
M&D
Town of Bethlehem



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Town of **BETHLEHEM**

Local Waterfront Revitalization Program Update

Sensitive Environmental Features
September 2016

- Study Area
- Existing Coastal Area Boundary
- Municipal Boundaries
- Highways
- Major Roads
- Local Roads
- Railways
- Rivers and Streams
- Water Bodies

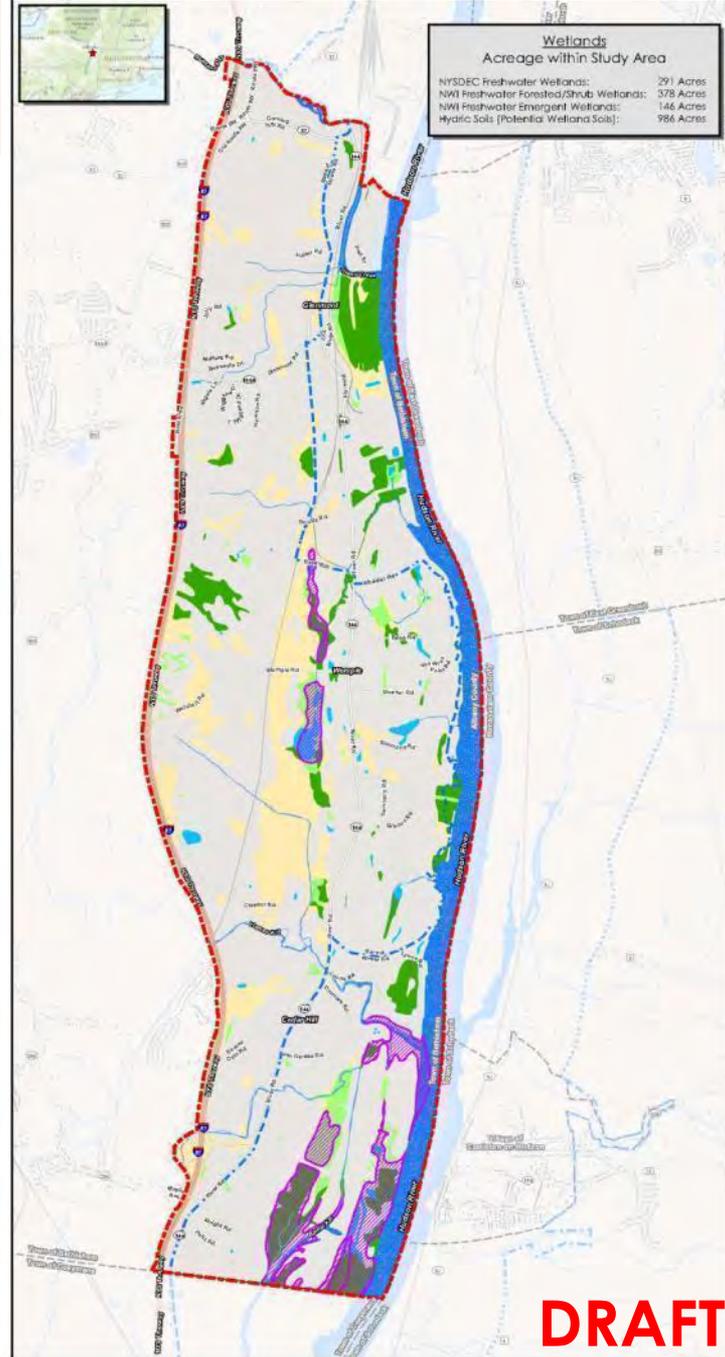
Scale: 0 0.25 0.5 Miles

Source: FEMA, NHD, NHDPlus, Town of Bethlehem

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Town of **BETHLEHEM**

Local Waterfront Revitalization Program Update

Wetlands
September 2016

- Study Area
- Existing Coastal Area Boundary
- Municipal Boundaries
- Highways
- Major Roads
- Local Roads
- Railways
- Rivers and Streams
- Water Bodies
- Hydric Soil*

Scale: 0 0.25 0.5 Miles

Source: NYSDEC, NWI, NHD, NHDPlus, Town of Bethlehem

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Farmland Soils within Study Area

Prime Farmland:	1812 Acres
Prime Farmland if drained:	631 Acres
Farmland of Statewide Importance:	509 Acres

