

Potential CPAC Recommendations for Discussion

At the November 13, 2012, January 10, 2013, February 12, 2013 meeting, the Committee identified a series of big picture issues that should be addressed in their work. Following are some potential recommendations arising from our discussions, listed under each issue category:

Sustainability – Broader issue that encompasses all recommendations

- Sustainable Bethlehem Program
 - Implementation of Climate Smart Community Pledge
- Shade tree program for Bethlehem (*sample provided*)

Transportation

- Develop a transportation plan for the Feura Bush/Wemple/Elsmere/9W area
- Begin a collaborative effort with NYS DOT on Town issues, including:
 - Transfer of New Scotland Rd. to develop New Scotland Hamlet and Slingerlands Pedestrian Plan as envisioned in Charrette/Study
 - Replacement of Trees in ROW on Town's historic streets that are State Roads (e.g., Kenwood, Delaware)

Pedestrian/Bicycle improvements

- Annual Town funding for pedestrian and bicycle improvement projects (new projects and maintenance of existing facilities)
- Utilize Bicycle and Pedestrian Committee evaluations/recommendations
- Improve mass transit in Town

Parks

- Develop a Parks and Recreation Master Plan, including identification of existing public and private resources (Schools, soccer club, YMCA, etc.) and identification of needs. Process should involve an ad hoc or formal advisory committee, with the outcome being a plan outlining priorities and possibilities. Expense should be a consideration along with timing and implementation. Evaluate local (pocket) and centralized parks and connectivity to residential areas
- Improve bicycle and pedestrian connections (sidewalks, bicycle facilities) to existing Town parks.
- Provide information on Town website describing all walking and other trails convenient for town residents use, whether town-operated, state, or non-profit

Zoning Law and Subdivision Regulations

- Hamlet Zoning
 - Develop/adopt zoning overlay district to support New Scotland Road Hamlet Concept (as envisioned in New Scotland Road Hamlet Charrette)
 - Develop Delaware Avenue Hamlet Overlay District (based on Delaware Ave Study)
- Planned Development Districts (PDD)
 - Evaluate the criteria for rezone to PDD
 - Clarify Town Board vs Planning Board roles
 - Define community benefits
- Mixed Economic Development (MED) Zoning District
 - Refine the review process - Town Board/Planning Board review or Planning Board review only, or establish thresholds for Town Board involvement
 - Review minimum acreage requirement (constrained vs unconstrained land)
- Review the land use regulations to simplify or organize so as to be more conducive to the type of businesses we want to see development

Miscellaneous

- Identify scenic views important to the Town (such as Hudson waterfront and west of Route 32) and develop preservation measures

Potential CPAC Recommendations for Discussion

- Enhance landscaping and planting within new developments (especially street trees)
- Planning and land-use regulation should support a townwide economic development strategy, including:
 - A proactive approach to attract the type of development we desire
 - Specific locations: Selkirk Yards area and NYS Thruway Exit 22 area
 - Agricultural component
- Review economic impacts of all development proposals to identify and get the full picture of costs and benefits.

Local Waterfront Revitalization Program (LWRP)

- Plan should promote a Gateway vision for the Hudson River corridor
- Rural Light Industrial and Rural Riverfront zoning districts need to encourage development for riverfront uses including commercial activity (restaurants, marina)
- Plan for storm effects at Henry Hudson Park and elsewhere
- Promote awareness of rising water levels, climate change, and potential storm surge. Green infrastructure approach to stormwater management
- Keep larger industrial projects in the North Riverfront District
- Need safer access (motorists, pedestrians, bicyclists) to Hudson River waterfront
- Need to draw people to Henry Hudson Park
- Evaluate potential for “Park like” setting/trails integrated with commercial development
- Prepare Scenic Overlay District to preserve the special views of the Hudson River and beyond. Identify viewshed areas.
- Preserve lands for farmland, and agriculture – younger generation needs farmland
- Revitalize Route 144 economically in areas appropriate for development (e.g., near exit 22)
- Identify areas that are not developable due to natural constraints (wetlands, slopes)
- Identify areas within the waterfront area that the Town desires for development
- Identify developable areas the Town may want to protect from development
- Improve bicycle access and facilities on State & Town roads leading to the waterfront
- Identify lands that Scenic Hudson has protected (land purchase or conservation easements) and identify which lands have public access

Open Space

- Prioritize the land preservation criteria from CACC's Funding and Tools Report
- Establish an outreach program to facilitate discussions between conservation organizations (MHLC, Scenic Hudson, Open Space Institute, etc.) and landowners regarding conservation tools (i.e. conservation easement tax credit) that may be applicable to landowners' conservation interest for their property.

