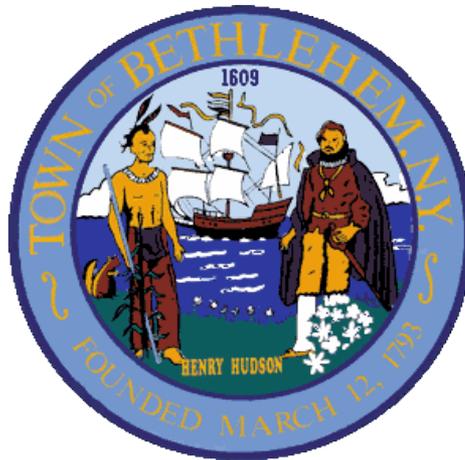


Comprehensive Plan Assessment Committee



DECEMBER 11, 2012 MEETING

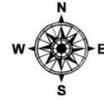
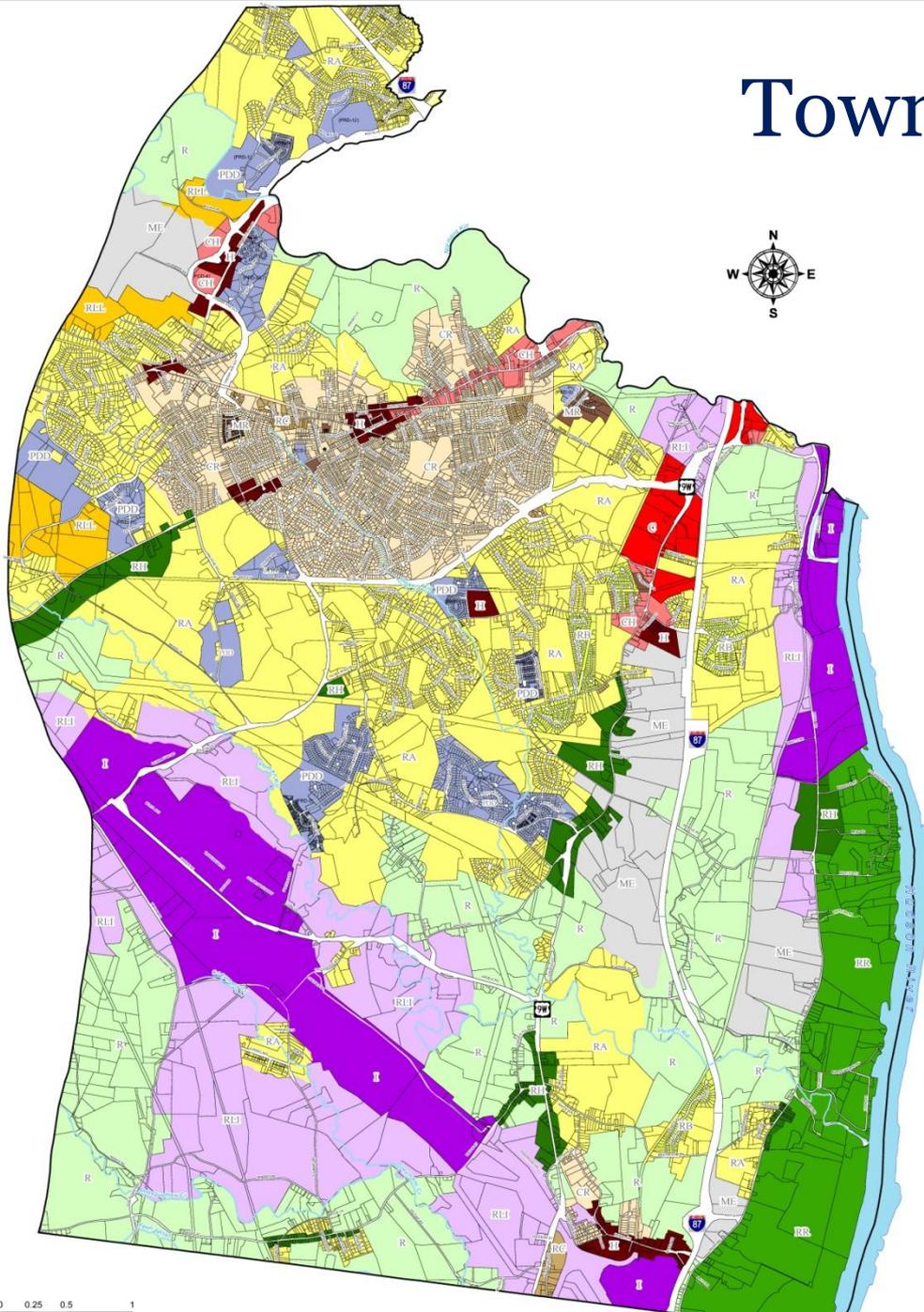


Comprehensive Plan Recommendations



- Create mixed-use hamlet zone(s) for existing and proposed hamlets – *(Planning Board Approval)*
- Utilize the Planned Development District Tool – *(Town Board Approval)*
- Establish Zoning for Mixed Economic Development Districts – *(Town Board Approval)*
- Incorporate the use of Conservation Subdivision regulations – *(Planning Board Approval)*

Town Zoning District Map



Legend

ZONING

- COMMERCIAL HAMLET (CH)
- CORE RESIDENTIAL (CR)
- GENERAL COMMERCIAL (C)
- HAMLET (H)
- HEAVY INDUSTRIAL (I)
- MIXED ECONOMIC DEVELOPMENT (ME)
- MULTI-FAMILY (MR)
- PLANNED DEVELOPMENT DISTRICT (PDD)
- RESIDENTIAL A (RA)
- RESIDENTIAL B (RB)
- RESIDENTIAL C (RC)
- RESIDENTIAL LARGE LOT (RLL)
- RURAL (R)
- RURAL HAMLET (RH)
- RURAL LIGHT INDUSTRIAL (RLI)
- RURAL RIVERFRONT (RR)

Hamlet Zoning Districts

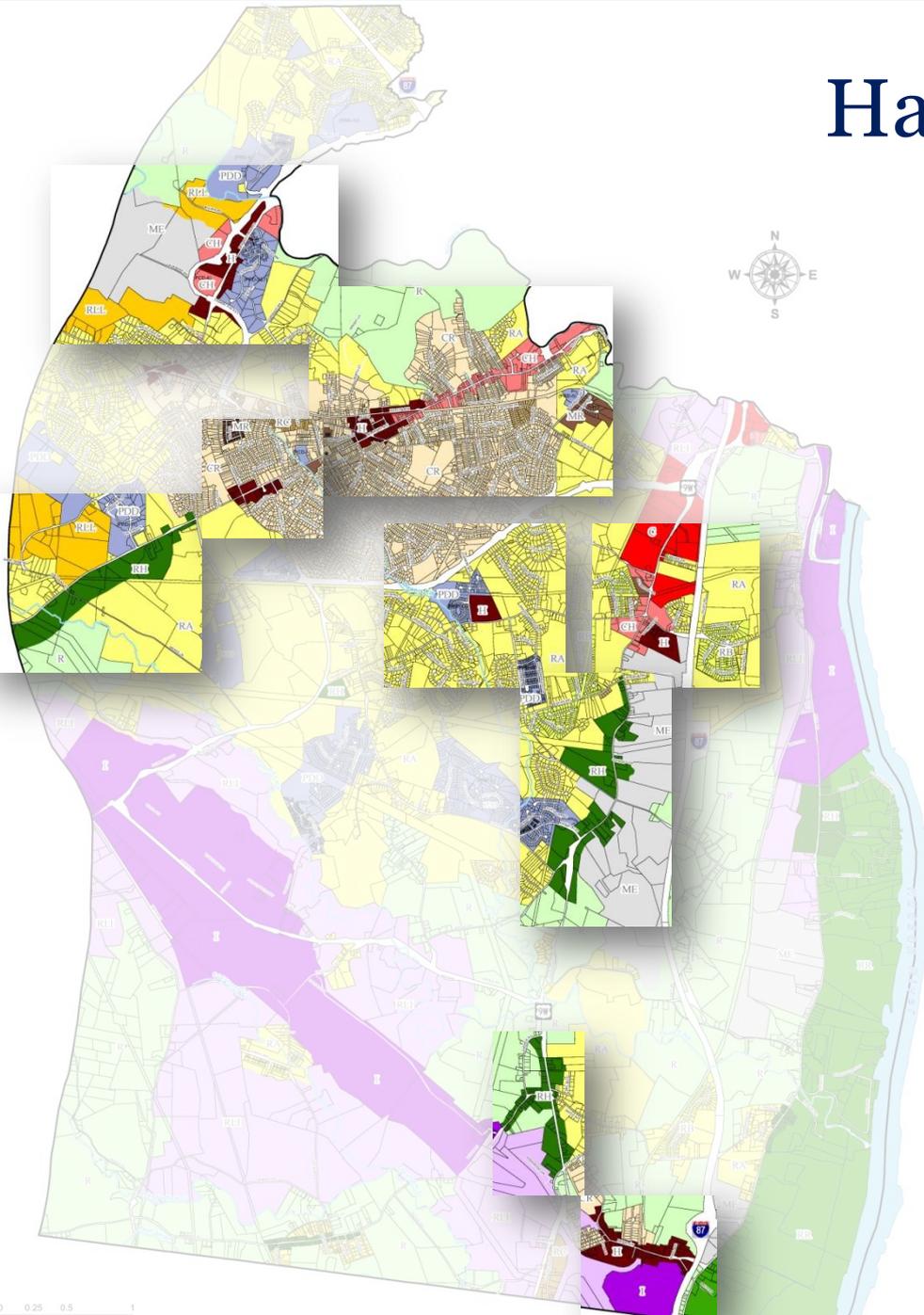


Hamlet Zoning Districts



- Hamlet, Commercial Hamlet, Rural Hamlet
- Encourage compact, mixed use commercial and residential development
- Mixed use high-density zones of a variety of scales and designs. These zones encourage a variety of housing types and mixed-use buildings.
- Scale of development and pedestrian connections to neighborhoods is important.

Hamlet Zoning Districts



Legend

ZONING

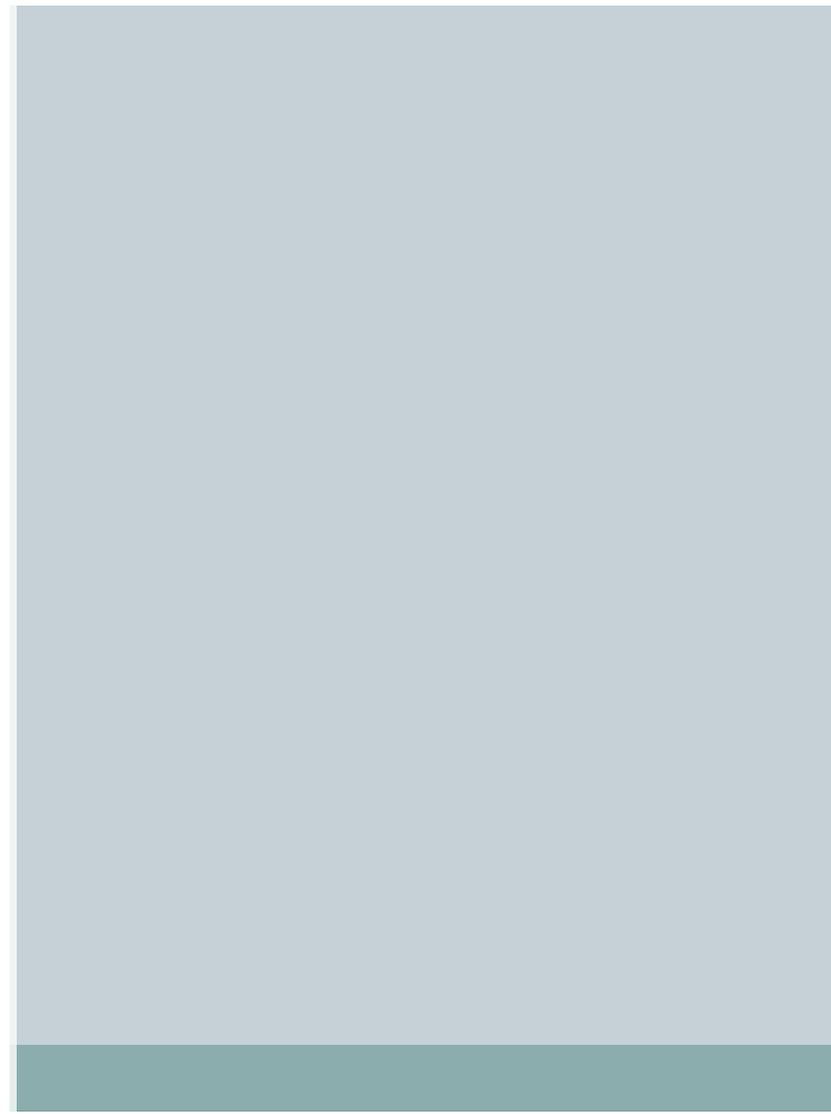
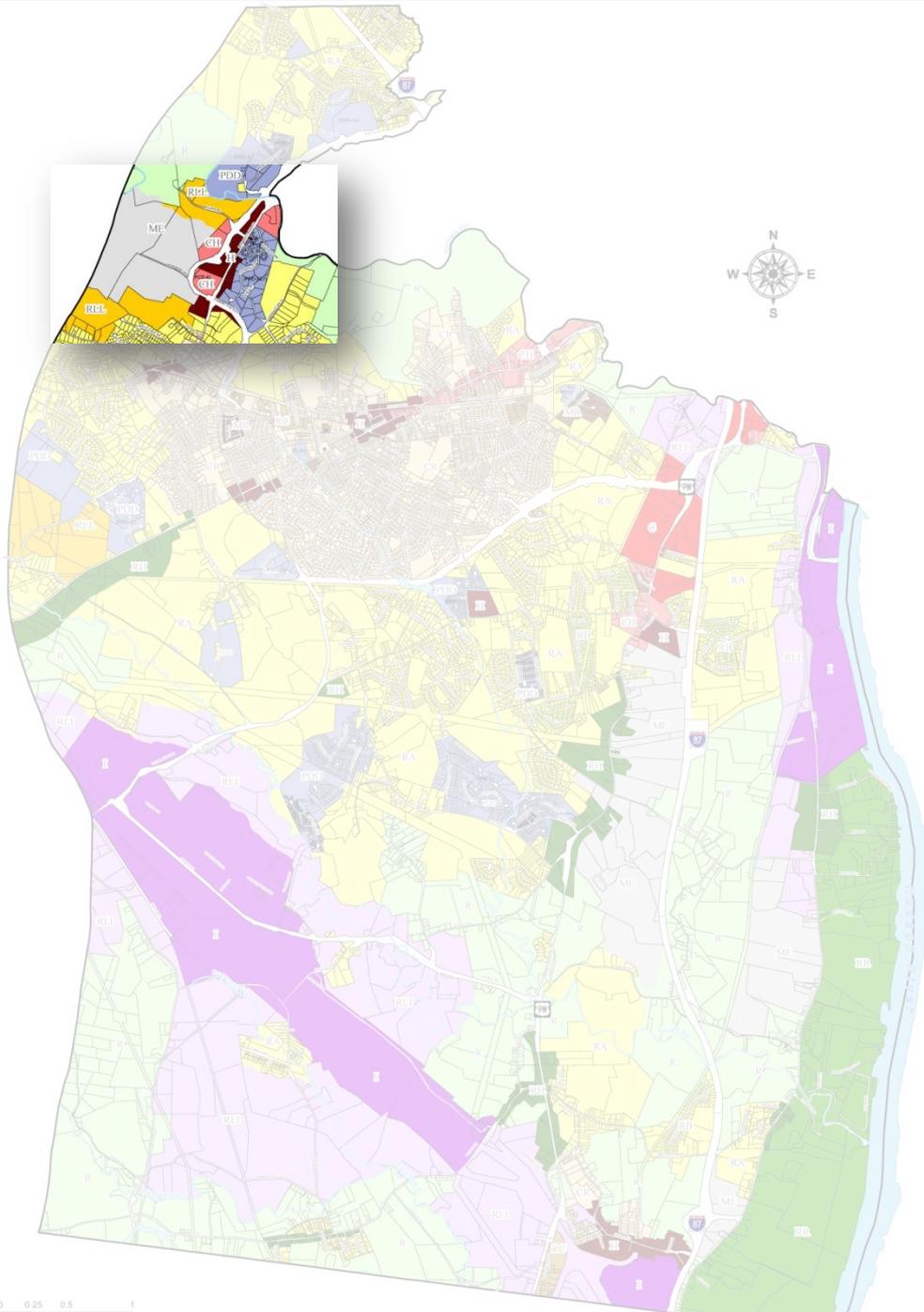
-  COMMERCIAL HAMLET (CH)
-  CORE RESIDENTIAL (CR)
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-  HAMLET (H)
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Hamlet Zoning Districts



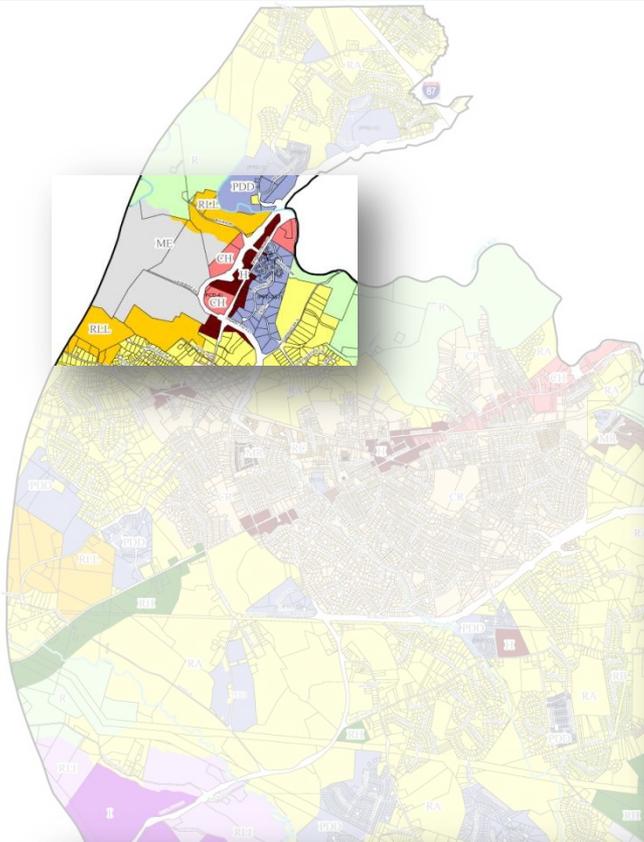
- **Hamlet Zoning District**
 - Pedestrian-friendly access
 - Encourage compact mixed-use commercial/residential development
 - 8 DU/acre max.
 - 10 foot front yard setback
 - Parking prohibited in front yard
- **Commercial Hamlet**
 - Medium scale businesses/essential services adjacent to neighborhoods
 - Oriented to vehicular rather than pedestrian access
- **Rural Hamlet**
 - Original settlement areas along major corridors
 - Small scale businesses in close proximity to rural/agriculture land
 - Encourage compact commercial and residential development in rural neighborhoods
 - 4 DU/acre max.