Agricultural Districts within Study Area

District 1:	0 Acres
District 2:	0 Acres
District 3:	808 Acres

Town of **BETHLEHEM**
Local Waterfront Revitalization Program Update

Agricultural Districts and Farmland Soils
 September 2016

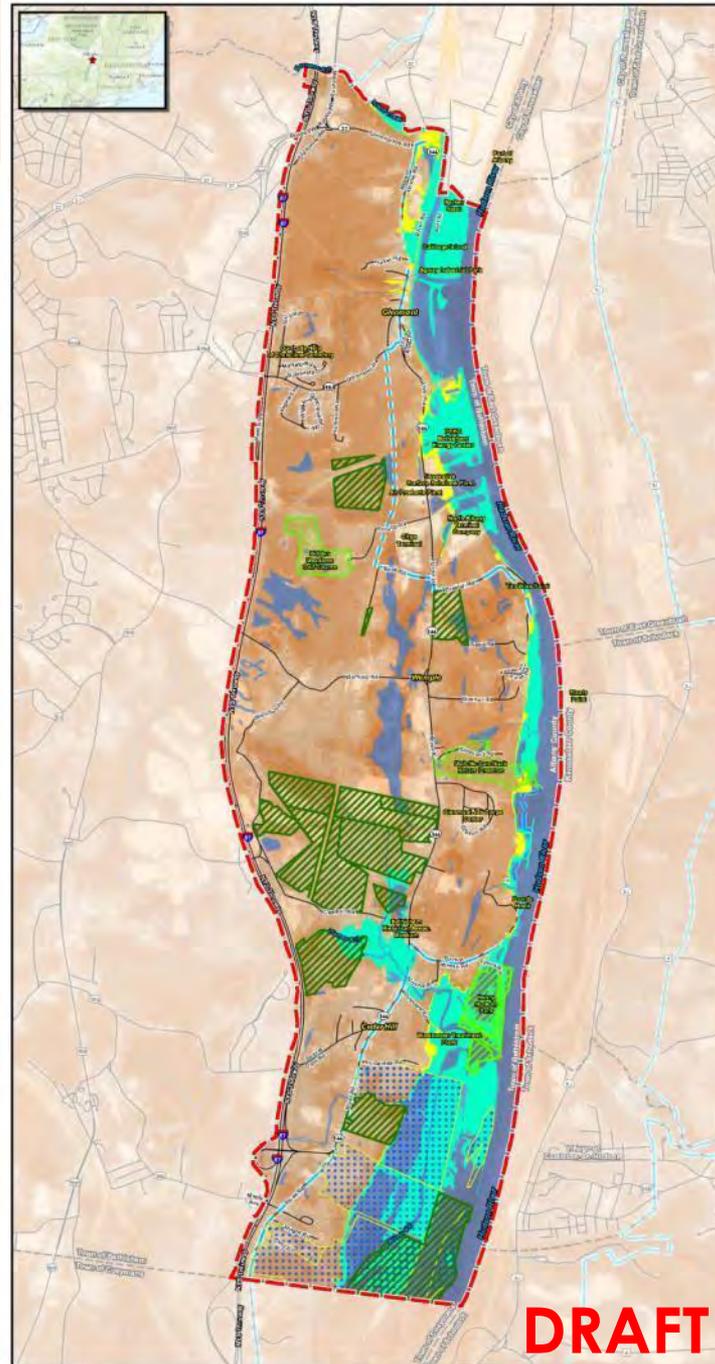
- Study Area
- Albany County Agricultural
- District 1 (none in map extent)
- District 2 (none in map extent)
- District 3
- Farmland Soils**
- Prime Farmland
- Prime Farmland if drained
- Farmland of Statewide Importance
- Existing Coastal Area Boundary
- Municipal Boundaries
- Roads
- Railways
- Rivers and Streams

Source:
 MAP 2018 Imagery
 NCEC
 NCT AGIS
 NIS 10
 Town of Bethlehem



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Town of **BETHLEHEM**
Local Waterfront Revitalization Program Update

Open Space Features
 March 2017

- 2016 Proposed Waterfront Revitalization Area
- Existing Coastal Area Boundary
- Features**
- Agricultural, Private
- Recreation
- Conservation Lands
- Wetlands / Water Bodies
- Municipal Boundaries
- Roads
- Railways
- Rivers and Streams
- High Biodiversity*
- Low Biodiversity**
- FEMA Floodzones**
- 100-Year Storm
- 500-Year Storm

*High Biodiversity - a diverse variety of species within an area; a healthy environment.