progress details

Comprehensive Plan Action Goal	Action to Date	CPAC Recommendations/Next Steps
Update Zoning and Subdivision Regulations to reflect the recommendations set forth in the Comprehensive Plan	Adopted 08/2005, Amended 09/2006, 10/2008, 6/2010, 2/2012	Review land use regulations to simplify or organize so as to be more conducive to the type of businesses we desire. Review economic impacts of all development proposals to identify and get the full picture of costs and benefits.
<ul style="list-style-type: none"> ●Hamlet Zones ●Mixed Economic Development ●Planned Development District 		<ul style="list-style-type: none"> ●Develop/Adopt zoning overlay district to support New Scotland Road Hamlet concept as envisioned in New Scotland Road Hamlet charette. Develop Delaware Avenue Hamlet Overlay District based on Delaware Avenue Study. ●Revisit the review process for the MED District. Suggestions include maintaining the Town Board/Planning Board review process or establishing a Planning Board review only, with certain density or land use limitations that trigger Town Board involvement. ●Evaluate the criteria for rezoning land to a PDD and better define community benefits.
Tier I: Priority Actions	Action to Date	CPAC Recommendations/Next Steps
Conduct a linkage study for Rt 9W that includes a feasibility analysis of a possible “northern alignment” option for the Selkirk Bypass	Route 9W Corridor Study completed 12/2008. Route 9W Design Guidelines added to Zoning Law amendments Feb 2012.	Route 9W Study completed December 2008. Route 9W Study Design Guidelines added to Zoning Law as §128-67 in February 2012.
Create an official map	None	NYS Town Law §270 establishes authority for Town Board’s to adopt an Official Map. Such map shall be final and conclusive with respect to the location and width of streets and highways, drainage systems and the location of parks shown thereon. The Town does not have the resources to prepare an Official Map. It is recommended that a Transportation Plan for the Glenmont Area of town be prepared. This would include general locations of road connections and extensions.
Develop a Local Waterfront Revitalization Program	Local Waterfront Revitalization Plan in final stages under review by NYSDOS	NYSDOS provided written comments in <u>DATE</u> and verbal comments at January 2013 CPAC meeting. Town to address NYSDOS and CPAC comments and finalize Plan. See CPAC list of LWRP recommendations.
Coordinate development of the Vista Technology Park with the proposed New Scotland Road Hamlet	Town Board approved July 2007. Planning Board approved 1st phase site plan Feb 2011.	Continue to utilize the design/development guidance of the New Scotland Road Hamlet Master Plan as development projects arise in the New Scotland Road Hamlet. Transfer of New Scotland Rd from NYSDOT to Town
Establish a Citizens Advisory Committee on Conservation	CACC Established 08/2005 Open Space Funding & Tools Report 10/2006, Recommendations on Open Space Needs & Opportunities 7/2009. Committee no longer active (2009), member terms expired	Committee no longer active. See CPAC list of Open Space recommendations.
Establish a Comprehensive Plan Oversight Committee	CPOC est. April 2007. CPOC Report completed September 2007.	CPOC work completed. No further action required. Comprehensive Plan Assessment Committee established July 2012 to continue CPOC work.

CPAC Assessment of Comprehensive Plan Recommendations

Update Planning Dept. and Building Dept. Information System	H.T.E System implemented by MIS Department	Update completed. No further action required.
Develop a “Citizen’s Guide to Town of Bethlehem Land Use and Development Regulations”	Completed Fall 2012	Guide completed and located on the Town webpage.
Identify locations for infill and encourage their use	DEDP staff works with developers interested in redeveloping properties and developing infill parcels.	<p>Planning and land-use regulation should support a townwide economic development strategy, including:</p> <ul style="list-style-type: none"> ● A proactive approach to attract the type of development we desire ● Specific locations: Selkirk Yards area and NYS Thruway Exit 22 area ● Agricultural component

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Tier II: Mid-Term Actions	Action to Date	CPAC Recommendations/Next Steps
Develop Hamlet Master Plans for specific hamlets	New Scotland Road Hamlet Community Charette 02/2007 Delaware Avenue Hamlet Enhancement Study 02/2012	Prepare Transportation Plan for Glenmont Area.
Adopt local Right-To-Farm and Right-To-Practice-Forestry laws	Agriculture and Farmland Protection Plan recommended a resolution in support of Albany County's Right to Farm Law	Albany County Right to Farm Law sufficient. No further action required.
Create Delaware Ave. Business Improvement District	Property assessment value not enough to create significant funds	Lack of interest from Delaware Ave businesses during Delaware Avenue Hamlet Enhancement Study combined with minor property assessment value to create significant funds makes this recommendation unfeasible. No further action required.
Conduct a Delaware Avenue Linkage Study	Study Completed 02/2012	DEDP to incorporate design guidelines and standards into Zoning Law. Town to pursue funding/investment for streetscape improvements.
Consider reducing street width in new residential developments and encourage a connected street network	NYSDEC Stormwater Management requirements include reduced roadway width as a green infrastructure practice. Town allowing reduced street widths on private roadways. Subdivision and site plan projects are required to connect to adjacent roadways as feasible.	Develop Shade Tree Program for Bethlehem (sample provided by J. Knapp and L. Simon). Enhance landscaping and planting within new developments - especially street trees. Replacement of trees in ROW on Town's historic streets that are State Roads (Kenwood, Delaware)
Explore local funding opportunities for farmland and open space protection	CACC - Open Space Funding & Tools Report 10/2006 identified funding opportunities.	See CPAC list of Open Space Recommendations.
Develop an inventory of the Town's farmland, open space and natural resources in a Lands of Conservation Interest Map	Agricultural and Farmland Protection Plan 09/2009 - Agriculture and Farmland Map CACC's Recommendation on Open Space Needs and Opportunities Report 07/2009 - Natural Systems Map - Recreation and Pathways Map	No further action required
Conduct an inventory of historic and cultural resources	None	Town is unable to address this recommendation due to lack of resources. No further action required.
Develop a community center	None	Town is unable to address this recommendation due to lack of resources. No further action required.