Hamlet Apartments

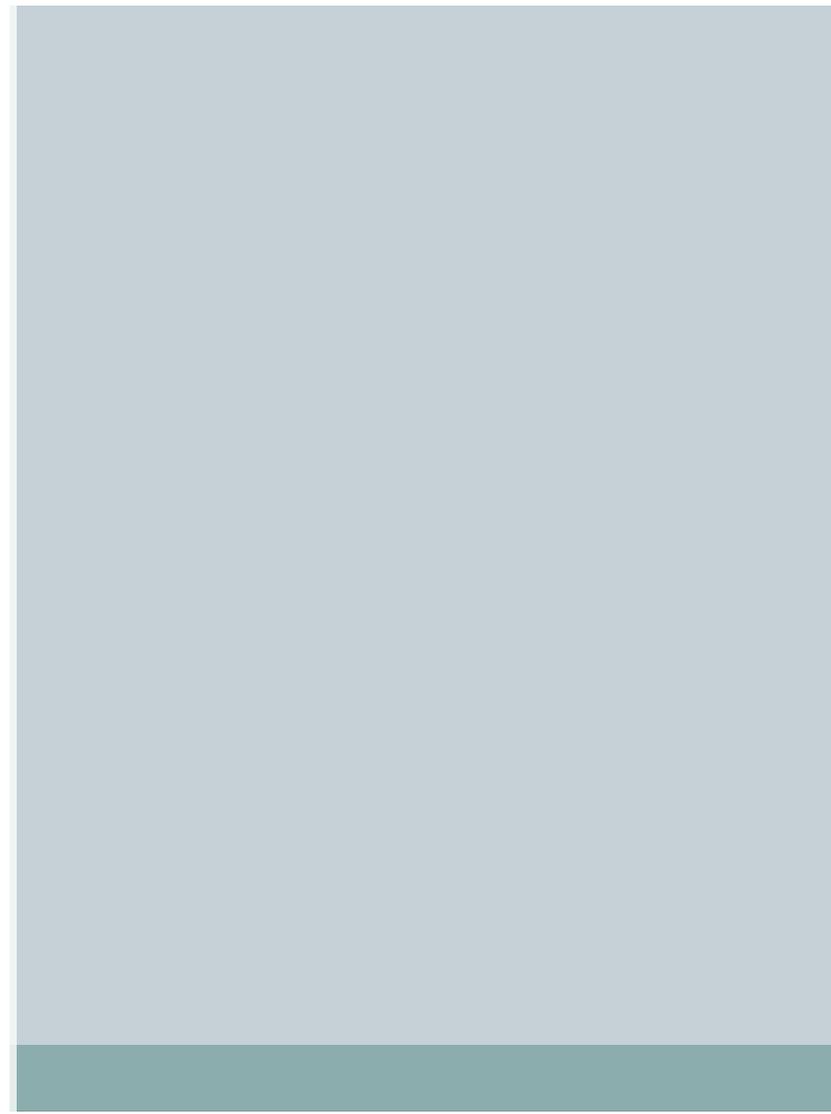


Hamlet Apartments

- 50 Units



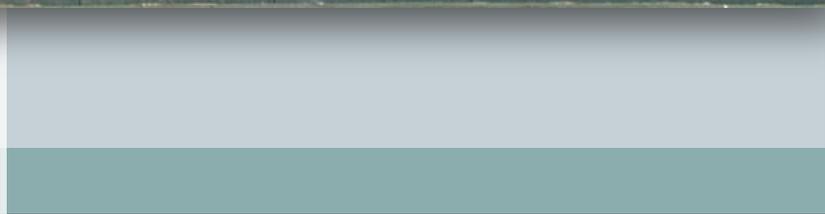
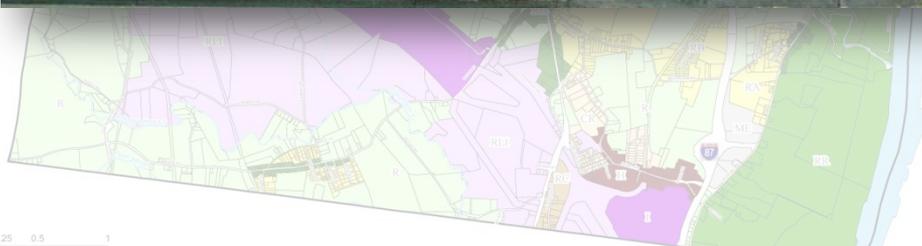
Delaware Avenue



Berkshire Bank

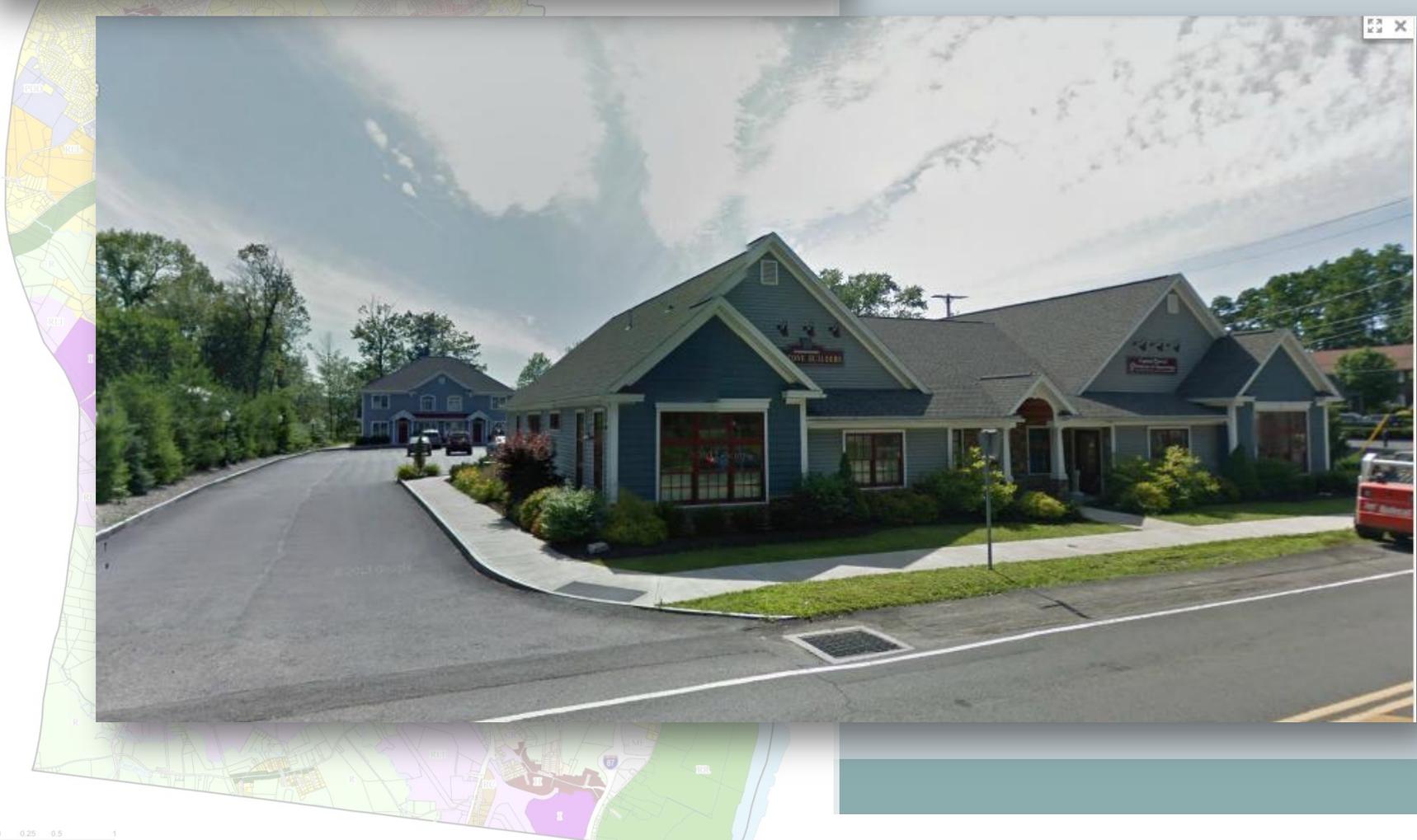


Delaware Avenue Health Park



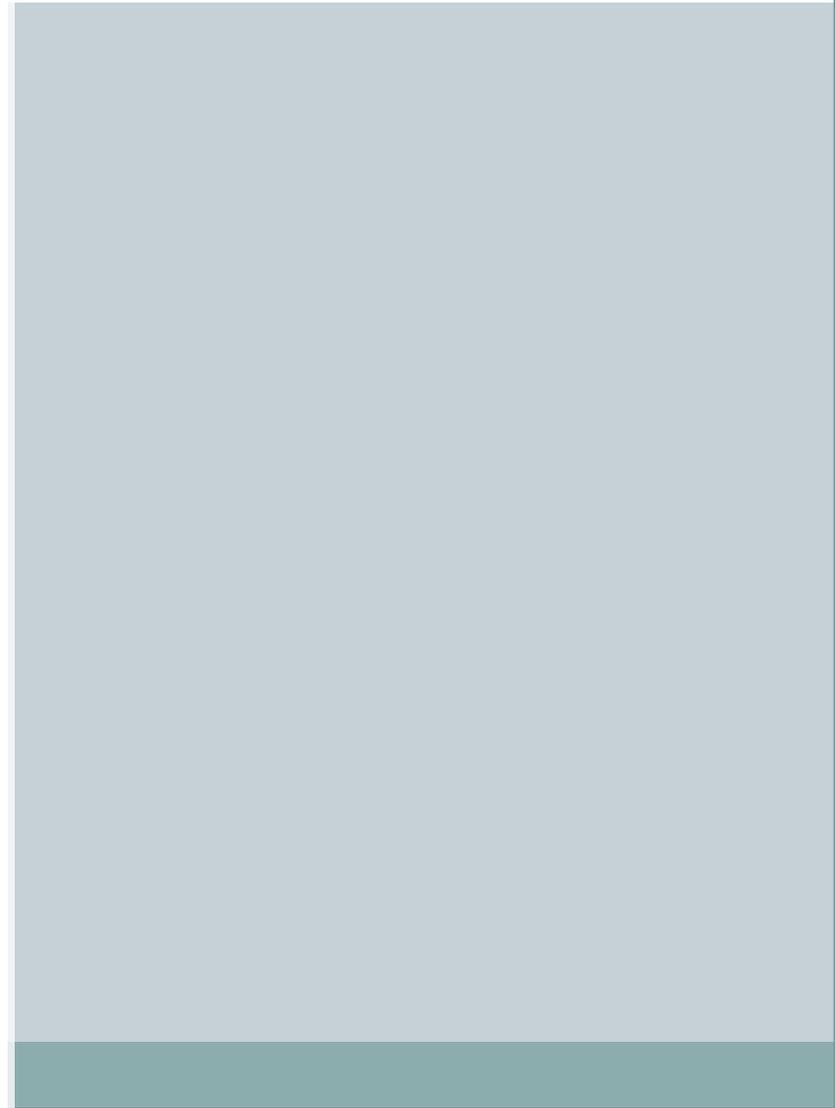
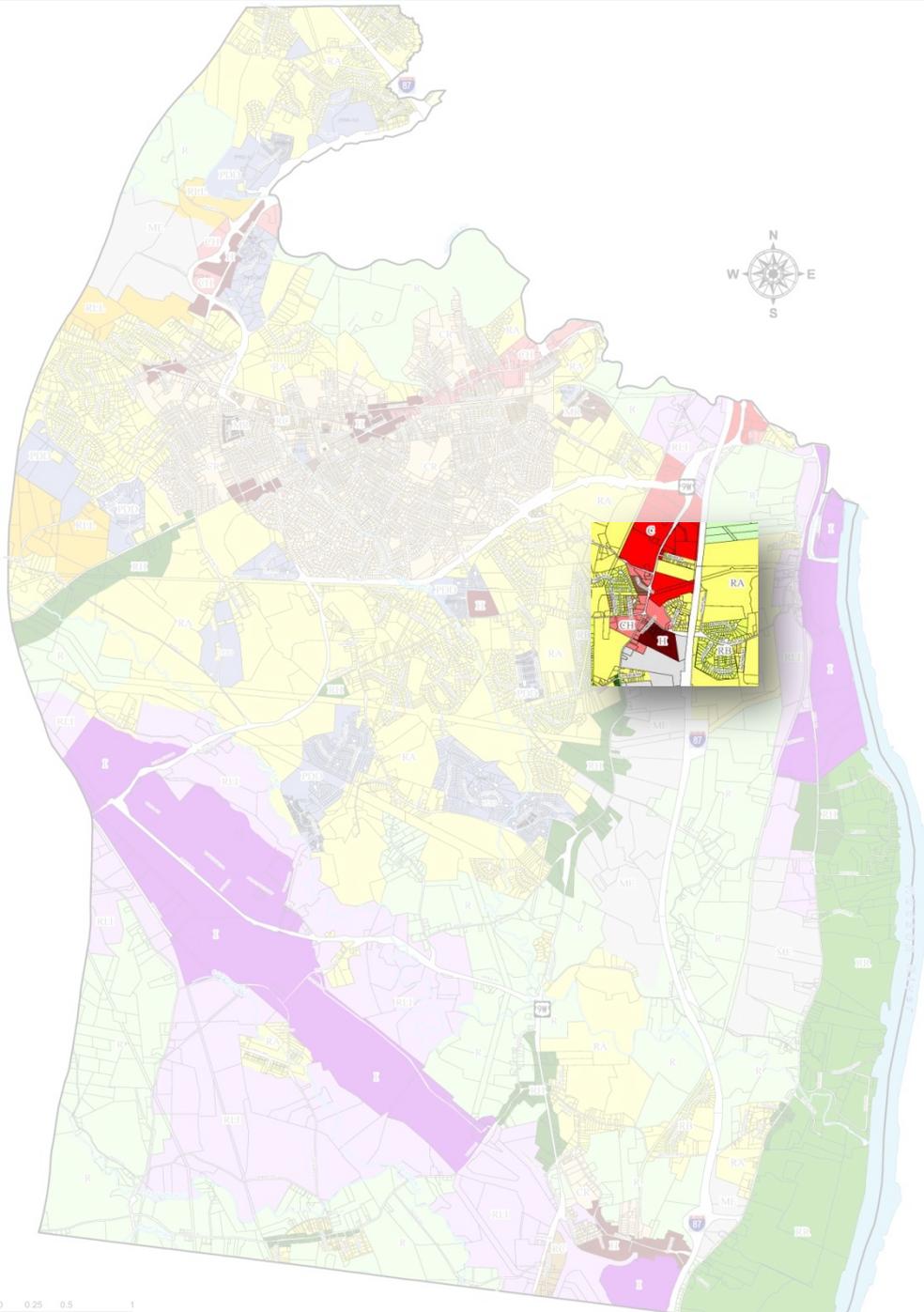
Elm Ave/Cherry Ave

- 8 Units/4,250sqft office





Route 9W

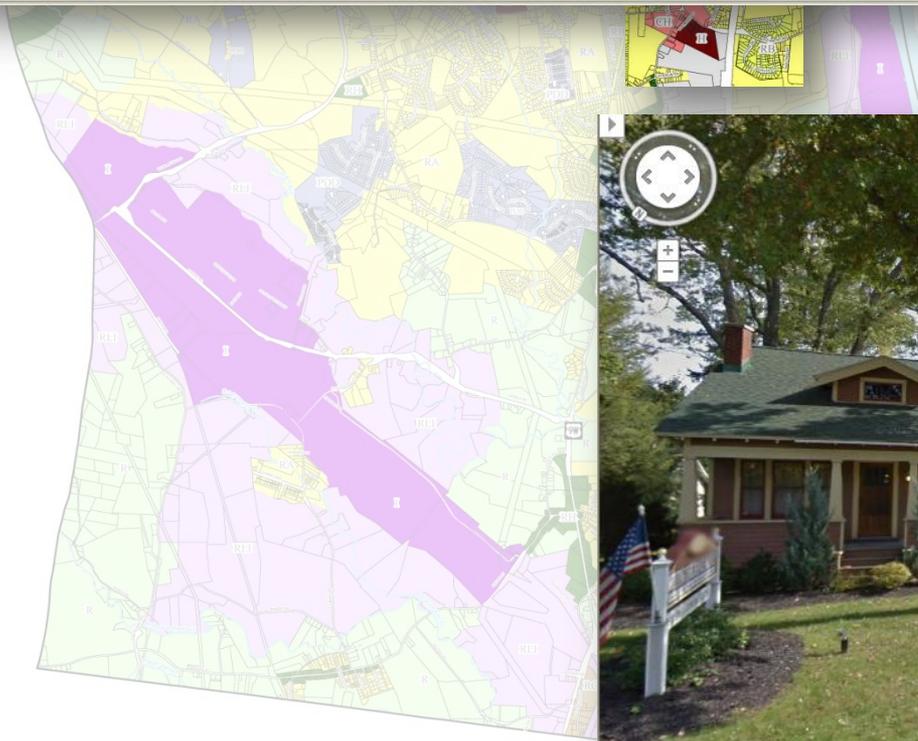


Route 9W

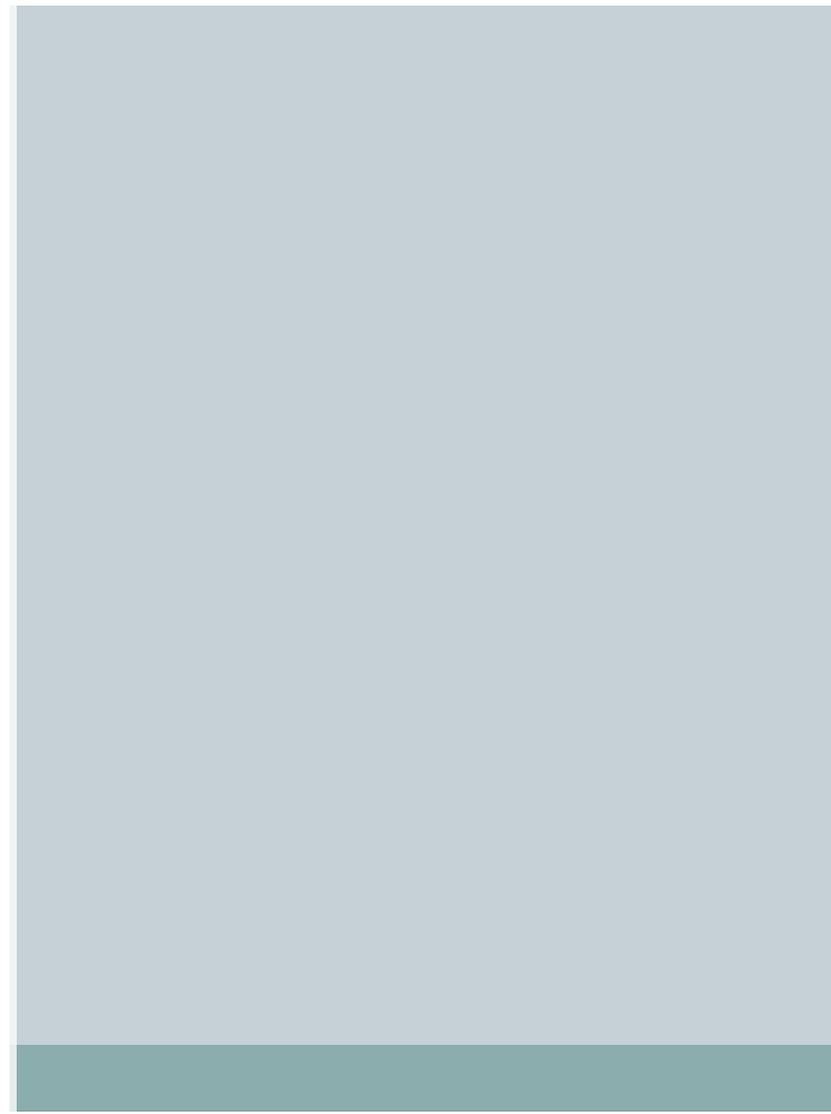
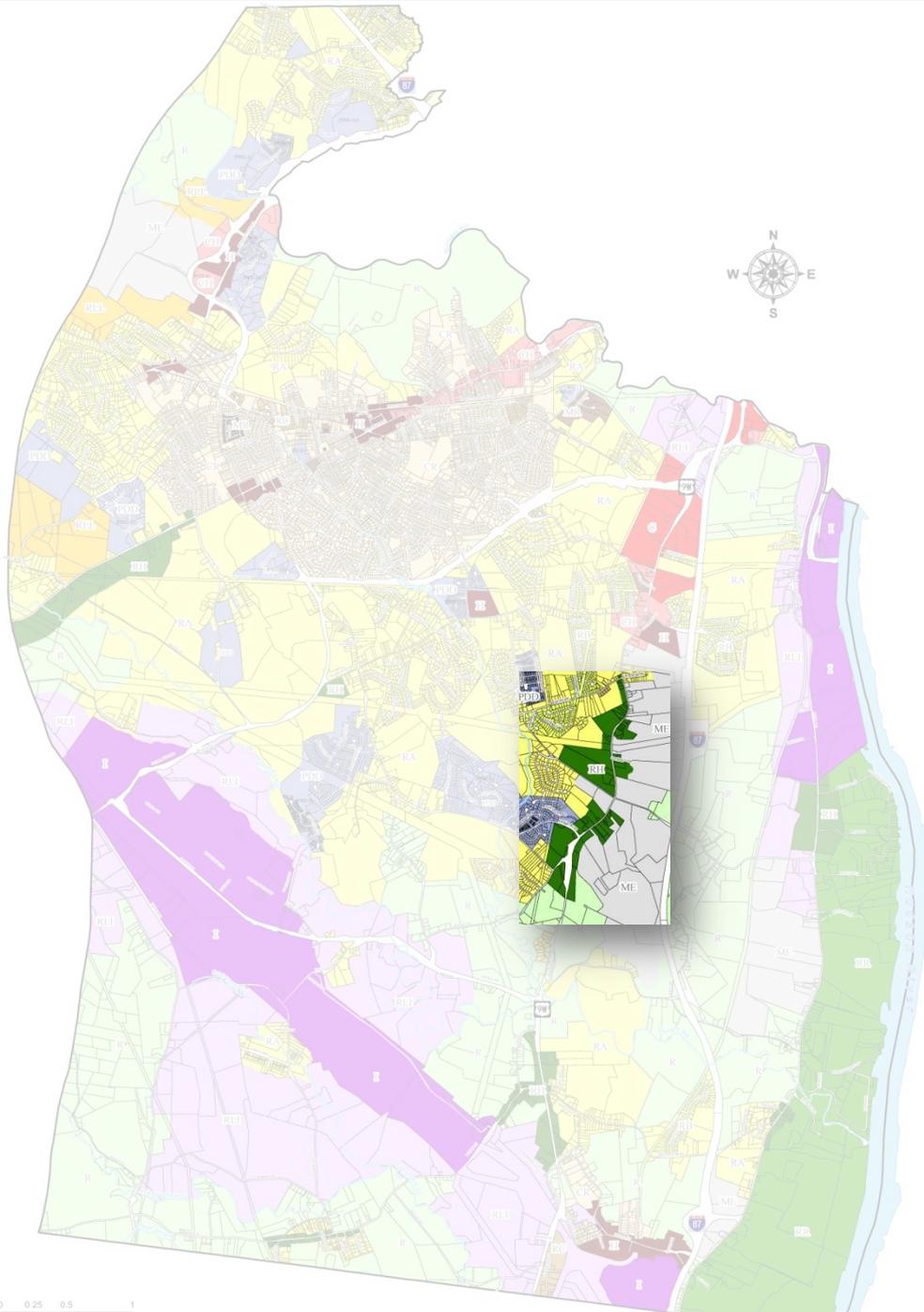
- Capital Comm. FCU
3,000sqft office
- Whiting Insurance
1,200sqft office
- Dermatology Associates
2,500sqft office



Report a problem Image Date: June 2011



Hague Blvd. Apts. Locus View Apts.