**Low Biodiversity - limited species within an area; an unhealthy environment.

Source:
 MAP 2018 Imagery
 NCEC
 NCT AGIS
 NIS 10
 Town of Bethlehem
 NCT Planning and Recreation
 FEMA



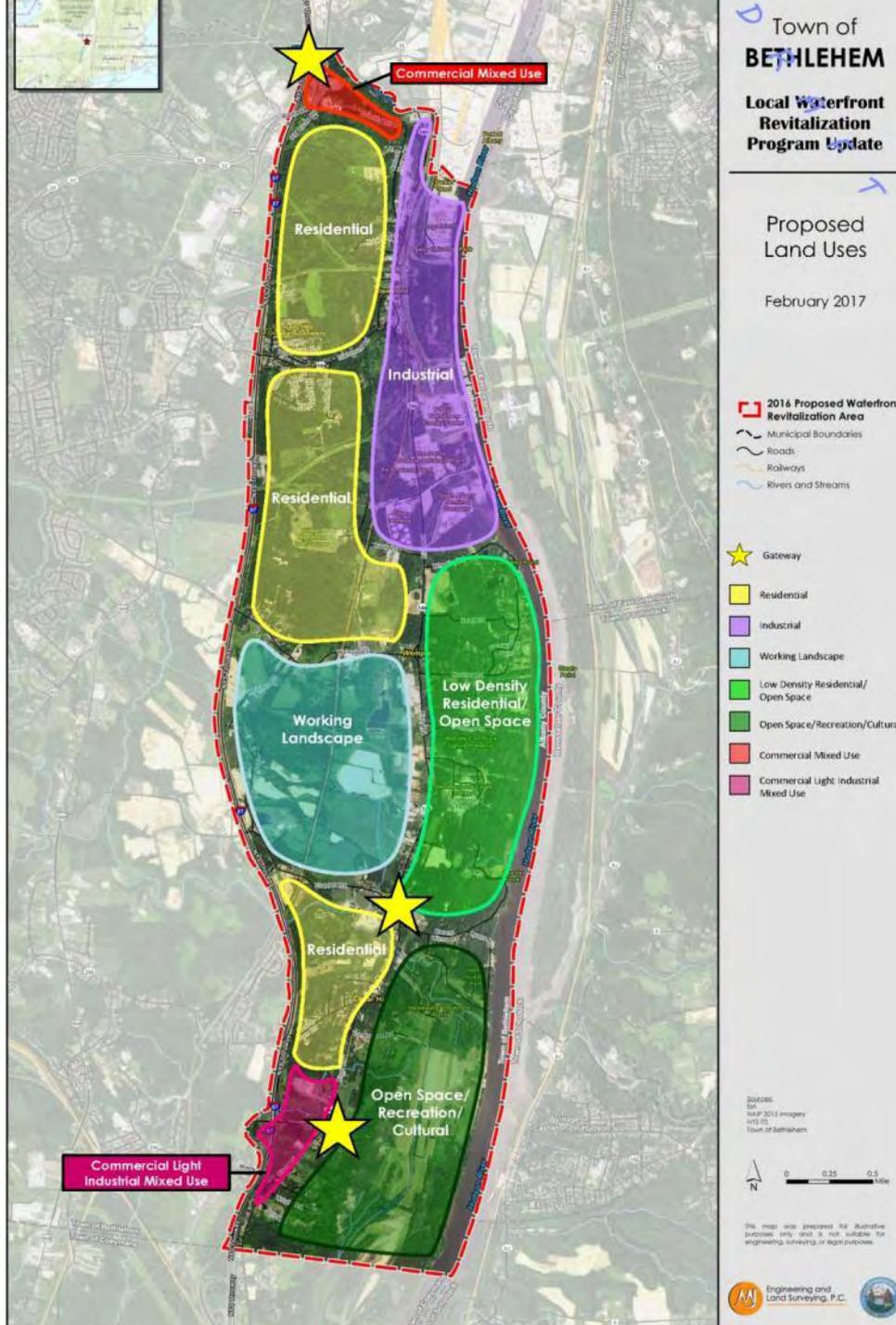
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LWRAG AND PUBLIC INPUT