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Tier III: Ongoing Actions	Action to Date	CPAC Recommendations/Next Steps
Investigate the current condition of, and improve as necessary, the technology infrastructure available in Bethlehem	None	Town is unable to address this recommendation due to lack of resources. No further action required.
Maintain and enhance pedestrian connections within and between neighborhoods, recreation facilities, and hamlet centers	Bicycle and Pedestrian Committee Est. 03/2009 to address bicycle & pedestrian mobility	Town Board to consider annual Town funding for pedestrian and bicycle improvement projects (new projects and maintenance of existing facilities). Improve mass transit in Town.
Prepare for and comply with the new Phase II Stormwater Management Regulations	DPW Stormwater Coordinator Position since 2007 - Town Code Chapter 98 Stormwater Management & Zoning Law §128-49 11/2007	No further action required
Promote the use of alternative, renewable energy sources for public and private buildings	Town developed Sustainable Bethlehem Initiative in April 2012 through a NYSERDA grant, which addressed GHG, energy management of Town facilities. DPW has participated in several NYSERDA programs to identify energy efficiency and hydroelectric opportunities in the Town's wastewater and water treatment plants, 30kW solar photovoltaic system at Elm Ave Park building.	Continue implementation of Climate Smart Community Pledge.
Coordinate with fire and emergency service providers in the Town regarding service and long-term planning for facilities	Consolidation of Ambulance Services - 2012?	No further action required
Encourage the use of Leadership in Energy and Environmental Design (LEED) standards	Town adopted Climate Smart Communities Resolution April 2009	Town participating in Climate Smart Communities technical assistance program. CDRPC and VHB, Inc. working with Town staff to develop a program to encourage green development in Town based on LEED principles.
Connect developers to funding opportunities for sustainable design and construction	None	Town participating in Climate Smart Communities technical assistance program. CDRPC and VHB, Inc. working with Town staff to develop a program to encourage green development in Town based on LEED principles.
Provide educational services for the prevention of illicit discharges into the Town's storm drainage system	Education materials developed and made available through Town's membership in Albany County Stormwater Coalition	No further action required
Initiate a "Buy Local" program and develop an agricultural economic strategy	Chamber of Commerce established a buy local program for commercial businesses - 2011	No further action required
Provide adequate bicycle facilities and establish a signed system of bicycle routes throughout the Town	Bicycle and Pedestrian Committee Est. 03/2009 - address bicycle & pedestrian mobility. Developed signed Delmar Bicycle Route	Improve bicycle and pedestrian connections (sidewalks, bicycle facilities) to existing Town parks. Provide information on Town website describing all walking and other trails convenient for town residents use, whether town-operated, state, or non-profit

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Coordinate with Chamber of Commerce to promote local businesses	Participate in Bethlehem Chamber/Town Focus on Business Forums. Chamber presence at Delmar Farmer's Market	Ongoing effort between Town and Bethlehem Chamber of Commerce.
Create a Parks Master Plan	Master Plan Completed for Henry Hudson Park as part of LWRP - 10/2007	Develop a Parks and Recreation Master Plan, including identification of existing public and private resources (Schools, soccer club, YMCA, etc.) and identification of needs. Process should involve an ad hoc or formal advisory committee, with the outcome being a plan outlining priorities and possibilities. Expense should be a consideration along with timing and implementation. Evaluate local (pocket) and centralized parks and connectivity to residential areas.
Coordinate with neighboring municipalities, Albany County, school districts and regional entities in planning related activities	Linkage studies completed, land use review coordinates with regional entities	Ongoing effort between Town and neighboring jurisdictions/agencies/ organizations.
Enhance entranceways / gateways to the community	Bethlehem Garden Club plantings at entranceways to Town	Ongoing effort by the Garden Club
Encourage continuing education for board members	4 hours of education credits required by NYSDOS - Town Board Resolution adopted April 2008	DEDP annually monitor Planning Board and Zoning Board continuing education credits, and make members aware of qualifying education opportunities.
Long-Term Actions		
Review the comprehensive plan within five to ten years	2012 begin Comp Plan assessment	Implement CPAC recommendations based on Town Board direction