Hague Blvd. Apts. Locus View Apts.

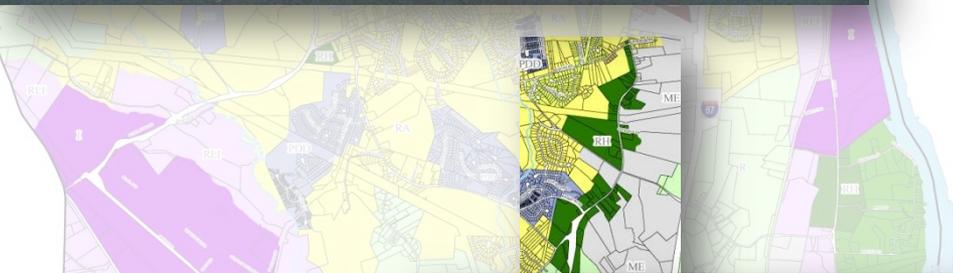


Hague Blvd. Apts.

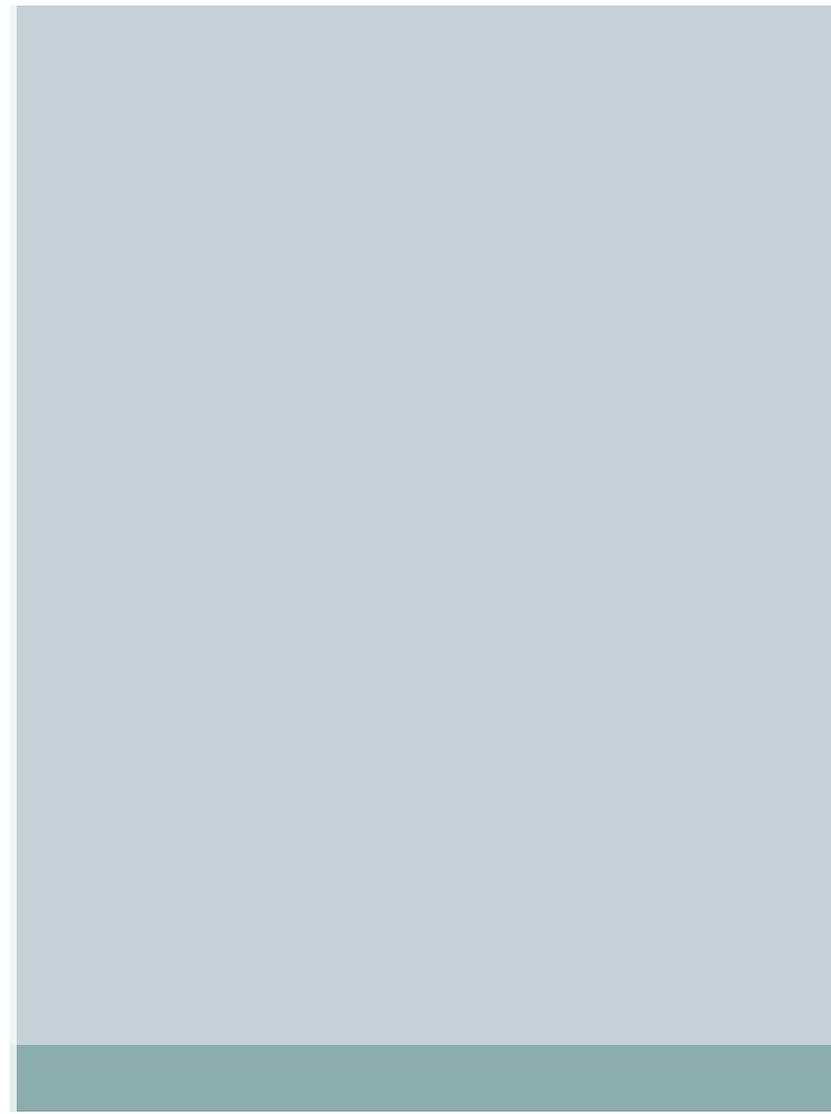
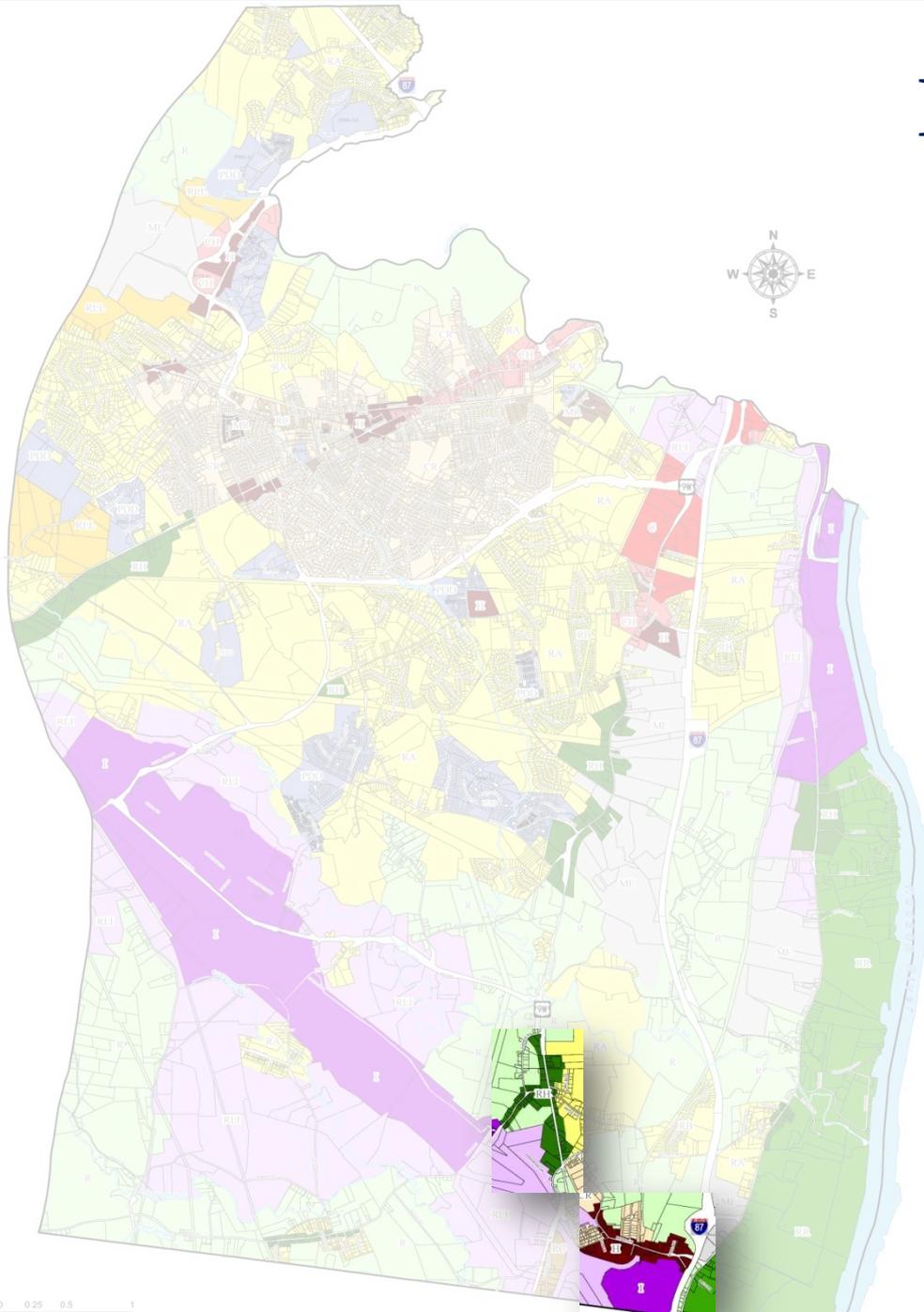
- Townhouse Style
- 53 units

Locus View Apts.

- 34 Units

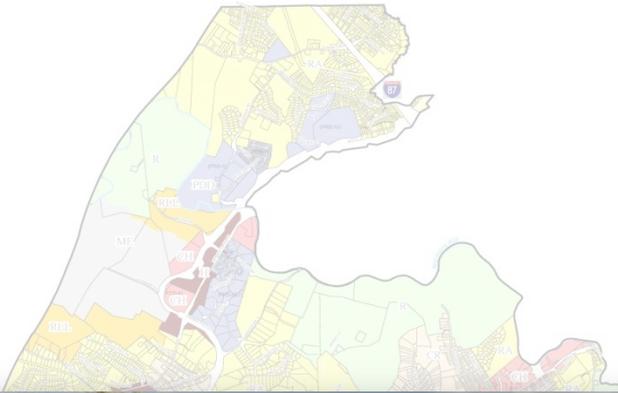


Route 9W/Maple Ave

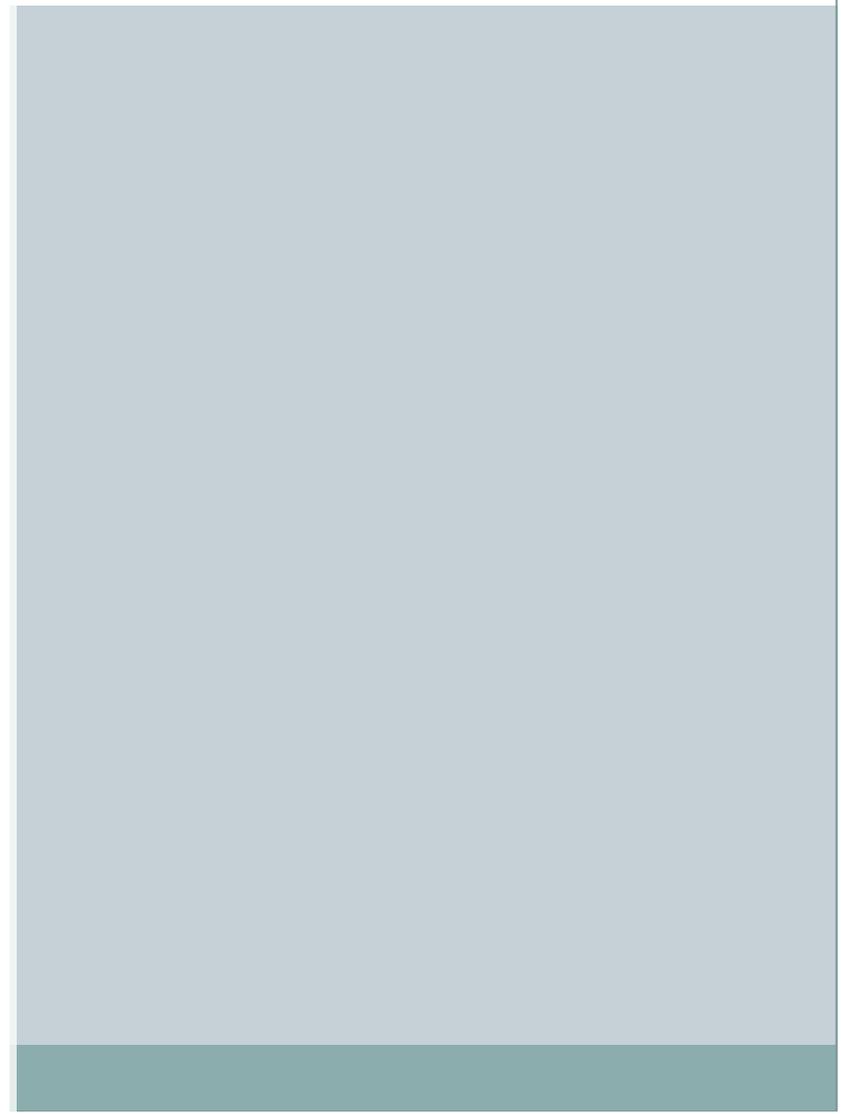
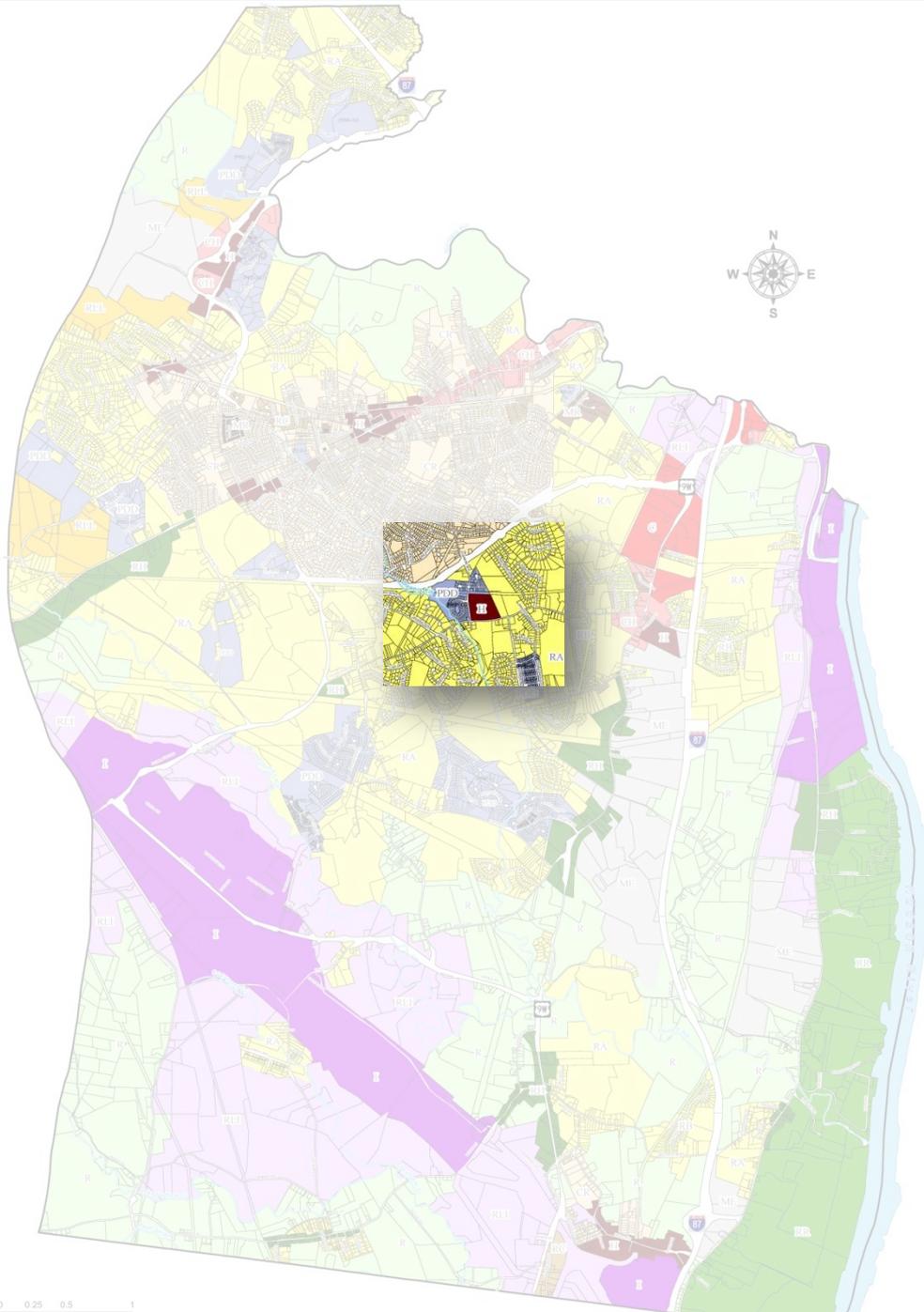