DRAFT Proposed Land Uses



- ★ Gateway
- Residential
- Industrial
- Working Landscape
- Low Density Residential/ Open Space
- Open Space/Recreation/Cultural
- Commercial Mixed Use
- Commercial Light Industrial Mixed Use



Proposed Commercial Mixed Use (roughly area proposed northern WRA border to Corning Hill Road)

Proposed Residential (roughly area Corning Hill Road south to Glenmont Road)

Proposed Residential (roughly area Glenmont Road Wemple)



*West of River Road



Proposed Working Landscape (roughly area Wemple Road south to Clapper Road)

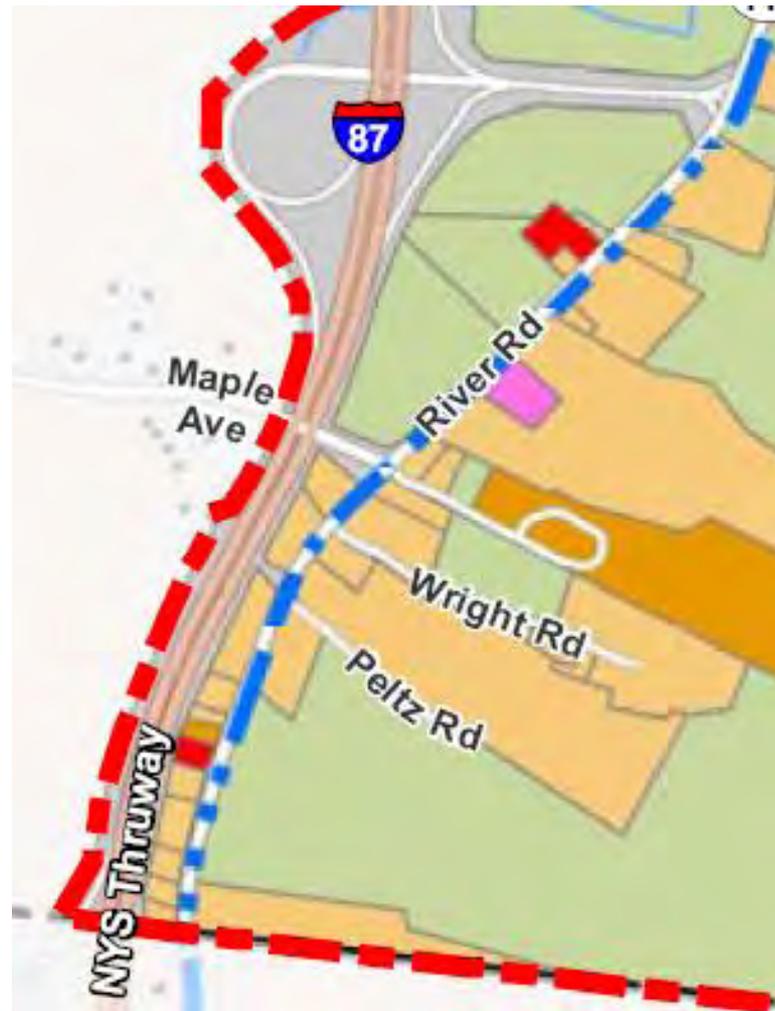
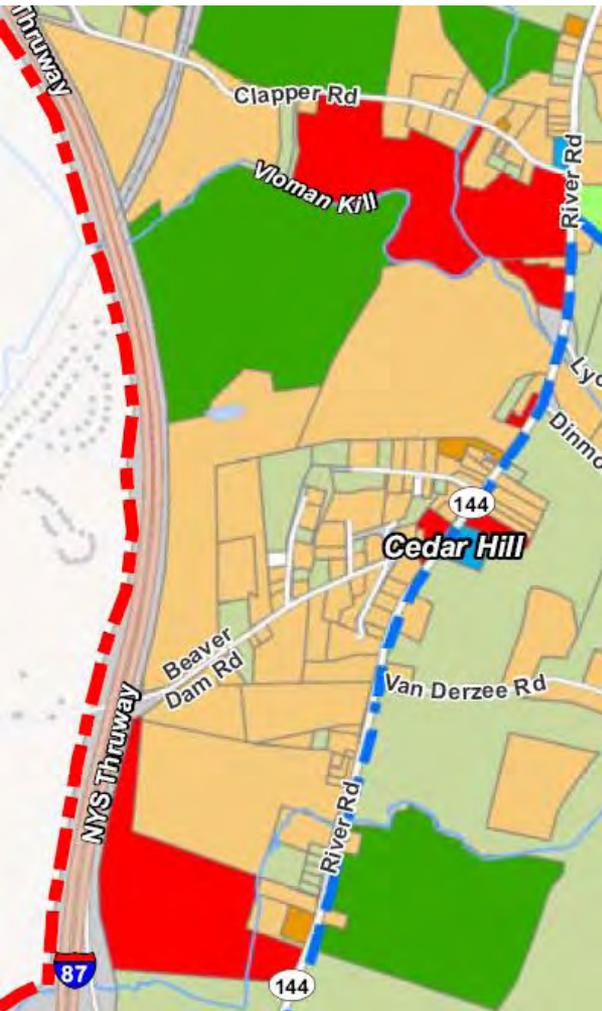


*West of River Road



Proposed Residential (roughly area Clapper Road south to NYS Thruway Exit 22)

Proposed Commercial Light Industrial Mixed Use
(roughly area NYS Thruway Exit 22 south to southern proposed WRA boundary)



*West of River Road



Proposed Industrial (roughly area northern proposed WRA boundary south to Wheeler Road)

Proposed Low Density/Residential/Open Space (roughly area Wheeler Road south to Barrent Winne Road)

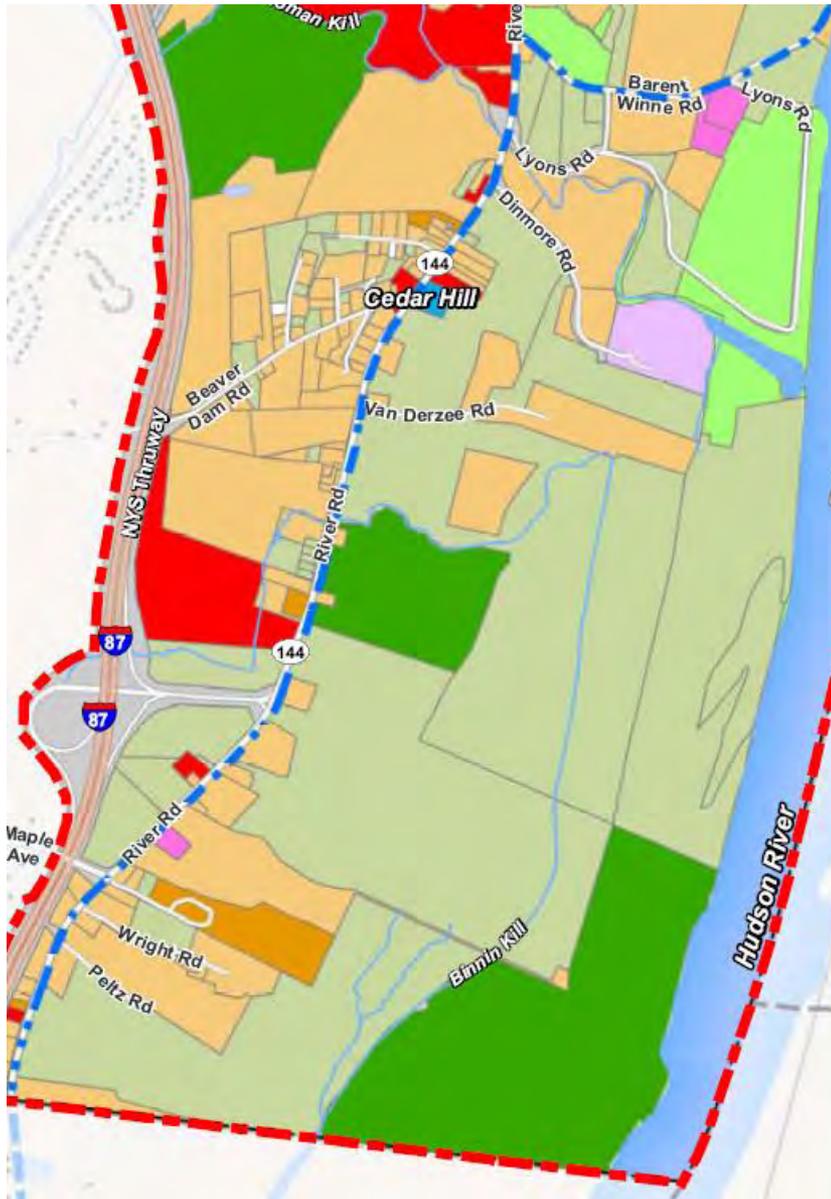


*East of River Road



Proposed Open Space/Recreation/Cultural

(roughly area Barent Winne Road south to southern proposed WRA border)