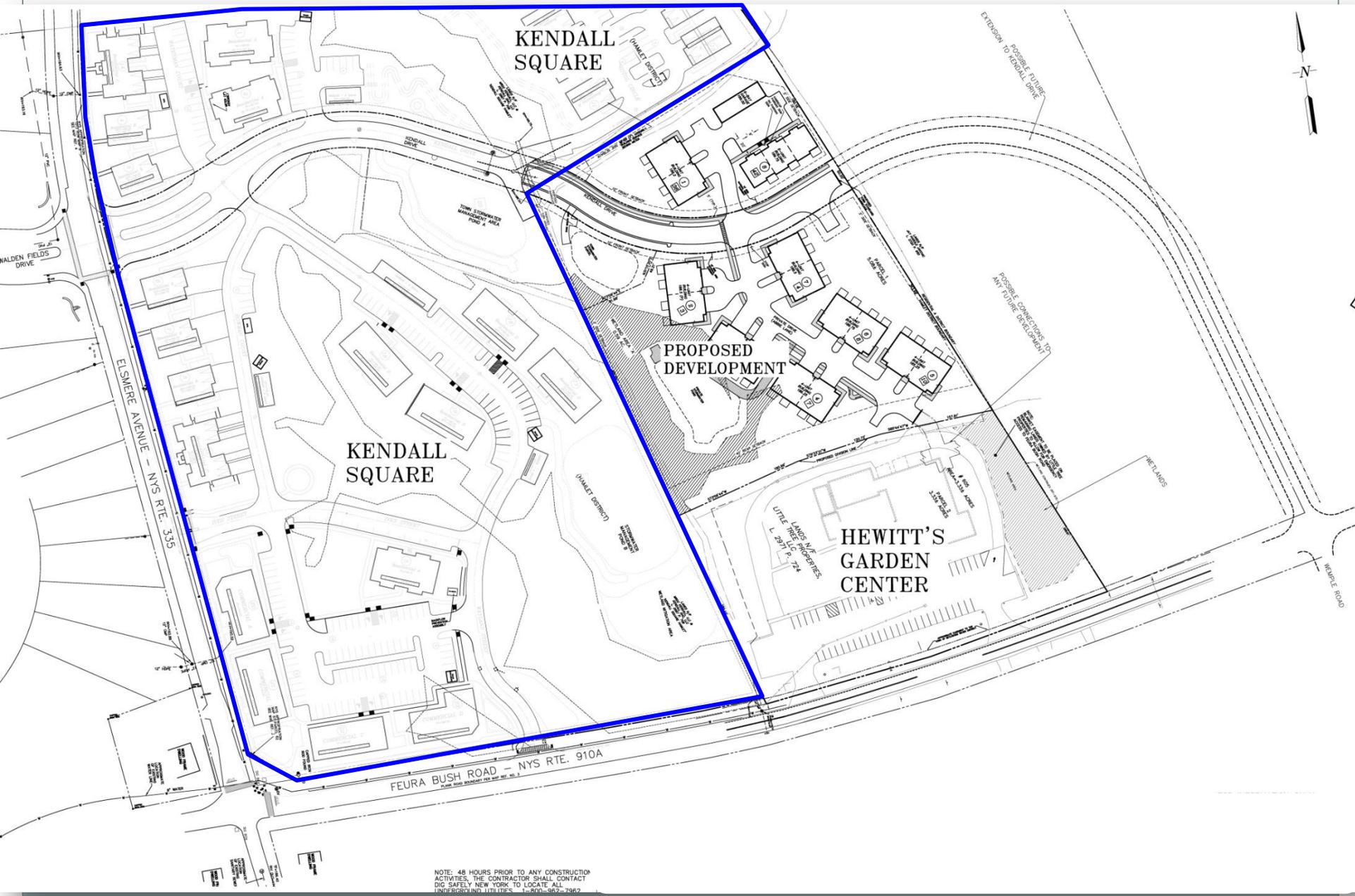
Route 9W/Maple Ave

- Corner Market



Kendall Square





KENDALL SQUARE

KENDALL SQUARE

PROPOSED DEVELOPMENT

HEWITT'S GARDEN CENTER

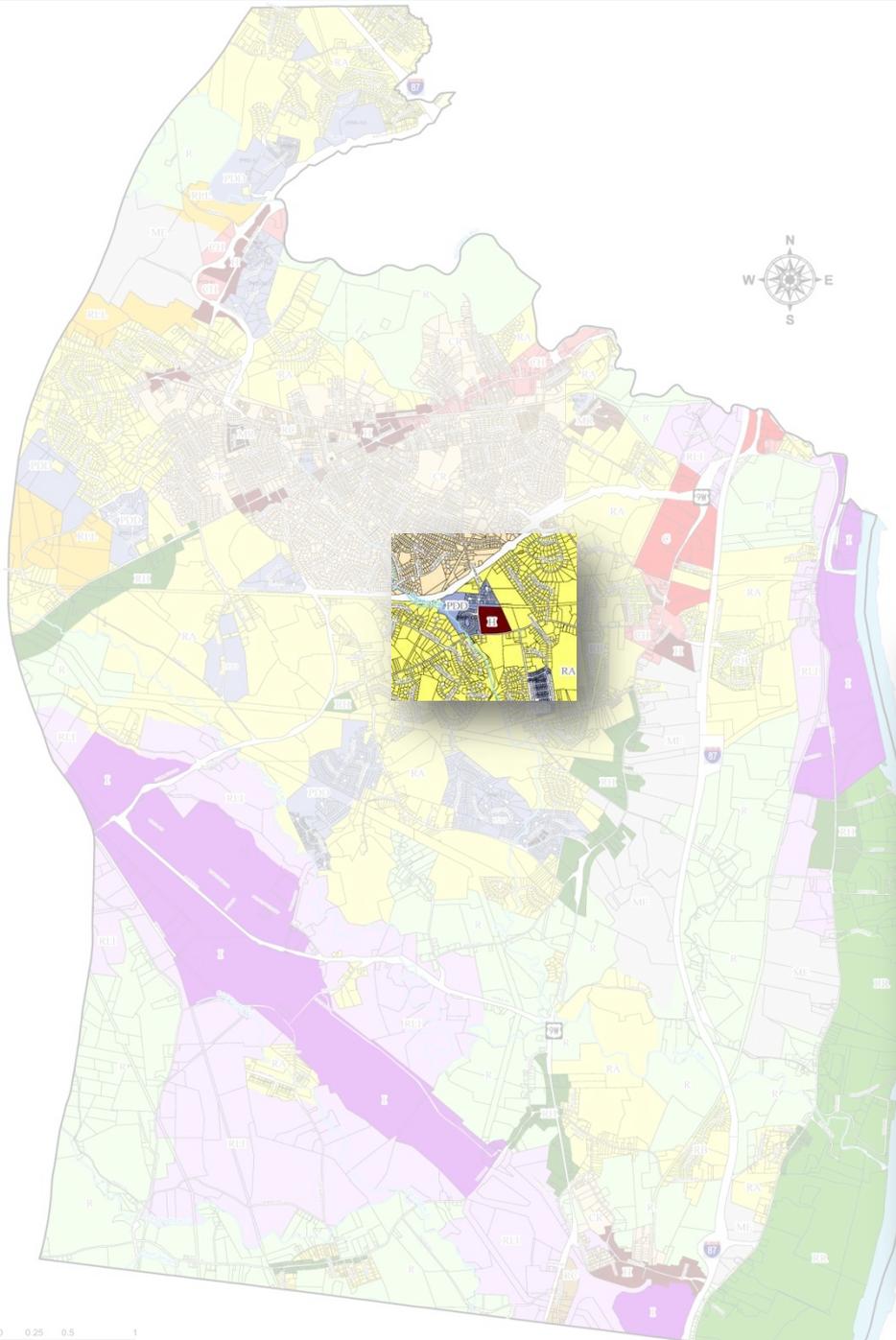
ESMERE AVENUE - NYS RTE. 335

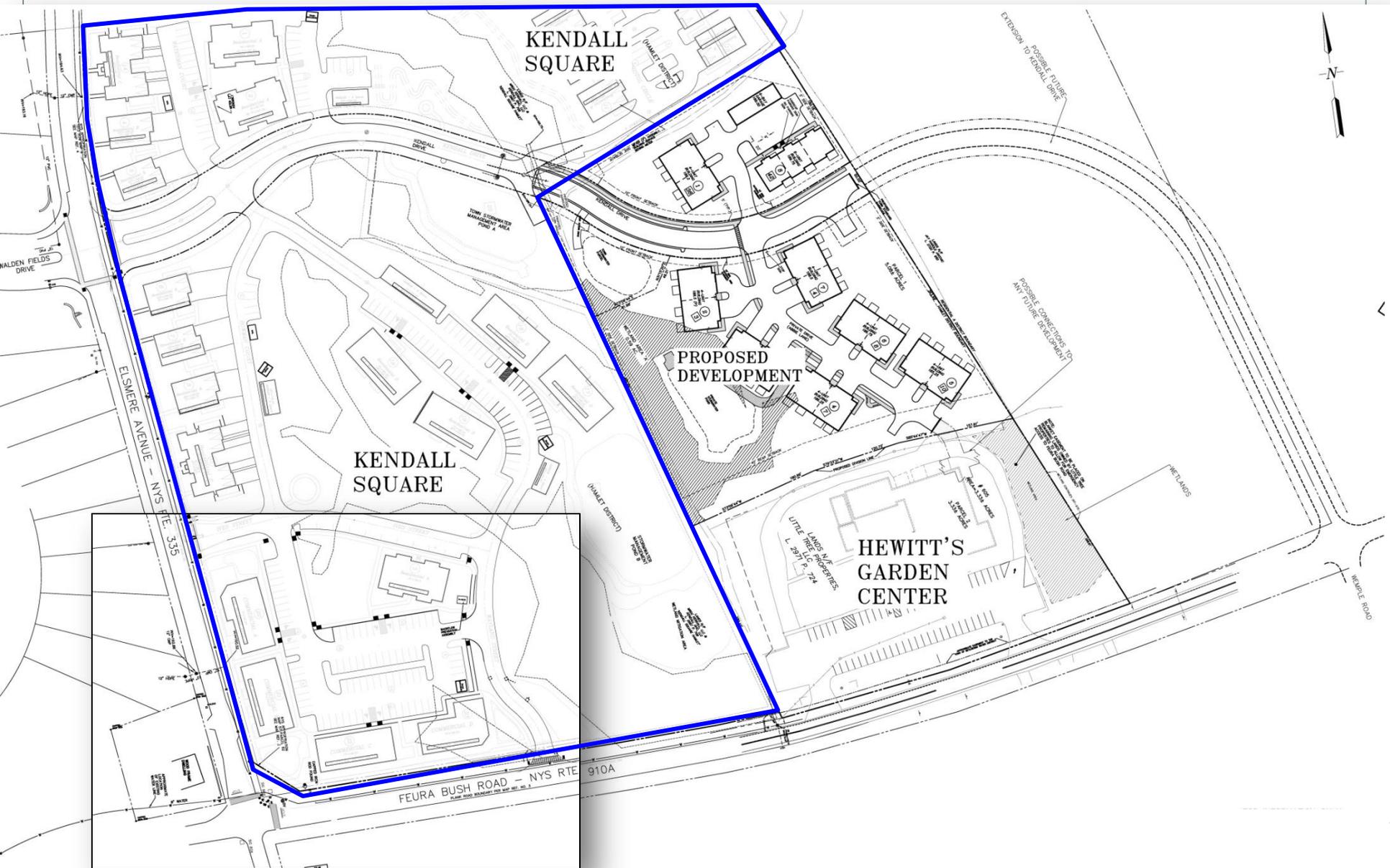
FEURA BUSH ROAD - NYS RTE. 910A

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-2862

Kendall Square

- 110 Units
- 40,000sqft commercial





KENDALL SQUARE

KENDALL SQUARE

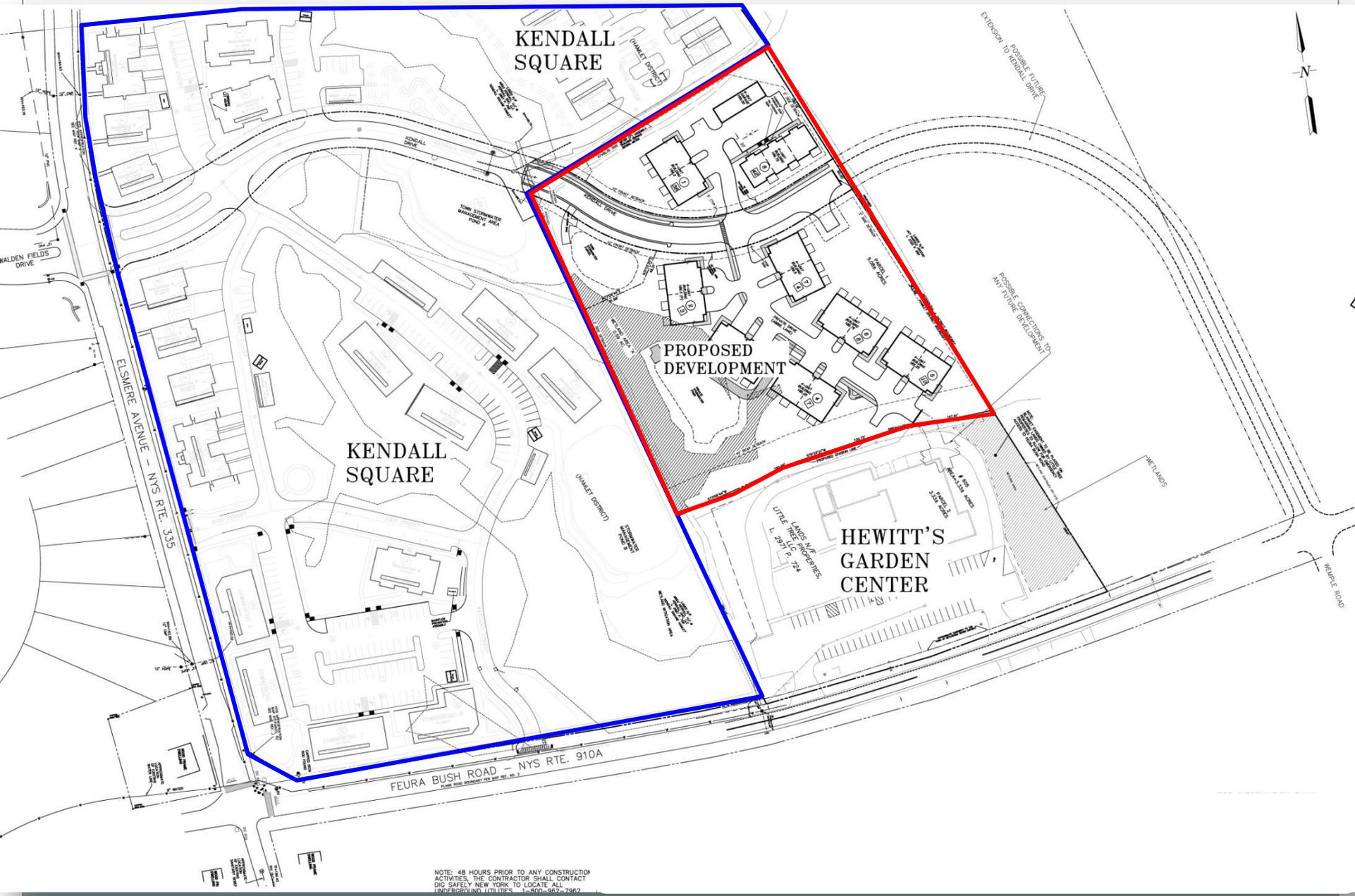
PROPOSED DEVELOPMENT

HEWITT'S GARDEN CENTER

ESMERE AVENUE - NYS RTE 335

FEURA BUSH ROAD - NYS RTE 910A

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-862-2862



KENDALL SQUARE

KENDALL SQUARE

PROPOSED DEVELOPMENT

HEWITT'S GARDEN CENTER

ELSMERE AVENUE - NYS RTE. 335

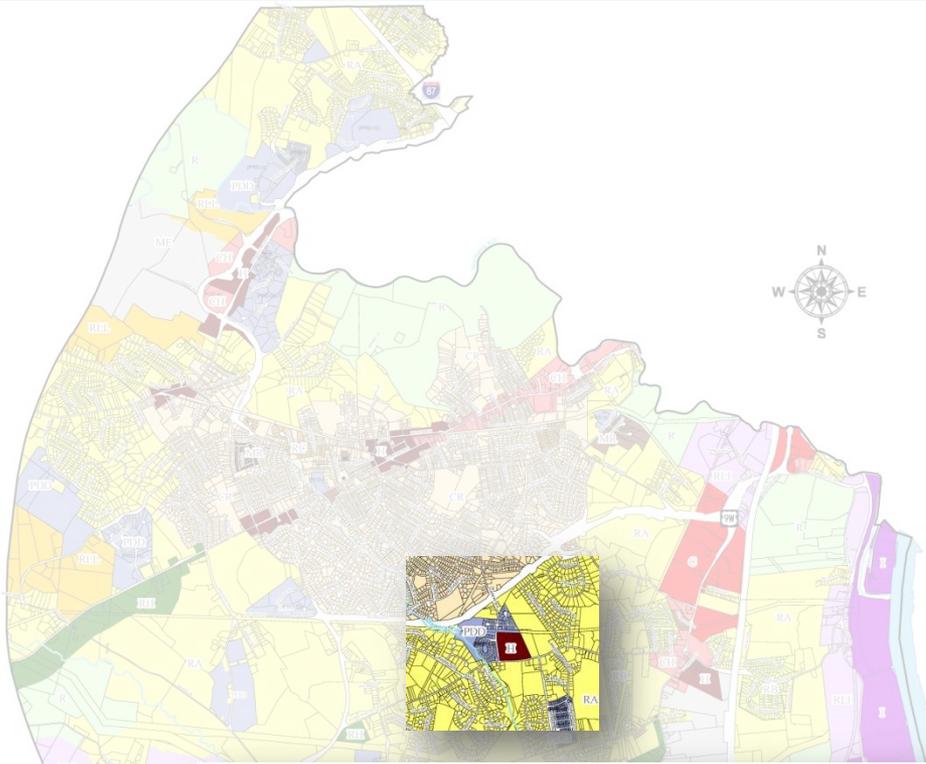
FEURA BUSH ROAD - NYS RTE. 910A

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7362



Feura Bush Condos

- 32 condo units
- Pedestrian connection to Feura Bush Road
- Construction of Kendall Drive to property line



NG BEAM METAL ROOFING • SIDE ENTRY ROOFS •
FRAME OVER FRONT ENTRY DOORS TO UPPER UNITS
13 DARK BRONZE

VINYL SHAKE SIDING (AS SHOWN)
NORANDEX #049

BOARD AND BATTEN
VINYL SIDING AS SHOWN



TOWN SQUARE NUTMEG

12' x 8' OH. DOOR 9' x 8' OH. DOOR

9' x 8' OH. DOOR 12' x 8' OH. DOOR

GLENMONT AREA TRANSPORTATION IMPROVEMENTS

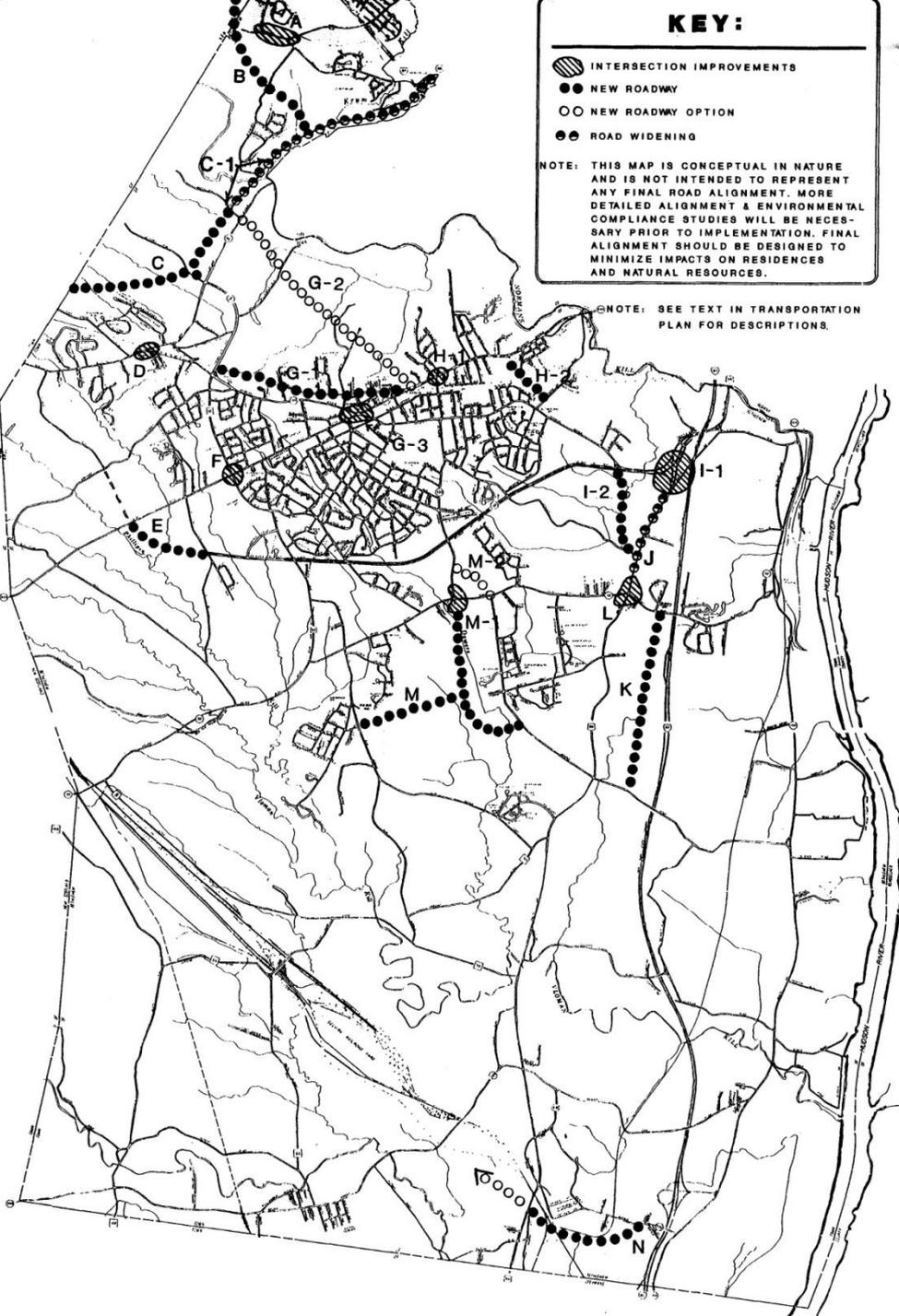


KEY:

-  INTERSECTION IMPROVEMENTS
-  NEW ROADWAY
-  NEW ROADWAY OPTION
-  ROAD WIDENING

NOTE: THIS MAP IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO REPRESENT ANY FINAL ROAD ALIGNMENT. MORE DETAILED ALIGNMENT & ENVIRONMENTAL COMPLIANCE STUDIES WILL BE NECESSARY PRIOR TO IMPLEMENTATION. FINAL ALIGNMENT SHOULD BE DESIGNED TO MINIMIZE IMPACTS ON RESIDENCES AND NATURAL RESOURCES.