*East of River Road



DISCUSS PROPOSED PROJECTS/ RECOMMENDATIONS



PROPOSED PROJECTS/RECOMMENDATIONS

- Section IV of the LWRP
- Sets direction for the Town to implement LWRP
- Identify partners/stakeholders
- Connect to:
 - Coastal Policies
 - Inventory and Analysis



PROPOSED PROJECTS/RECOMMENDATIONS

Zoning and Land Use Controls	
1	Examine Potential for New Compact Residential Development
2	Expand Land Conservation Initiatives/Programming in the Southern Portion of the WRA
3	Encourage and Support Acquisitions and Conservation Easements
4	Review Land Dedication Standards as Part of an Open Space Plan
5	Consider Developing a Scenic Overlay District
6	Consider Privacy Protection for Existing Residential Development
7	Develop Adaptive Re-use Incentives
8	Update Zoning to Reflect LWRP Recommendations

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PROPOSED PROJECTS/RECOMMENDATIONS

Infrastructure

9	Manage, Maintain and Reinvest in Public Infrastructure
10	Identify Targeted Transportation Improvements for Route 144 Corridor
11	Complete Intersection Improvements at Route 32 and Route 9W (to be made more specific)
12	Develop an Integrated Bicycle and Pedestrian Network
13	Evaluate the Need for Utility Improvements including Water and Sewer Connections
14	Evaluate Opportunities to Reduce Odors Emanating from the Wastewater Treatment Plant
15	Upgrade or Relocate Existing Sewer Plant

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PROPOSED PROJECTS/RECOMMENDATIONS

Natural and Environmental Resources and Water Quality

16	Consider Improving Industrial Design Policies with Performance Standards
17	Support Potential Expansion of Bio-Reserve
18	Encourage Green/Energy Efficient Buildings
19	Consider Establishing a Green District
20	Pursue Creation of a Bird and/or Butterfly Sanctuary
21	Develop Native Planting Requirements
22	Establish an Ecological Education Center
23	Protect and Restore Habitats and Water Quality
24	Improve Shoreline Stabilization

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PROPOSED PROJECTS/RECOMMENDATIONS

Historic, Cultural and Scenic Resources	
25	Preserve and Improve Viewing Opportunities of the Taconic Mountains and the Hudson River
26	Develop a Heritage and Nature-based Tourism Strategy
27	Support the Development of a Cultural Center, Cultural Museum or Settler's Museum
28	Create a Self-guided History Trail

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PROPOSED PROJECTS/RECOMMENDATIONS

	Open Space, Public Access, Recreation and Tourism
29	Plan WRA Gateway Improvements
30	Develop a Waterfront Signage and/or Branding Program
31	Complete and Implement Henry Hudson Park Master Plan
32	Support the Development of a Waterfront Restaurant
33	Provide Kayak Storage and Rental
34	Create an Underwater Viewing Station
35	Create an Outdoor Performance Space
36	Provide Additional Opportunities for Public Access and Use of the Riverfront, Including Safe Bike and Pedestrian Connections
37	Plan for Future Public Access to the Baker Farm Site
38	Enhance User Experience at Henry Hudson Park
39	Develop Biking and Walking Trail Connections Along Waterfront at Henry Hudson Park

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PROPOSED PROJECTS/RECOMMENDATIONS

Economic Development	
40	Support a Transition to Clean/Modern Industry
41	Enhance Maritime Character by Supporting Marine-based Commercial and Mixed Use Activities
42	Consider Mixed Use/Retail-based Development
43	Establish a Commerical/Community Kitchen
44	Create a Farming Support Center
45	Plan for Redevelopment of the Bohl Excavation Site
46	Support Small-scale Brewery with Locally Sourced Ingredients
47	Support Growth of Existing Businesses and Industry
Risk Assessment and Resiliency	
48	Consider Impact of Sea-Level Rise Projections on Improvements Along Waterfront
49	Enhance Resiliency of Public Infrastructure
50	Consider Use of Green Infrastructure such as Porous Pavement to Reduce Stormwater Runoff
Waterfront Revitalization Partners	
51	Coordinate with Neighboring Communities on Riverfront Development Initiatives
52	Consider Partnering with Regional Municipalities to Designate a Portion of Route 144 as a NYS Scenic Byway

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COASTAL POLICY UPDATE



COASTAL POLICY UPDATE

- Reviewed during LWRAG Meeting #5 in January 2017

- NYSDOS Clarification
 - Policy #3
 - Policy #24
 - Policy #28

Town of BETHLEHEM
LOCAL WATERFRONT REVITALIZATION PROGRAM UPDATE

LWRAG State Coastal Policy Exercise

The 44 New York State coastal policies are being used for this LWRP. All actions and activities within the Waterfront Revitalization Area (WRA) must be consistent with these Policy standards and guidelines. This table provides a list of the policies and identifies the local conditions applicable to each.

INSTRUCTIONS:

- (1) Please review each coastal policy and the potential local applicability. The applicable Inventory & Analysis (I&A) section and corresponding page number is identified for each policy in the Local Conditions Applicability column.
- (2) In the Discussion/Ideas column, please identify whether or not the policy applies to the Bethlehem WRA.
- (3) Please be prepared for an interactive discussion with the full LWRAG at the upcoming meeting.
- (4) Bonus Assignment: As an additional step to assist with future tasks, please also feel free to identify any preliminary ideas for projects, any needs or opportunities that should be taken into consideration.

	State Coastal Policy	Local Conditions (Inventory & Analysis) Applicability	Discussion/Ideas
1	Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.	<ul style="list-style-type: none"> • Section 1 (p. 1) • Section 10.4 (p. 51) • Section 11.2 (p. 53) 	
2	Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.	<ul style="list-style-type: none"> • Section 2 (p. 6) • Section 4 (p. 14) • Section 8 (p. 41) • Section 11.2 (p. 53) 	
3	Further develop the state's major ports of Albany, Buffalo, New York, Ogdensburg, and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of state public authorities, of land use and development which is essential to, or in support of, the waterborne transportation of cargo and people.	Not applicable.	
4	Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.	<ul style="list-style-type: none"> • Section 1 (p. 1) • Section 2 (p. 6) • Section 4.3 (p. 15) • Section 8 (p. 41) • Section 10 (p. 48) 	

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COASTAL POLICY UPDATE

■ **Policy #3**

Further develop the state's major ports of Albany, Buffalo, New York, Ogdensburg, and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of state public authorities, of land use and development which is essential to, or in support of, the waterborne transportation of cargo and people.

DOS Clarification:

- *Only applicable to ports mentioned.*
- *This policy applies to the expansion and the potential expansion of port geographic boundaries and activities.*
- *Port of Coeymans assessment should be based on the explanation of the policy and content in Section II of the LWRP.*



COASTAL POLICY UPDATE

■ **Policy #24**

Prevent impairment of scenic resources of statewide significance.

DOS Clarification:

- *This policy is specifically design to cover just those scenic resources designated by the State. There are no such resources designated by NYSDEC.*
- *However, the explanation of the policy could mention the value of the local resources and the Town's efforts to have them designated by the State.*
- *Scenic resources that are not designated by the State and are not going to be pursued by the Town to be recognized by the State may be addressed in Policy #25.*
- *The description accompanying Policy #24 should state that the policy does not apply to the current conditions.*



COASTAL POLICY UPDATE

■ **Policy #28**

Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.

DOS Clarification:

- *The NYS Coastal Policies apply to all three (3) levels of government.*
- *The actions of the US Coast Guard are subject to the policies of the coastal management program and are monitored by NYSDEC and subject to NYSDOS approval.*
- *The LWRP could reinforce this policy by expanding the explanation to include the Town's perspective and related efforts.*



WATERFRONT UPDATES



NEXT STEPS



NEXT STEPS

- Refine Proposed Land Uses
- Refine Proposed Projects/Recommendations
- Public Meeting #2 Preparation
 - Thursday, April 13th / Week of April 24th



THANK YOU