NOTE: SEE TEXT IN TRANSPORTATION PLAN FOR DESCRIPTIONS.



KEY:

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TOWN OF BETHLEHEM

ALBANY COUNTY - NEW YORK

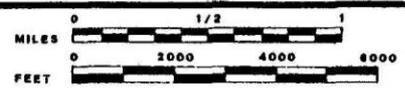
LAND USE MANAGEMENT ADVISORY COMMITTEE



PREPARED BY: TOWN PLANNING DEPARTMENT
 DATE: APRIL 1994
 SOURCE: CAPITAL DISTRICT TRANSPORTATION COMMITTEE

MAP #
52

**TRANSPORTATION PLAN
VEHICULAR CIRCULATION**



KEY:

-  INTERSECTION IMPROVEMENTS
-  NEW ROADWAY
-  NEW ROADWAY OPTION
-  ROAD WIDENING

NOTE: THIS MAP IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO REPRESENT ANY FINAL ROAD ALIGNMENT. MORE DETAILED ALIGNMENT & ENVIRONMENTAL COMPLIANCE STUDIES WILL BE NECESSARY PRIOR TO IMPLEMENTATION. FINAL ALIGNMENT SHOULD BE DESIGNED TO MINIMIZE IMPACTS ON RESIDENCES AND NATURAL RESOURCES.

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ALBANY COUNTY - NEW YORK

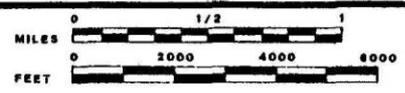
LAND USE MANAGEMENT ADVISORY COMMITTEE



PREPARED BY: TOWN PLANNING DEPARTMENT
 DATE: APRIL 1994
 SOURCE: CAPITAL DISTRICT TRANSPORTATION COMMITTEE

MAP #
52

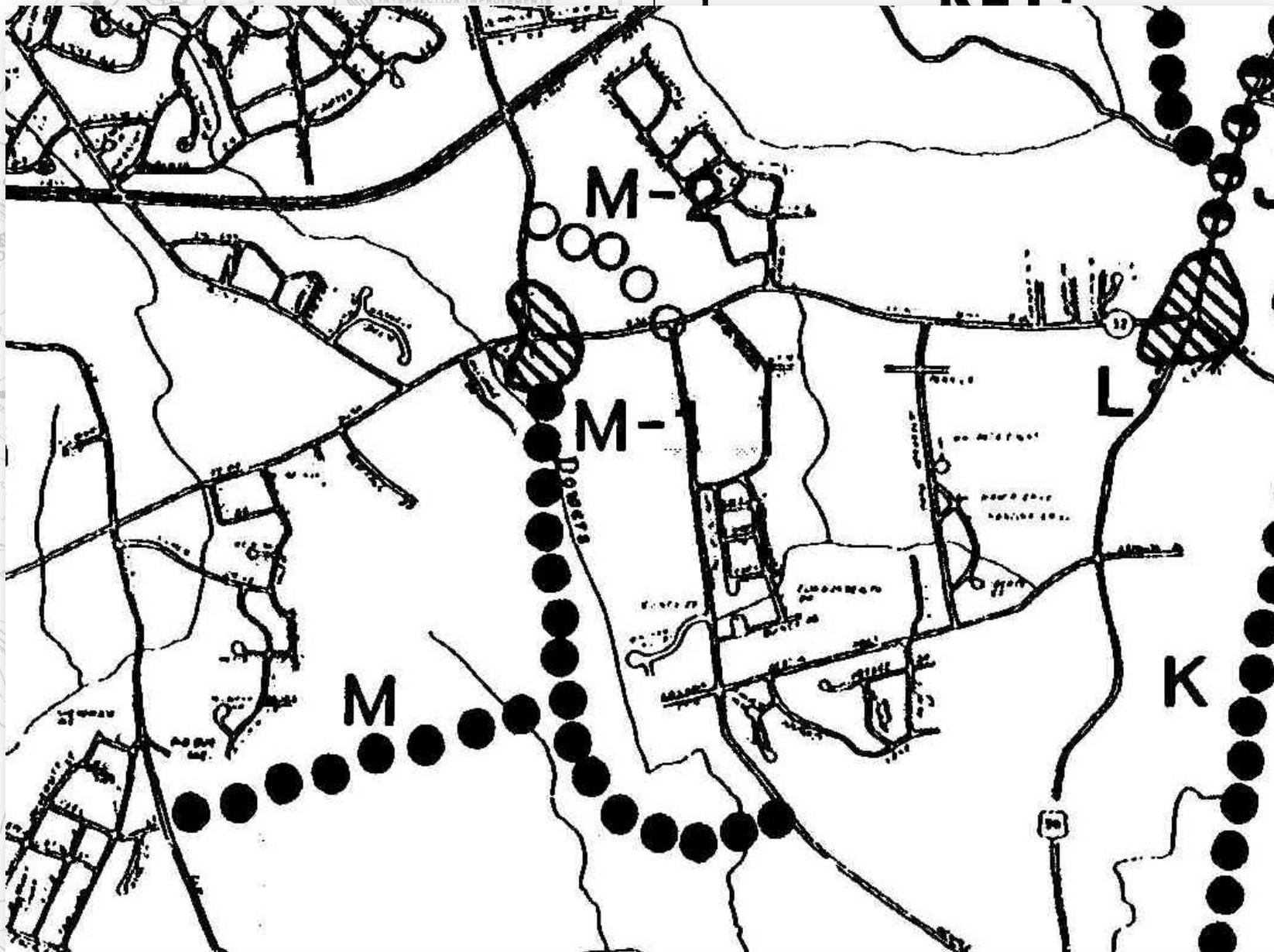
**TRANSPORTATION PLAN
VEHICULAR CIRCULATION**



KEY:

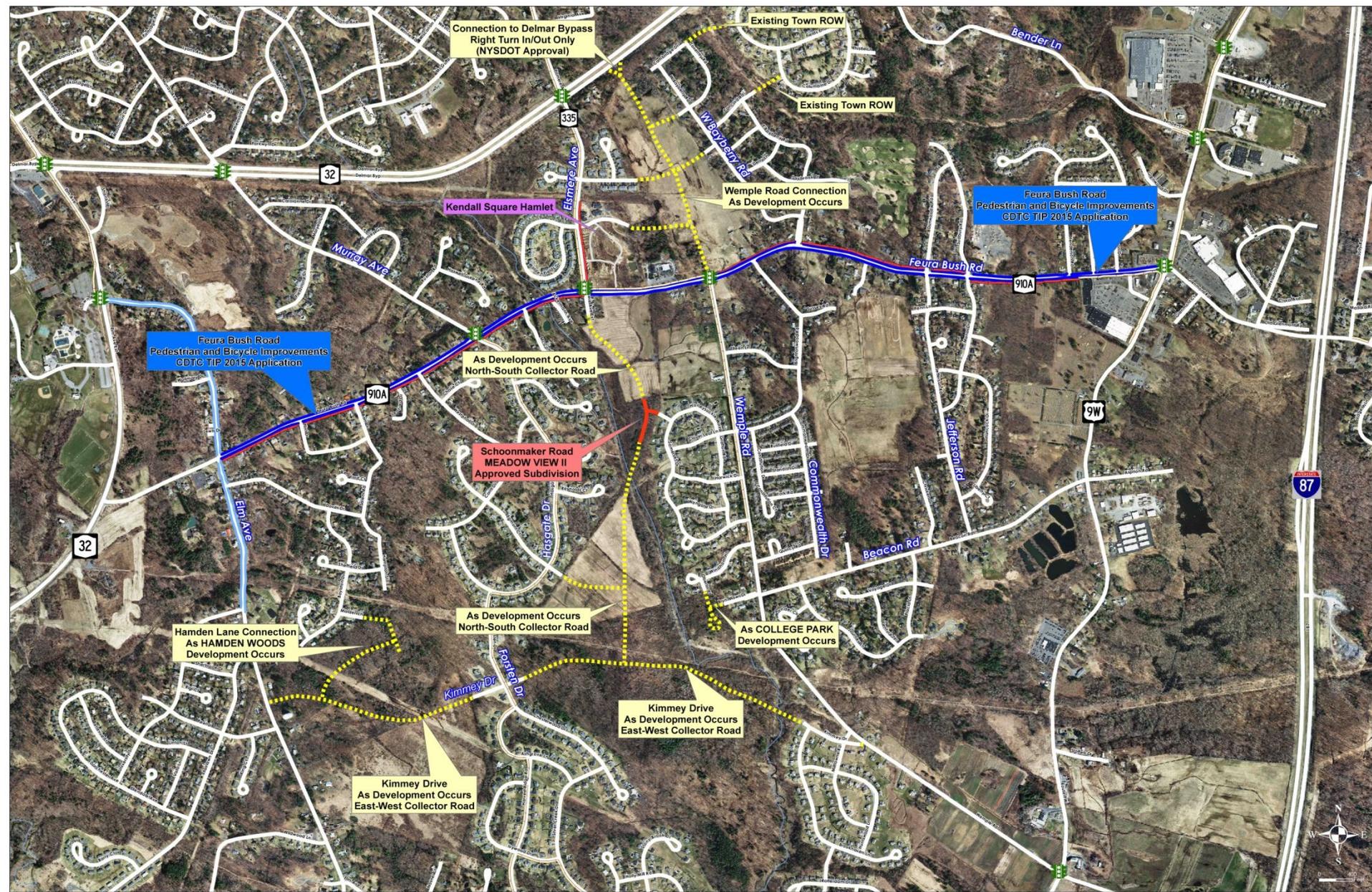
INTERSECTION IMPROVEMENTS

KEY:



TEE

N



- Existing Sidewalk
- Proposed Sidewalk
- Existing Widened Shoulder
- Proposed Widened Shoulder
- Connector Roadway



Glenmont Area Conceptual Transportation Map

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- Existing Sidewalk
- Proposed Sidewalk
- Existing Widened Shoulder
- Proposed Widened Shoulder
- Connector Roadway



Glenmont Area Conceptual Transportation Map

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Connection to Delmar Expressway
**Right Turn In/Out Only
(NYSDOT Approval)**

Existing Town ROW

Exis

**Wemple Road Conn
As Development O**

Kendall Square Hamlet

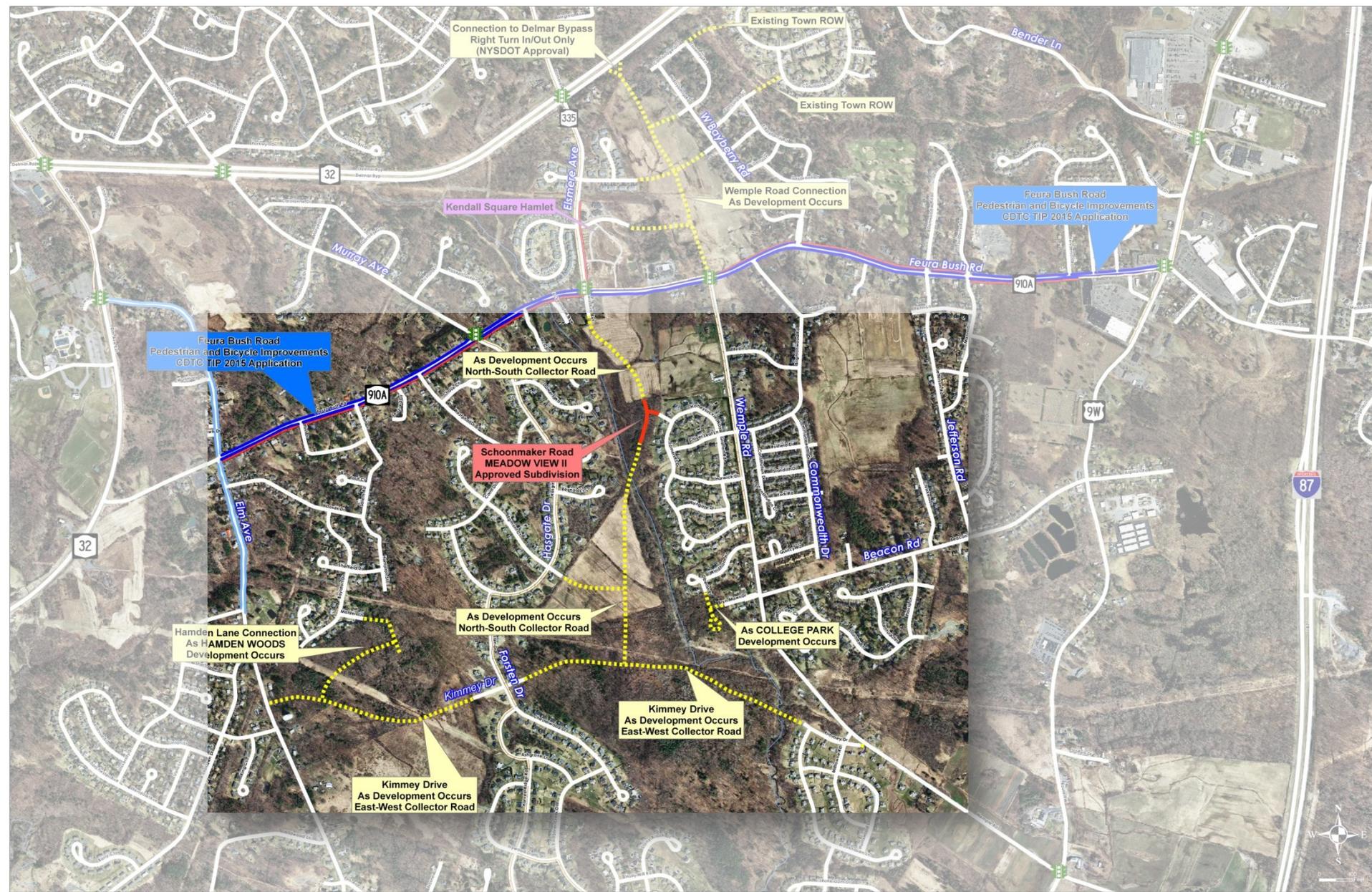


- Existing Sidewalk
- Proposed Sidewalk
- Existing Widened Shoulder
- Proposed Widened Shoulder
- Connector Roadway



Glenmont Area Conceptual Transportation Map

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Glenmont Area Conceptual Transportation Map

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**Pura Bush Road
and Bicycle Improvements
TIP 2015 Application**

Connection to Delmar Bypass
Right Turn In/Out Only

Existing Town ROW

**As Development Occurs
North-South Collector Road**

**Schoonmaker Road
MEADOW VIEW II
Approved Subdivision**

**As Development Occurs
North-South Collector Road**

**As COLLEGE PARK
Development Occurs**

**in Lane Connection
AMDEN WOODS
Development Occurs**

**Kimmy Drive
As Development Occurs
East-West Collector Road**

**Kimmy Drive
As Development Occurs
East-West Collector Road**

Existing Widened Shoulder Proposed Widened Shoulder Connector Roadway



Glenmont Area Conceptual Transportation Map

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Mixed Economic Development Districts

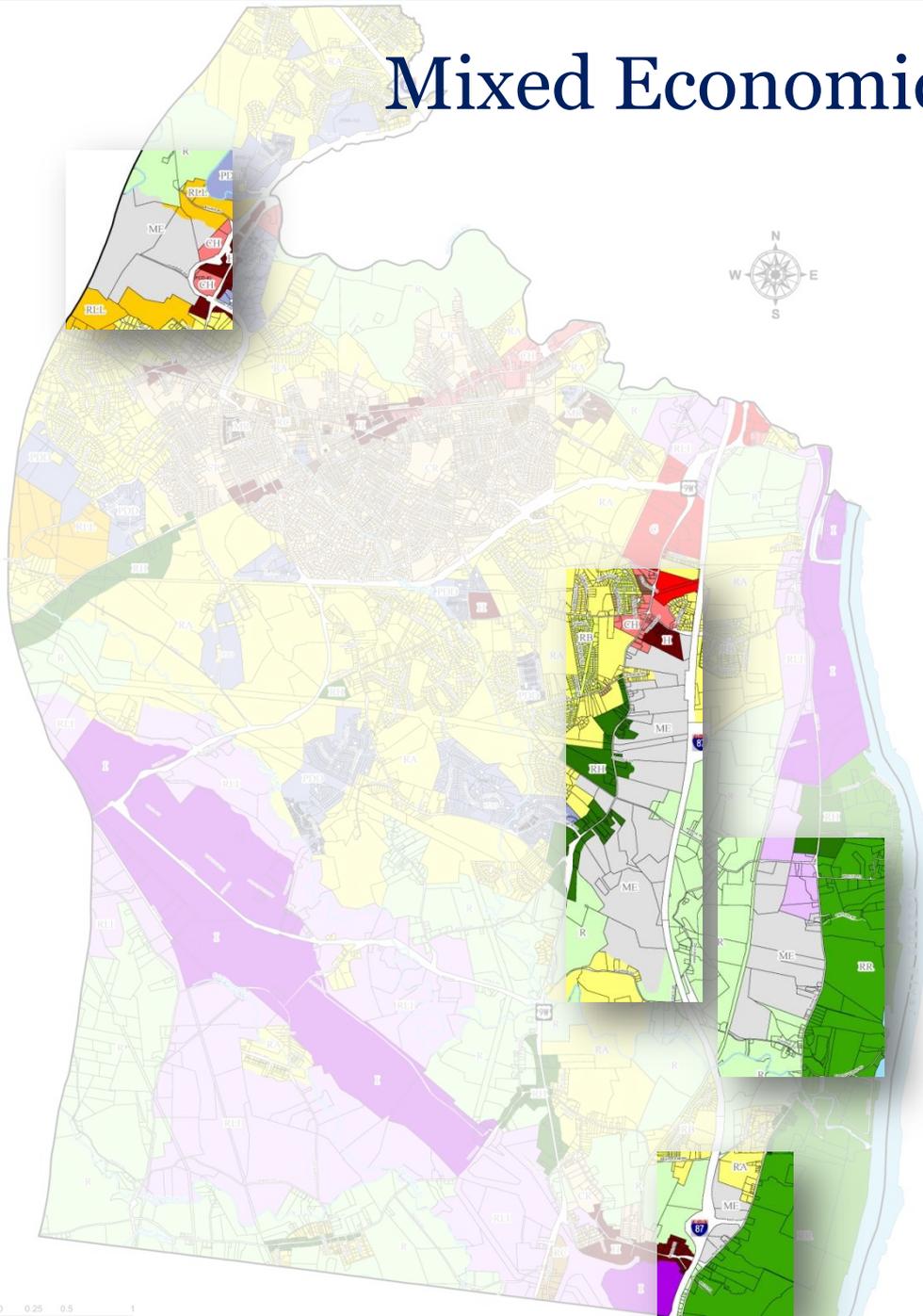


Mixed Economic Development District



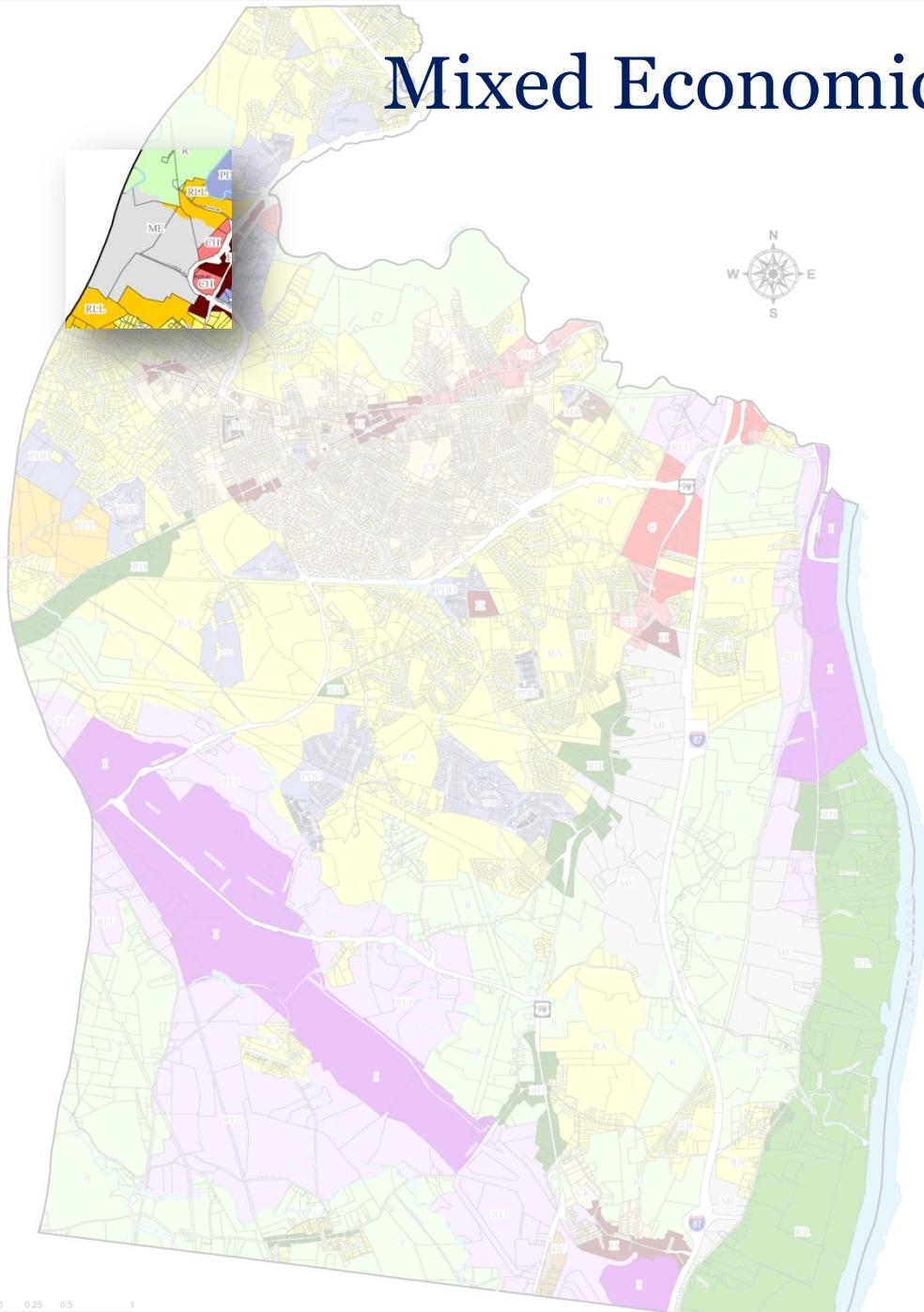
- Development Master Plan required
- Town Board approval (Planning Board recommend)
- Primary uses include office, light industrial, manufacturing and technology based businesses
 - May comprise up to 100% of gross floor area of site
- Secondary uses include service businesses, restaurants, entertainment uses, small-scale retail
 - Gross floor area of site may not exceed 30%
- Multi-family permitted (8 DU/acre max.)

Mixed Economic Development Districts

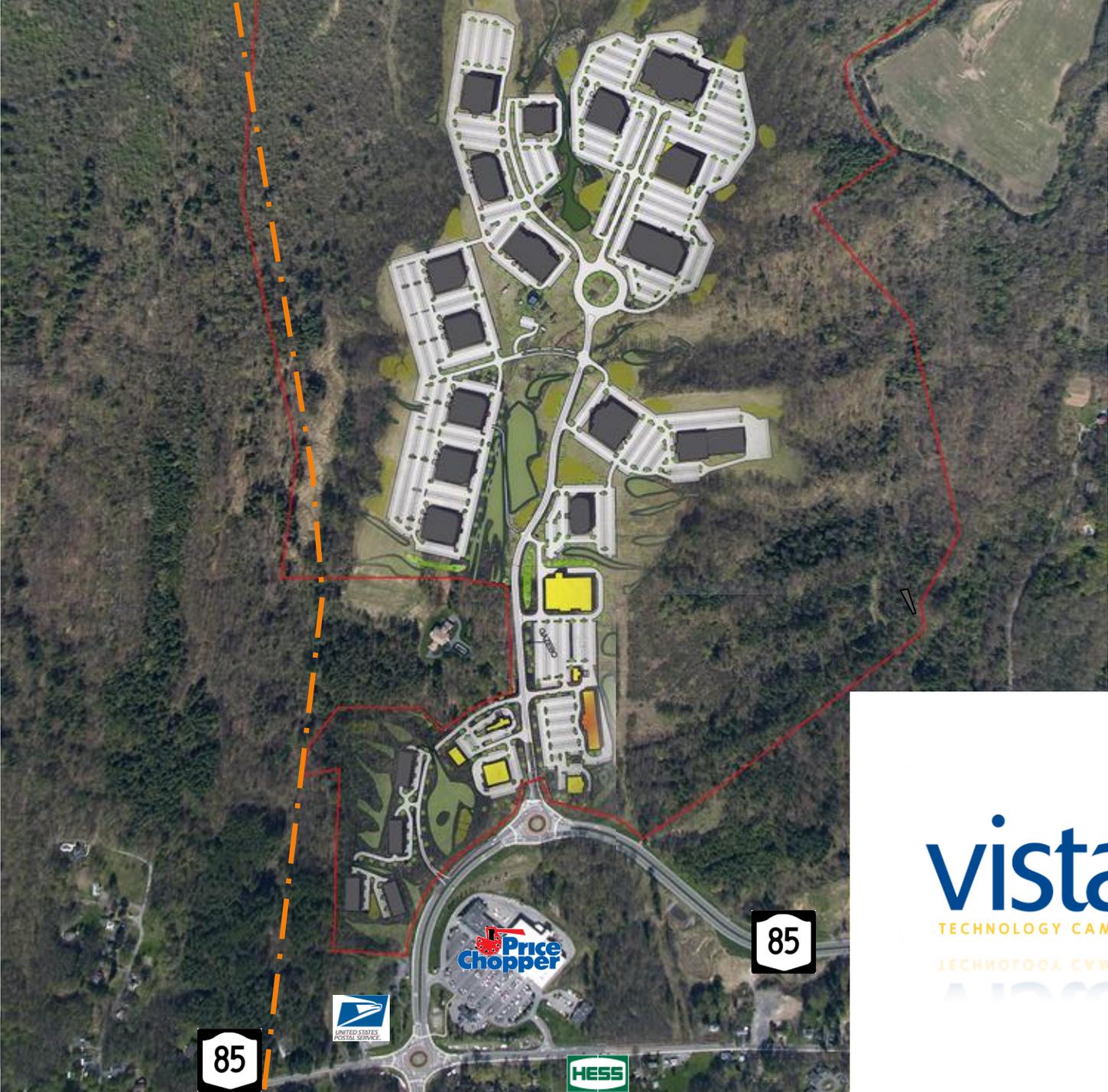


- Slingerlands Area
 - Vista Tech Campus
- Glenmont Road, Route 9W, the Thruway, and Wemple Road;
- South of Wemple Road between Route 9W and the Thruway;
- Between Wemple Road and Clapper Road to the north and south, and between the railroad tracks and Route 144 to the west and east; and
- Along Route 144, just north of Exit 22 and south of the Cedar Hill hamlet.

Mixed Economic Development Districts



- Slingerlands Area
- Vista Tech Campus



vista 
TECHNOLOGY CAMPUS
ТЕХНОЛОГІА САНЬОЗ

85



85



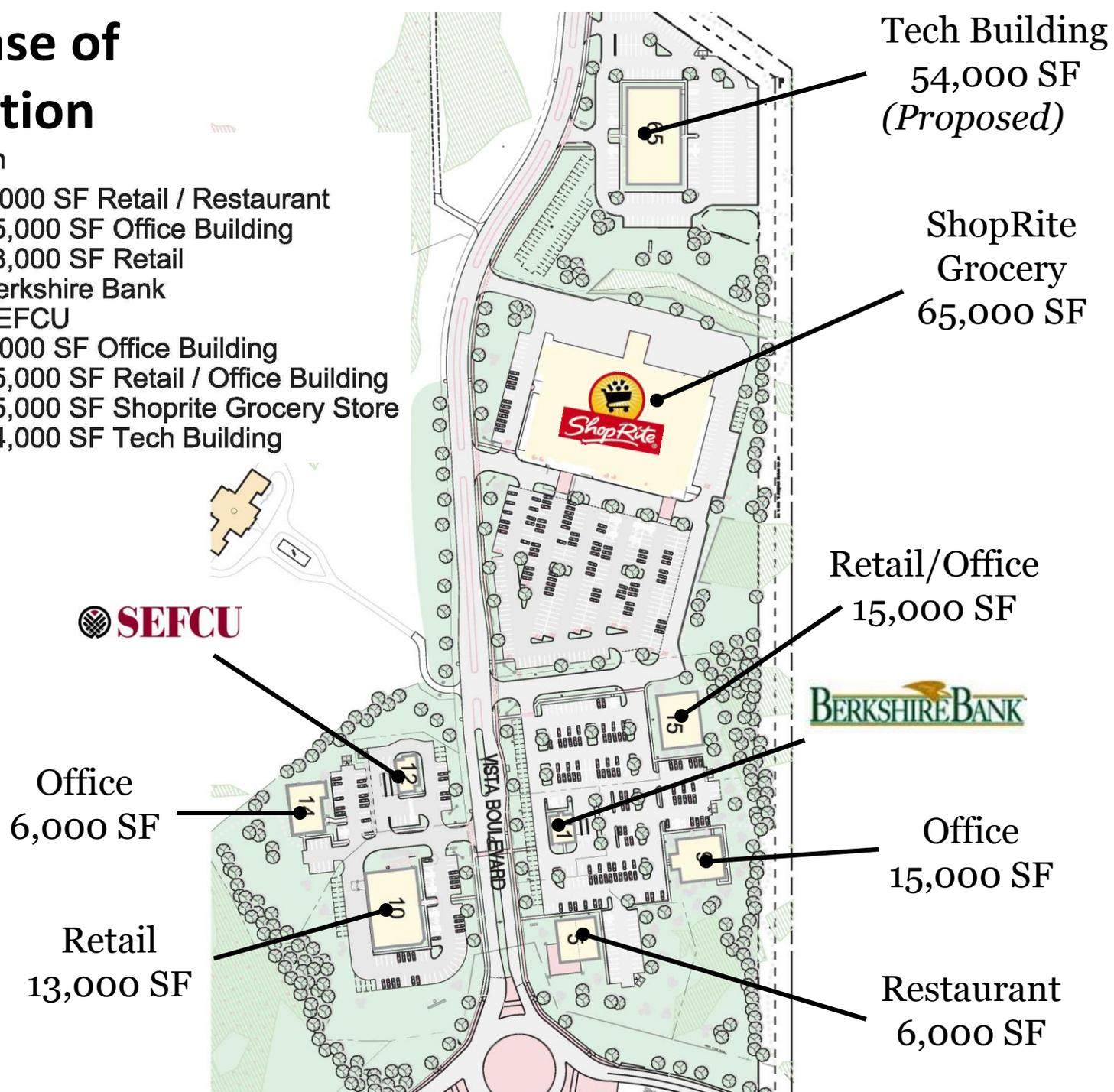
TECHNOLOGY CENTER

November 5, 2012



Initial Phase of Construction

| Building No. | Description |
|--------------|--|
| 5 | 1 story - 6,000 SF Retail / Restaurant |
| 9 | 2 story - 15,000 SF Office Building |
| 10 | 1 story - 13,000 SF Retail |
| 11 | 1 story - Berkshire Bank |
| 12 | 1 story - SEFCU |
| 14 | 1 story - 6,000 SF Office Building |
| 15 | 2 story - 15,000 SF Retail / Office Building |
| 41 | 1 story - 65,000 SF Shoprite Grocery Store |
| 65 | 2 story - 54,000 SF Tech Building |



Planned Development Districts



Comprehensive Plan Recommendation



Planned Development District (PDD)

- Utilize the PDD tool in the Zoning Regulations
- Create mixed-use developments that includes office, residential and neighborhood services
- Floating Zone requires Town Board approval
- Planning Board referral for review/recommendation

Planned Development District



- Floating zones for new residential uses where economies of scale or creative planning concepts used
- Residential and neighborhood commercial and service businesses permitted
- Permitted in all Zoning Districts
- Min. land area = 5 acres
- PDD perimeter setback = 50 feet
- Max. Density = 5 units/acre Single Family
= 8 units /acre 2 – 4 family, and multi-family

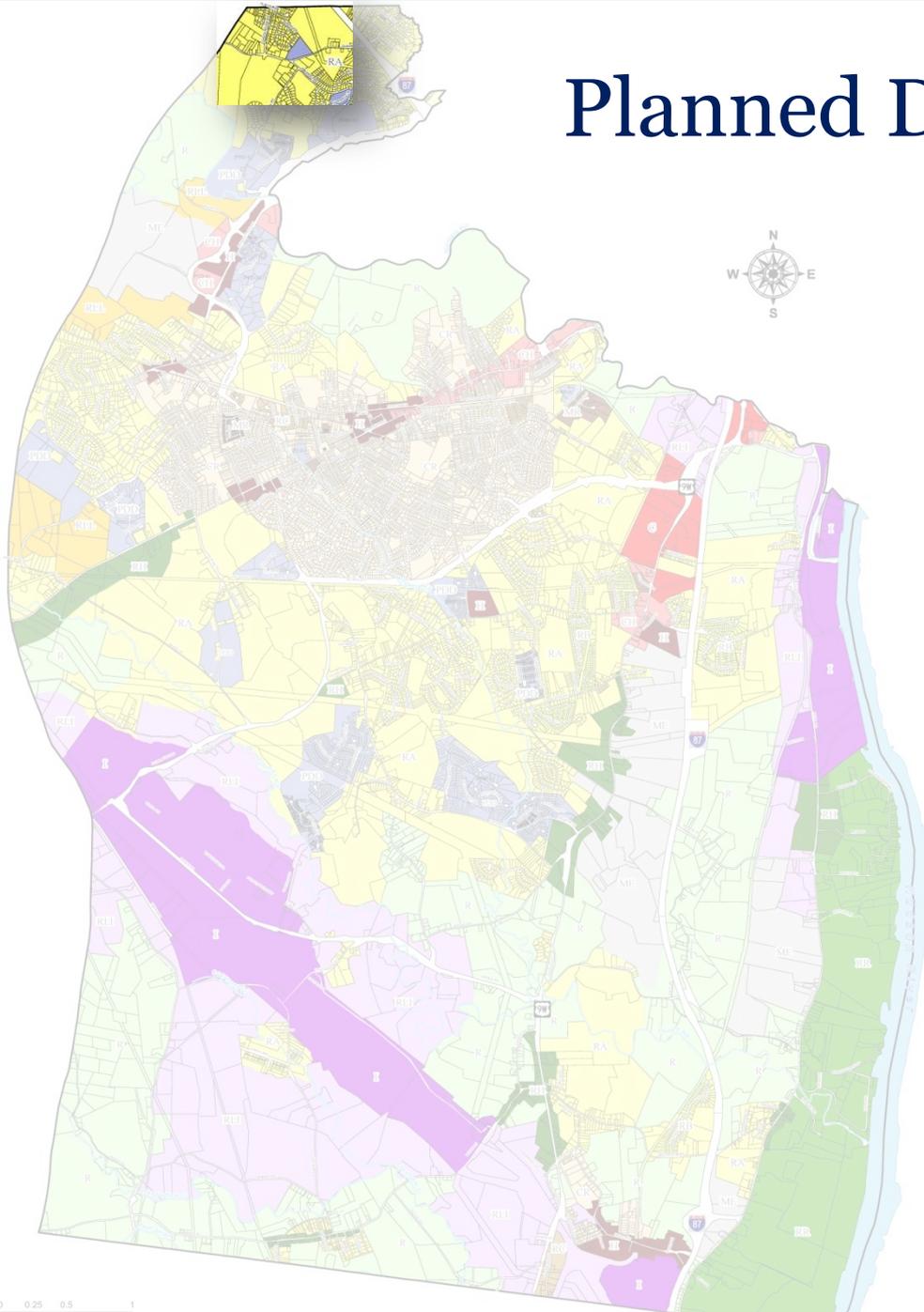
Planned Development District - Criteria



Town Board shall consider the following:

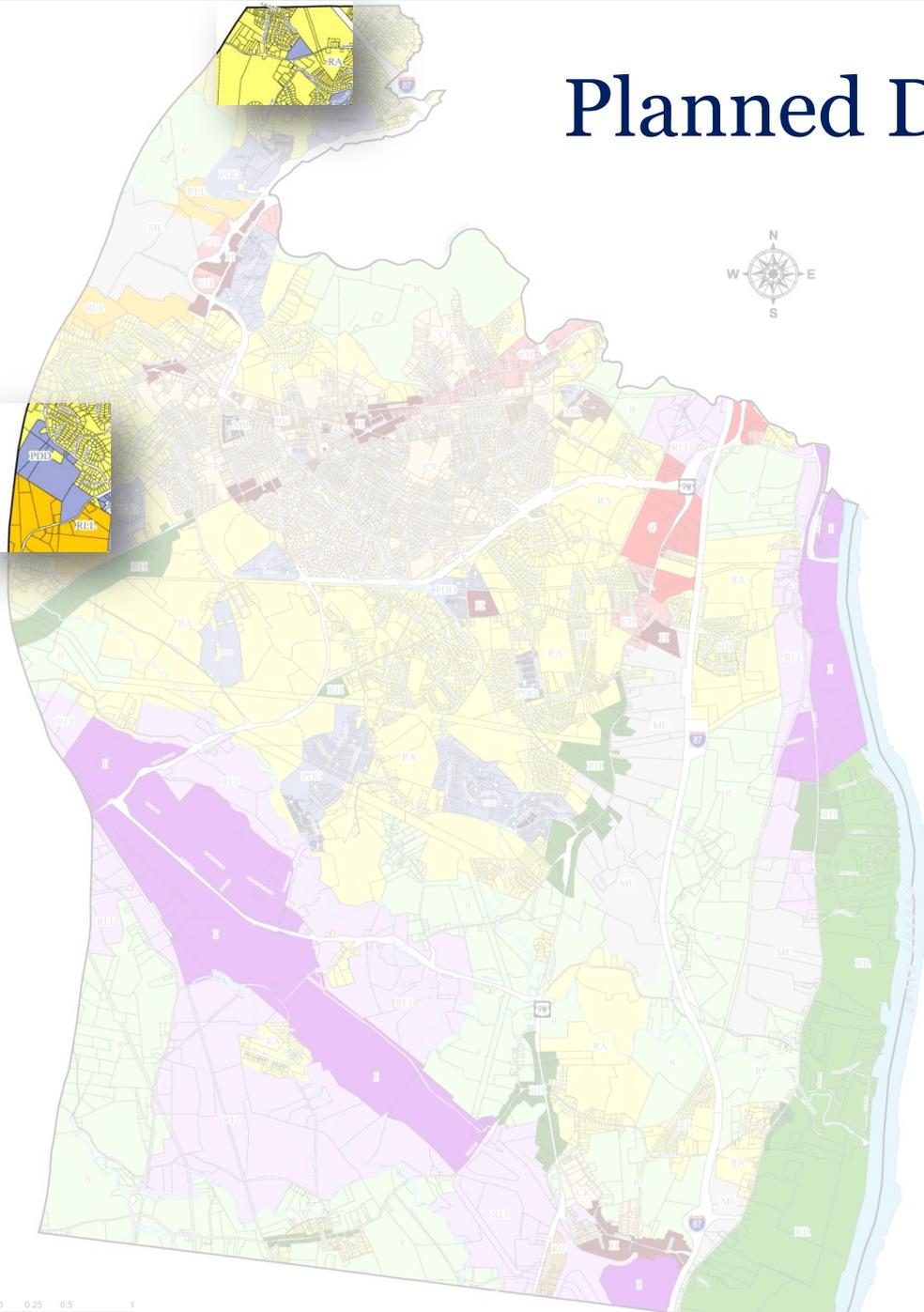
- Conform to the Comprehensive Plan
- Meet District purpose – new residential uses
- Meet a Community need/Provide significant benefit
 - e.g. Need for diversity of housing to accommodate range of age groups and income levels
- Adequate public services/utilities available
- Access from public street
- Not produce undue adverse effects on surrounding neighborhoods

Planned Development Districts



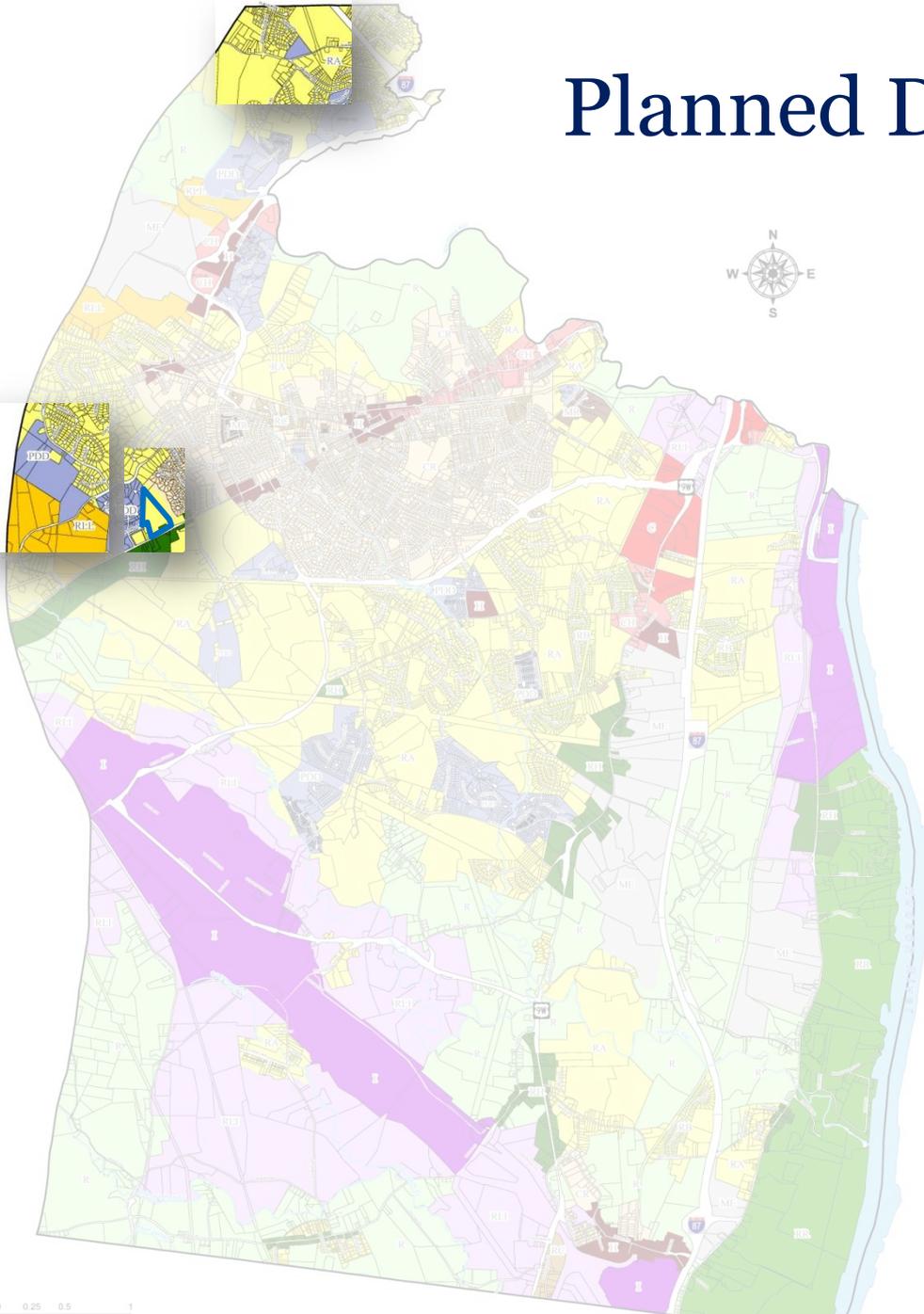
- Blessings Corners – 52 Condominium units

Planned Development Districts



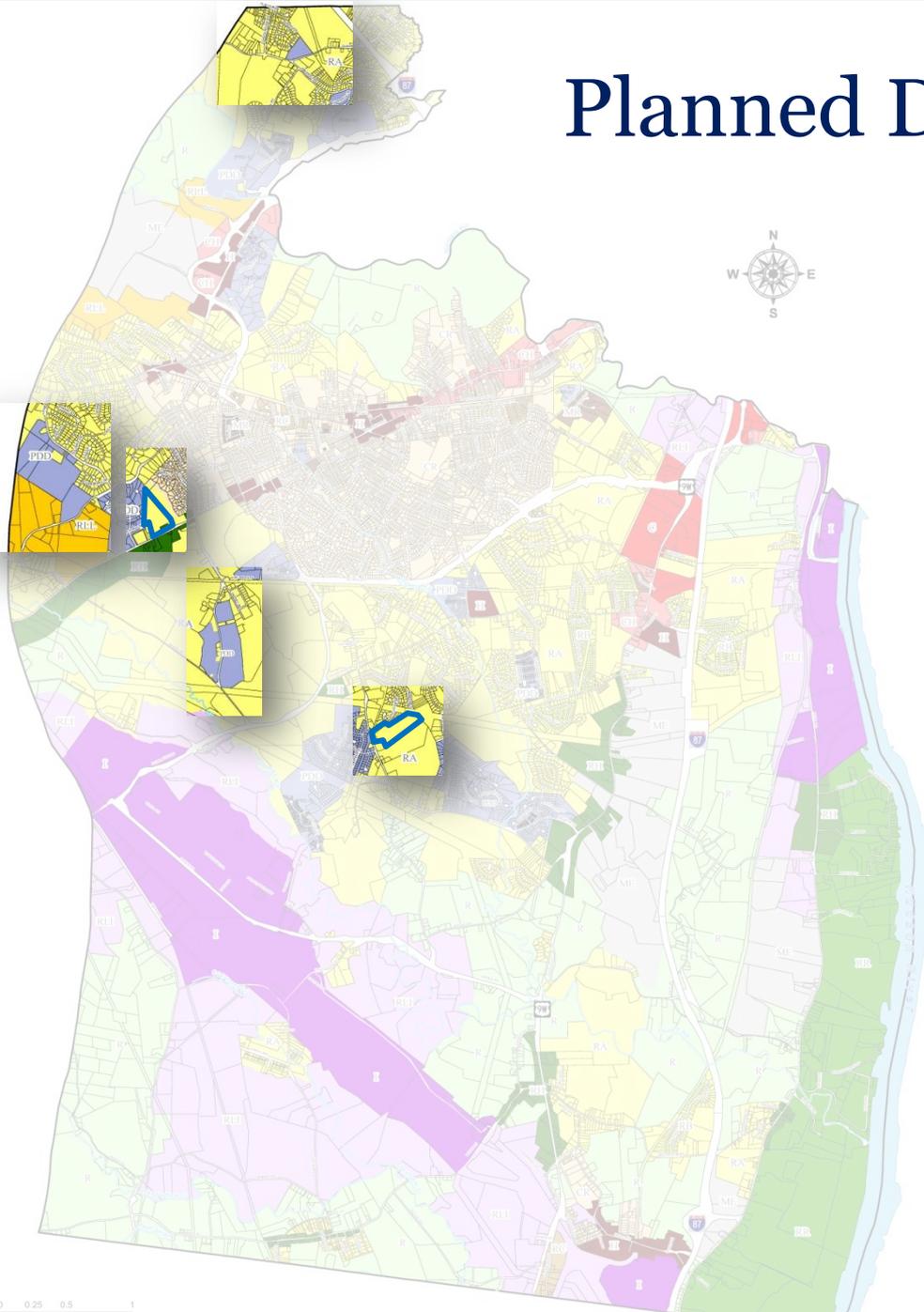
- Phillipin Kill Manor –
49 SFHs, 30 Townhomes,
6 large lots
 - 35.30 Acres open space
(NYS DEC Five Rivers)
 - Pedestrian connection
Fisher Blvd to NYSDEC
Five Rivers

Planned Development Districts



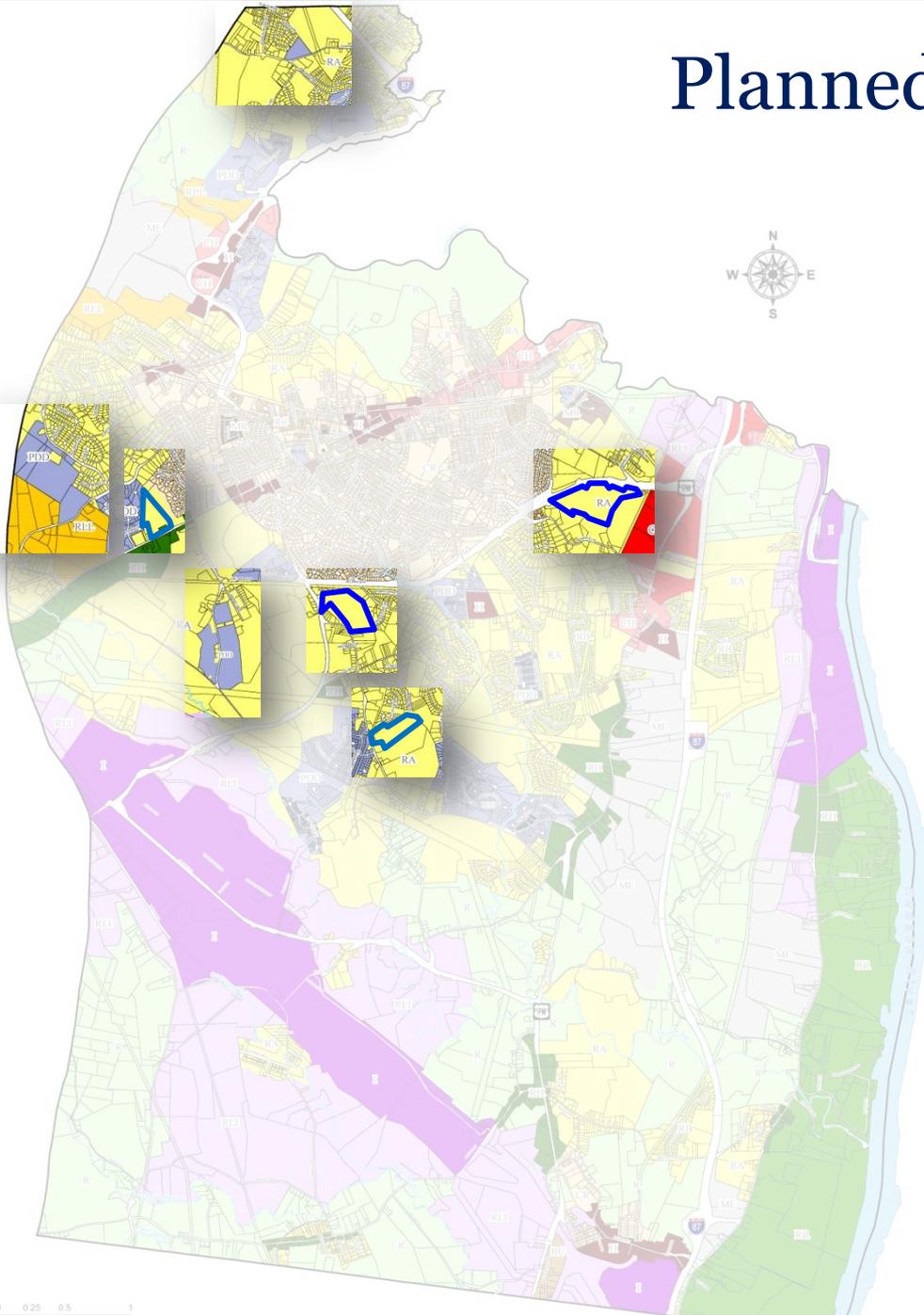
- Delmar Pointe (*proposed*)
46 Townhomes
- 5.58 Acres open space (HOA)

Planned Development Districts



- Van Dyke Spinney – 214 units for senior citizens
 - 34.11 Acres open space (Mohawk Hudson Land Conservancy)
- Hamden Woods (*proposed*)
65 Townhomes
 - (potential conversion to conservation subdivision)

Planned Development Districts (Conceptual)



- Park Place– 265 apartment/condo units
- Bender Lane (Portfolio Group) – 340 apartment/condo units

Subdivision Review



What is a Subdivision?



Subdivision: The division of a parcel of land into lots, blocks or sites as specified in a local ordinance, law, rule or regulation, with or without streets or highways, for the purpose of sale, transfer of ownership or development.

Enabling Statutes:

Town Law §276 and §277



What is a Subdivision?



- Approval Authority – Planning Board
- Major = 5 or more lots or any subdivision involving extension of streets or municipal facilities.
 - (Preliminary Plat and Final Plat)
- Minor = 4 or less lots where there are no new streets or municipal facilities
 - (Final Plat only)
- Subdivision Example ➤



443

Total Area = 11.67 AC



Total Area = 11.67 AC
Steep Slope = 5.83 AC



Total Area = 11.67 AC
Steep Slope = 5.83 AC
Wetlands = 1.20 AC



Total Area = 11.67 AC
Steep Slope = 5.83 AC
Wetlands = 1.20 AC
Unconstrained Land:
4.64 AC



Maximum Density Unit Calculation



Buildable Yield

- **$BY = T - (W + F + S)$**
- T = Total acreage inside the boundary lines of the project parcel.
- W = Wetland acreage
- F = Floodplain acreage
- S = Steep Slope (20%+) acreage
- BY = Maximum number of acres that can be developed and that form the basis for determining the maximum number of residential dwellings that may be created per the area, yard and bulk chart.

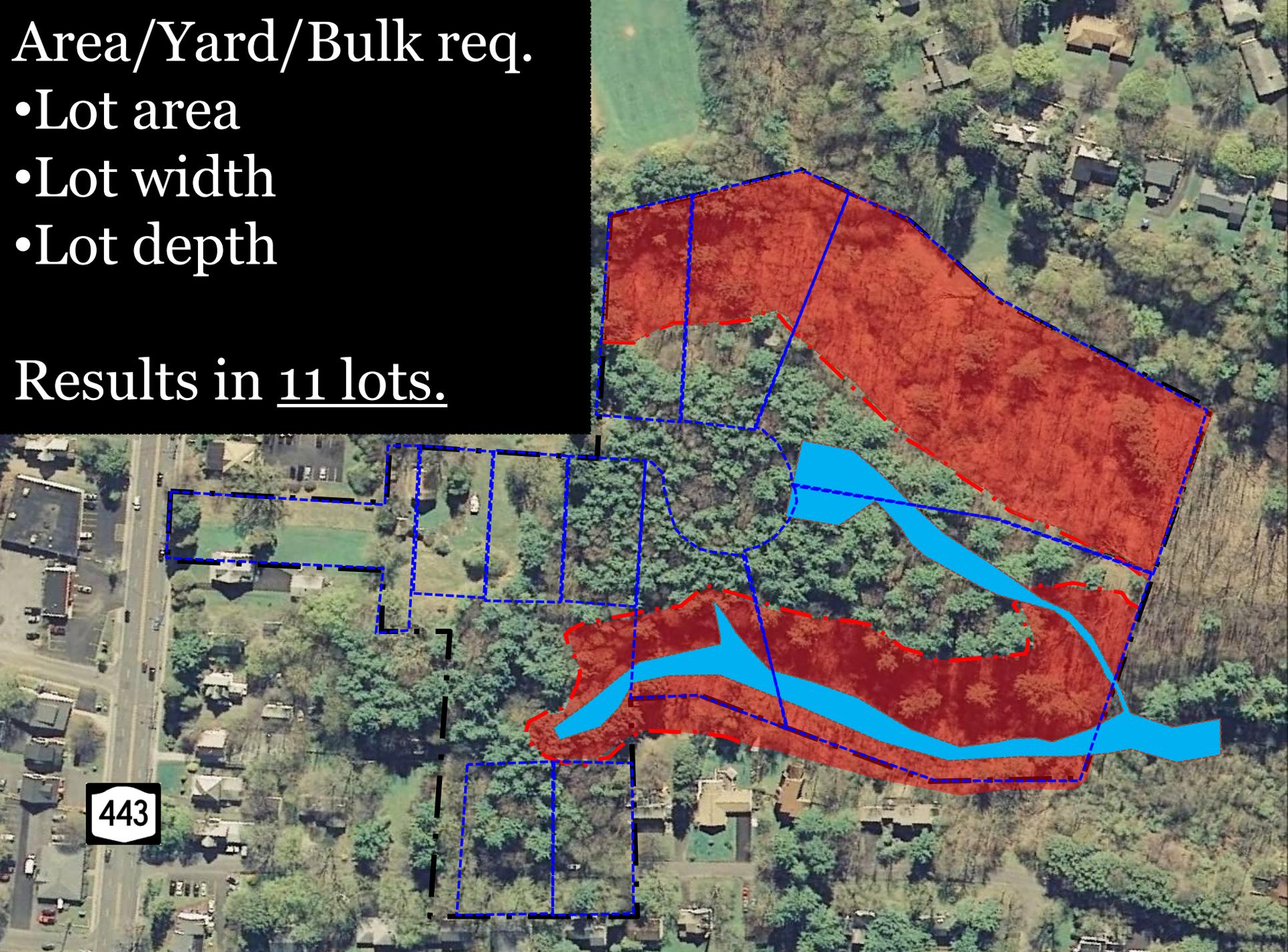
Total Area = 11.67 AC
Steep Slope = 5.83 AC
Wetlands = 1.20 AC
Unconstrained Land:
4.64 AC
x 3DU/AC = 13 lots

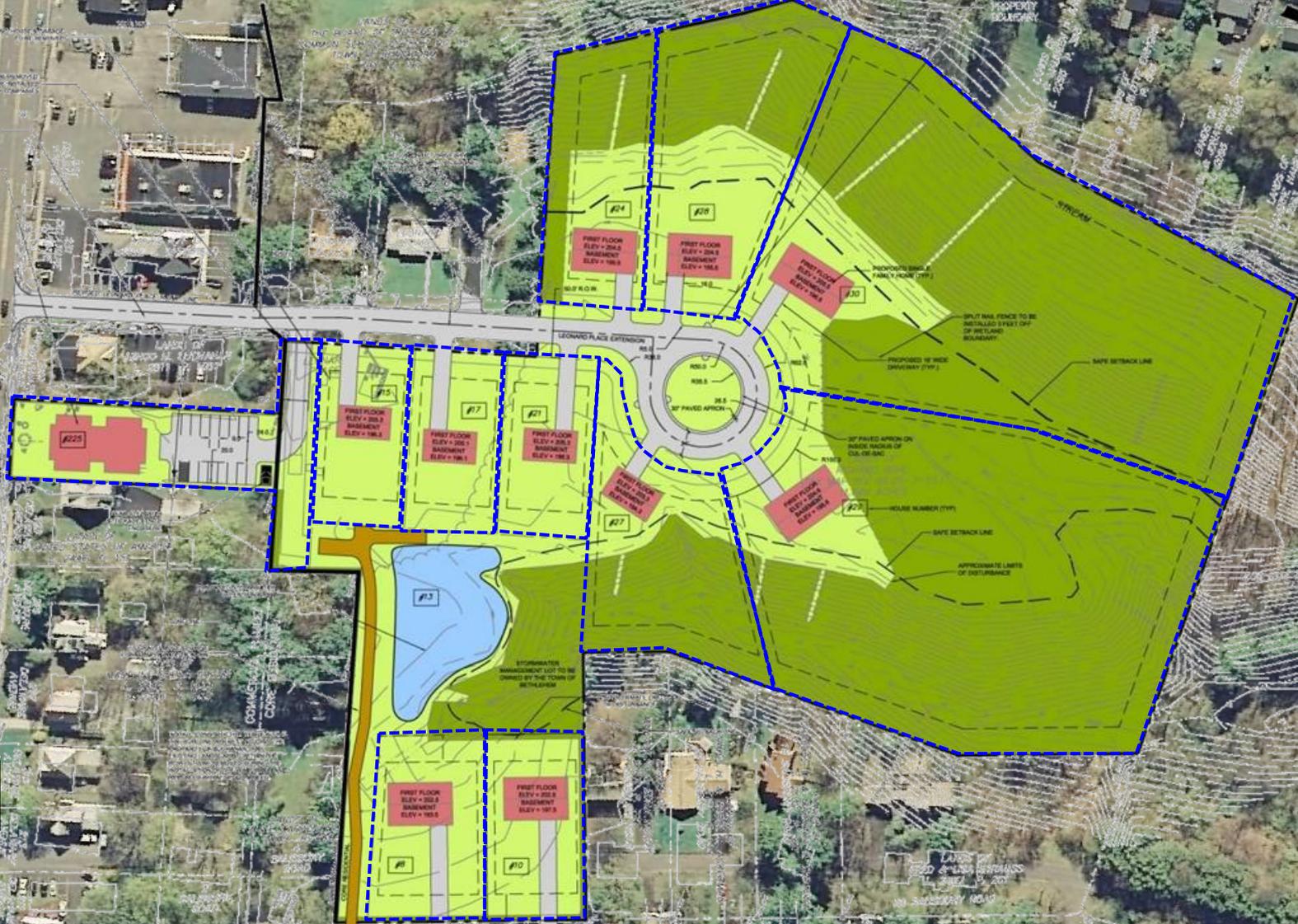
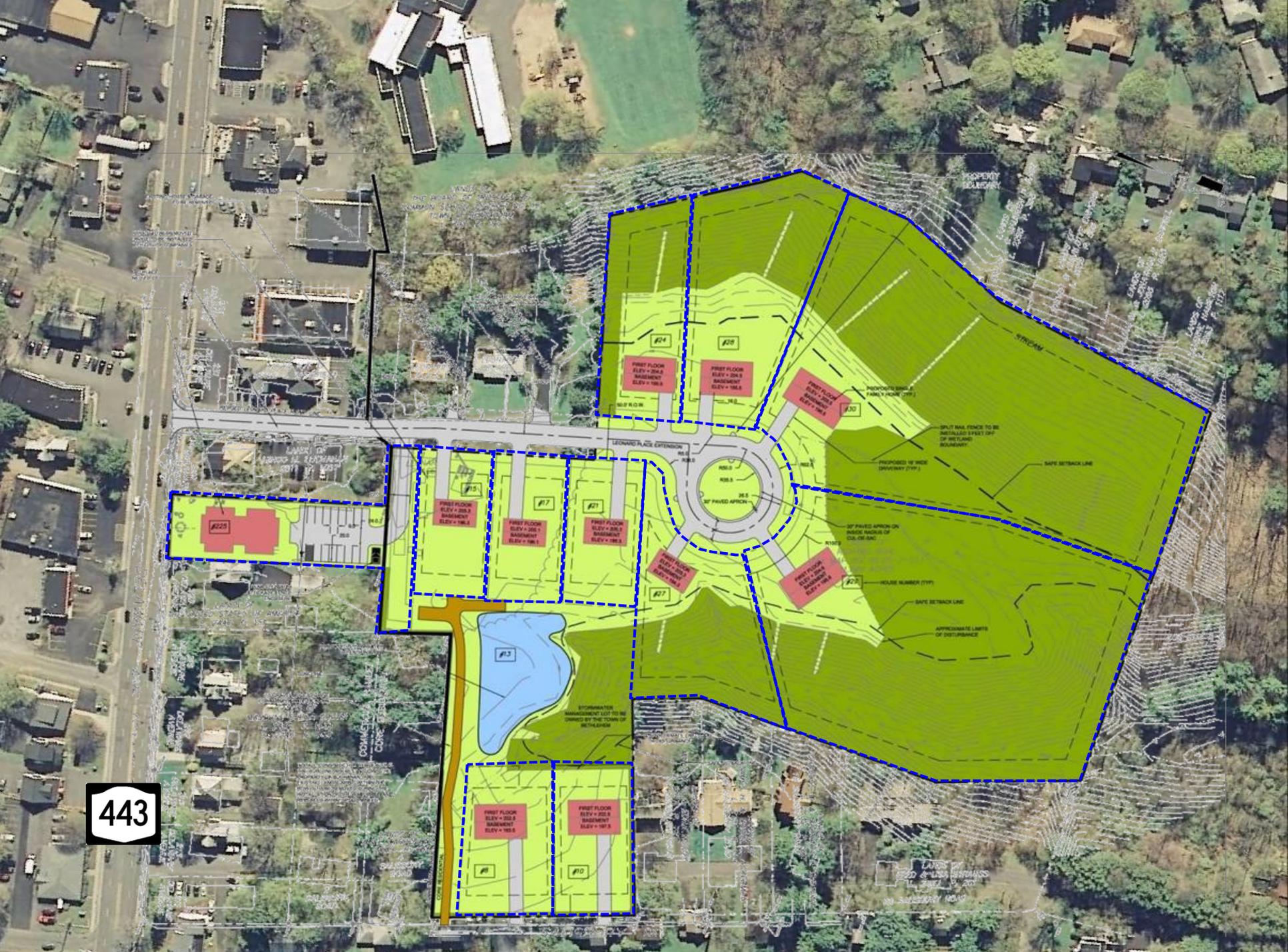


Area/Yard/Bulk req.

- Lot area
- Lot width
- Lot depth

Results in 11 lots.





443

DATE: 02/22/2022
PROJECT: 2222 LEONARD PLACE EXTENSION
SCALE: 1/8" = 1'-0"
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 02/22/2022

Subdivision Regulations: Design and Improvements

- Configuration of Lots
 - Area, Yard, Bulk
- Landscaping
- Street Pattern
- Service Access
- Drainage
- Utilities
- Environmental Considerations

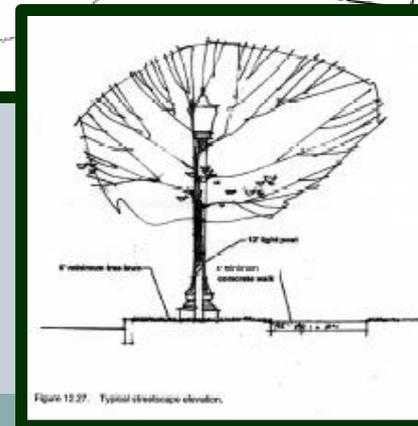
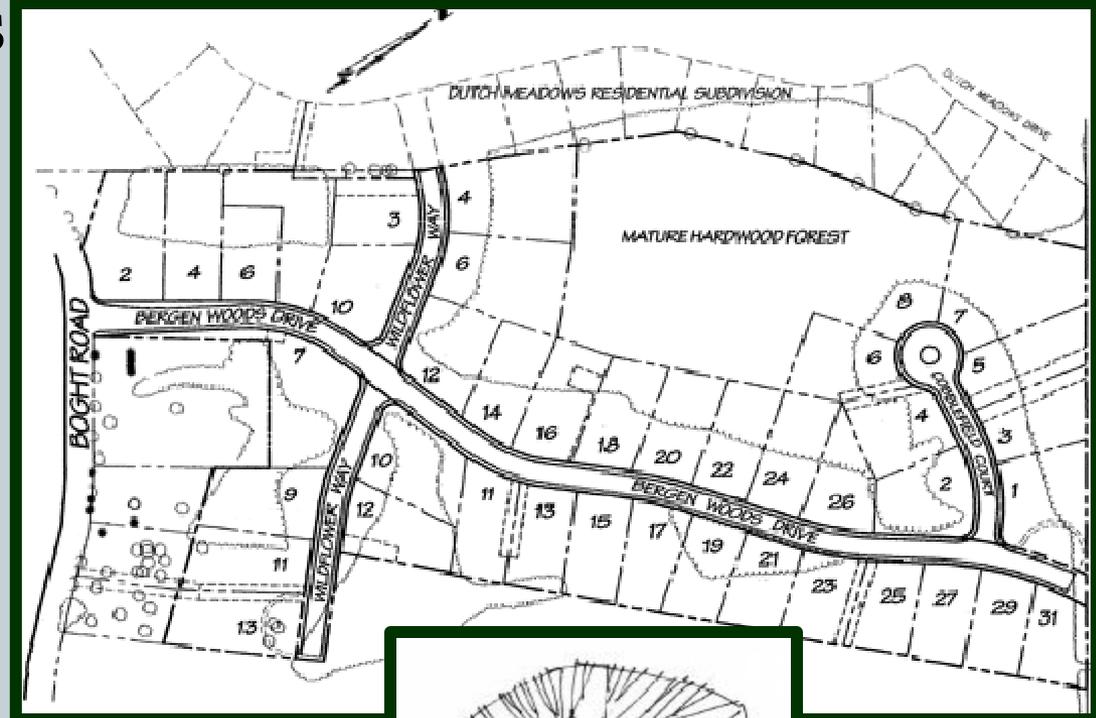
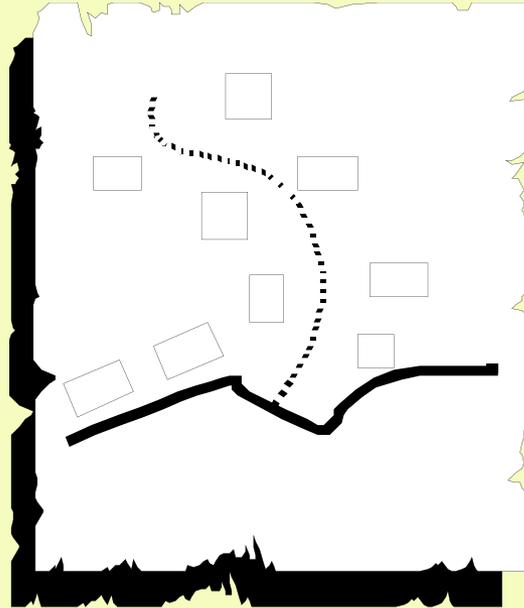


Figure 12.27. Typical street tree elevation.

Sketch Plan Review



- Optional
- Development Planning Committee (3rd Thursday)
- No time periods or specific procedures for this stage
- Planning Board is not bound by its comments

Purposes of Sketch Plan Review

- Determine conformance to zoning and subdivision requirements
- Town Departments offer suggestions regarding design and layout
- Determine if subdivision is major/minor
- Identify necessary permits
- Discuss compliance with SEQRA

Subdivision Application Steps



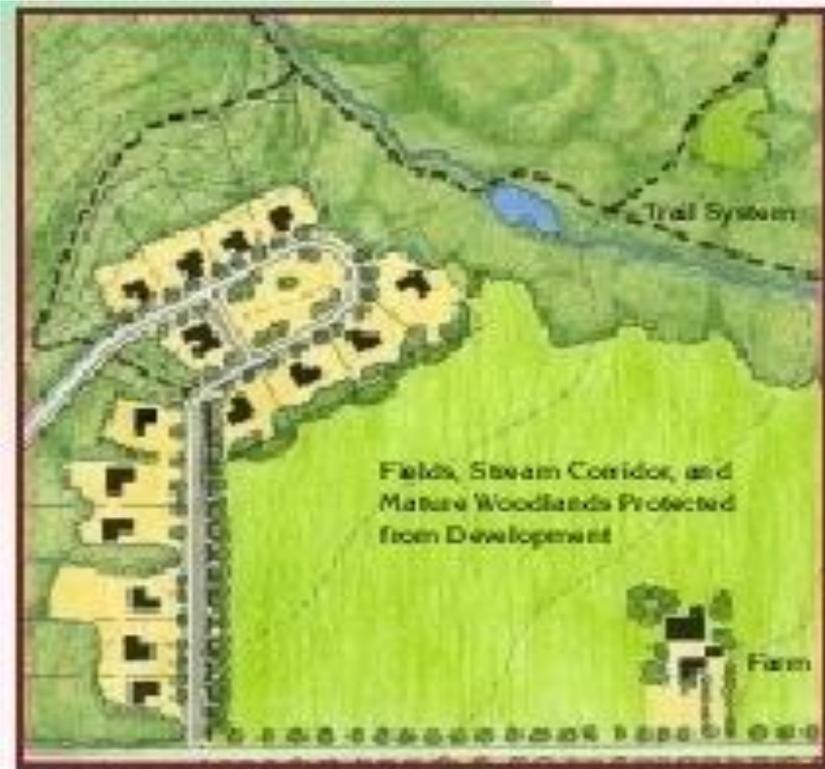
- Initial Presentation to Planning Board
 - Public comment on agenda items (*initial 10 mins. of meeting*)
- Referral to Albany County (*if necessary*)
- SEQR Determination of Significance
 - Review by State Agencies (NYSDOT, NYSDEC, etc.)
- Public Hearing
- Preliminary Plat Approval (*if necessary*)
- Final Plat Approval (Conditional)
 - Applicant to address conditions
- Subdivision Filed with Albany County Clerk

CONSERVATION SUBDIVISION



TOWN OF BETHLEHEM SUBDIVISION REGULATIONS

§103-18



Conservation Subdivision



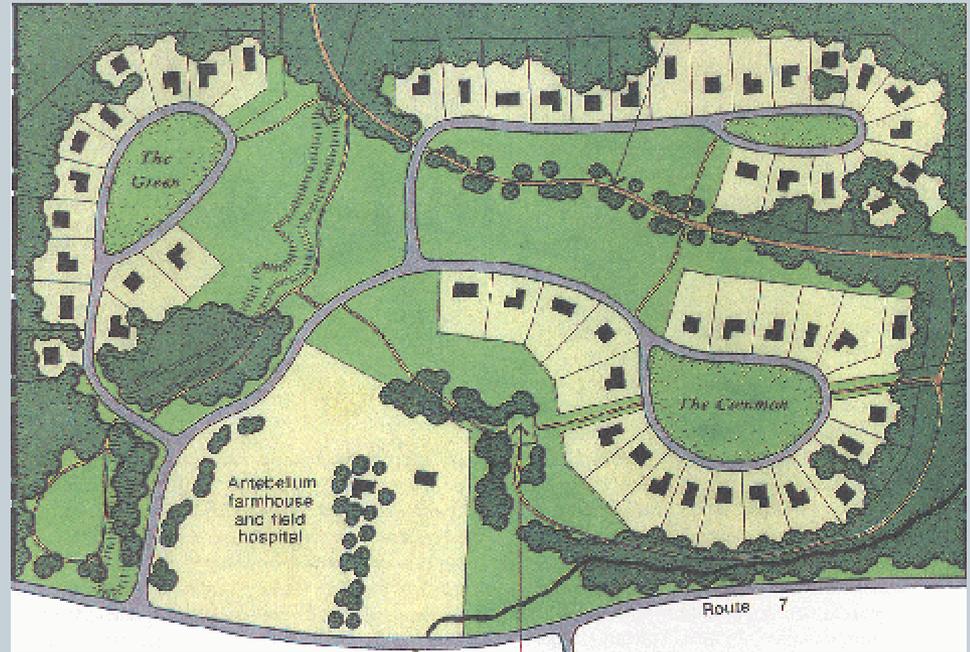
- Encourages the use of conservation subdivision design to preserve open space, agricultural land, water supplies, and other environmental resources
- Open Space –
 - Land left in a natural state for conservation and agricultural purposes or land landscaped for scenic purposes, devoted to active or passive recreation, or devoted to the preservation of distinctive architectural, historic, geologic or botanic sites.

Conservation Subdivision

Can enable and encourage flexibility of design and development so as to preserve natural and scenic qualities of open lands.

- Wetlands, steep slopes, floodplains, agricultural lands
- Planning Board to determine min. lot area and yard setbacks.

Town Law §278; Bethlehem Subdivision Regulations §103-18

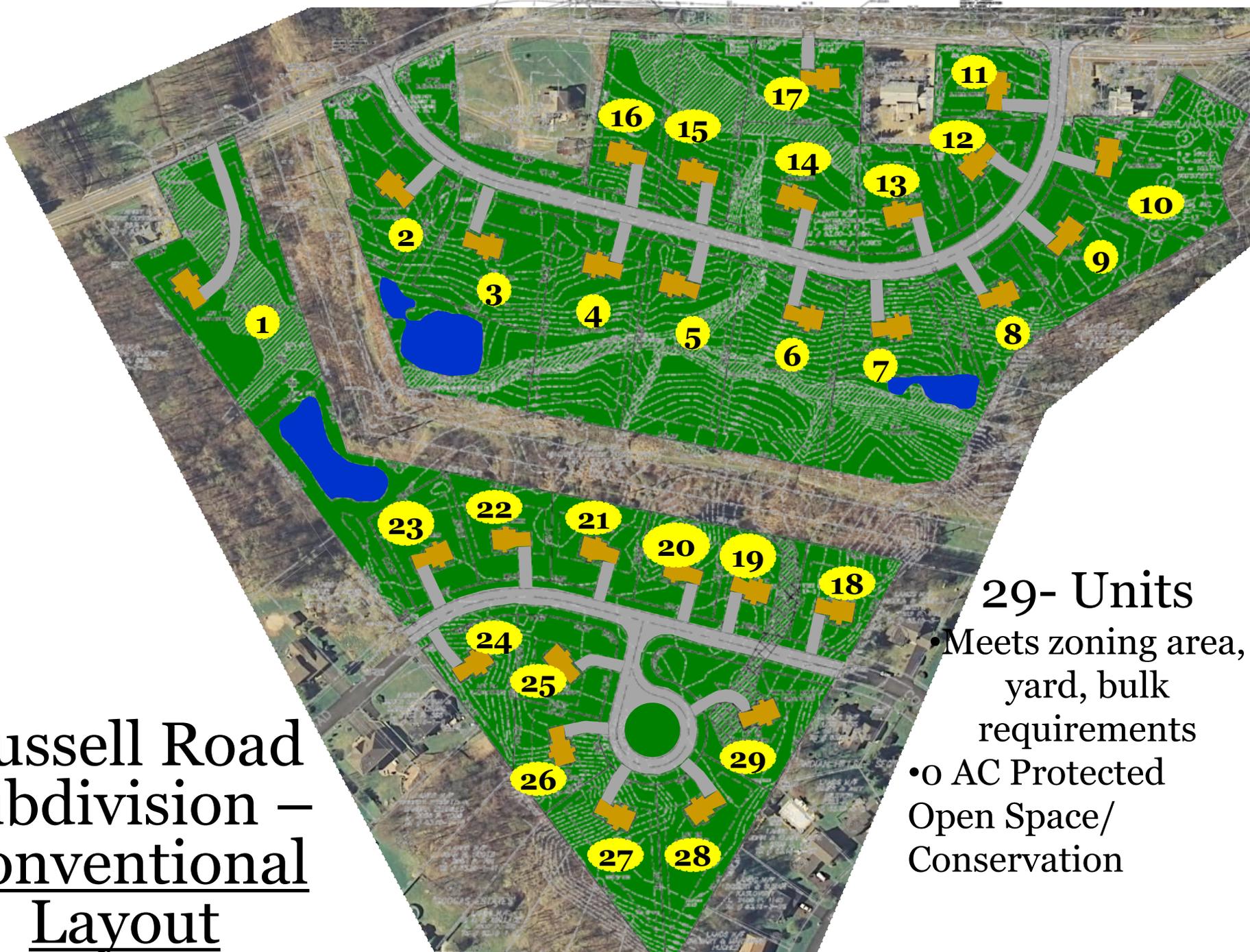


Conservation Subdivision



- Determine Buildable Yield: the number of permitted units under conventional subdivision layout
= (Gross acreage - constrained land) X permitted density units per acre
- Prepare conventional subdivision layout that meets all area, yard, and bulk requirements of Zoning District (e.g. Residential A)
 - Minimum lot size
 - Front, side, rear yard setback

Russell Road Subdivision – Conventional Layout



- 29- Units
- Meets zoning area, yard, bulk requirements
- 0 AC Protected Open Space/ Conservation

Conservation Subdivision



- Conservation Subdivision density cannot exceed those permitted by the conventional subdivision layout
- ...cluster residences in area where development would have least impact on identified natural resources.
- **Minimum Open Space = $T - (W + F + S + I) \times .40$**
 - T = Total land area (acres)
 - W = Wetland area
 - F = Floodplain area
 - S = slopes of 20 percent or greater.
 - I = Required public improvements (i.e. roads, sidewalks, storm water management facilities) acreage

Conservation Subdivision



- Open Space owned by HOA, NFP conservation org., Town of Bethlehem, multiple lot owners
- Open space permanently preserved through conservation easement filed with Albany County Clerk
- Incentive Zoning:
 - 40% Preservation of Total Land Area = 15% ↗ Density
 - 50% Preservation of Total Land Area = 20% ↗ Density
 - Continues Preservation of 10AC. Public use = 15% ↗ Density
 - Affordable Housing
 - 25% affordable = 10% ↗ Density
 - 33% affordable = 15% ↗ Density
 - 50% affordable = 20% ↗ Density

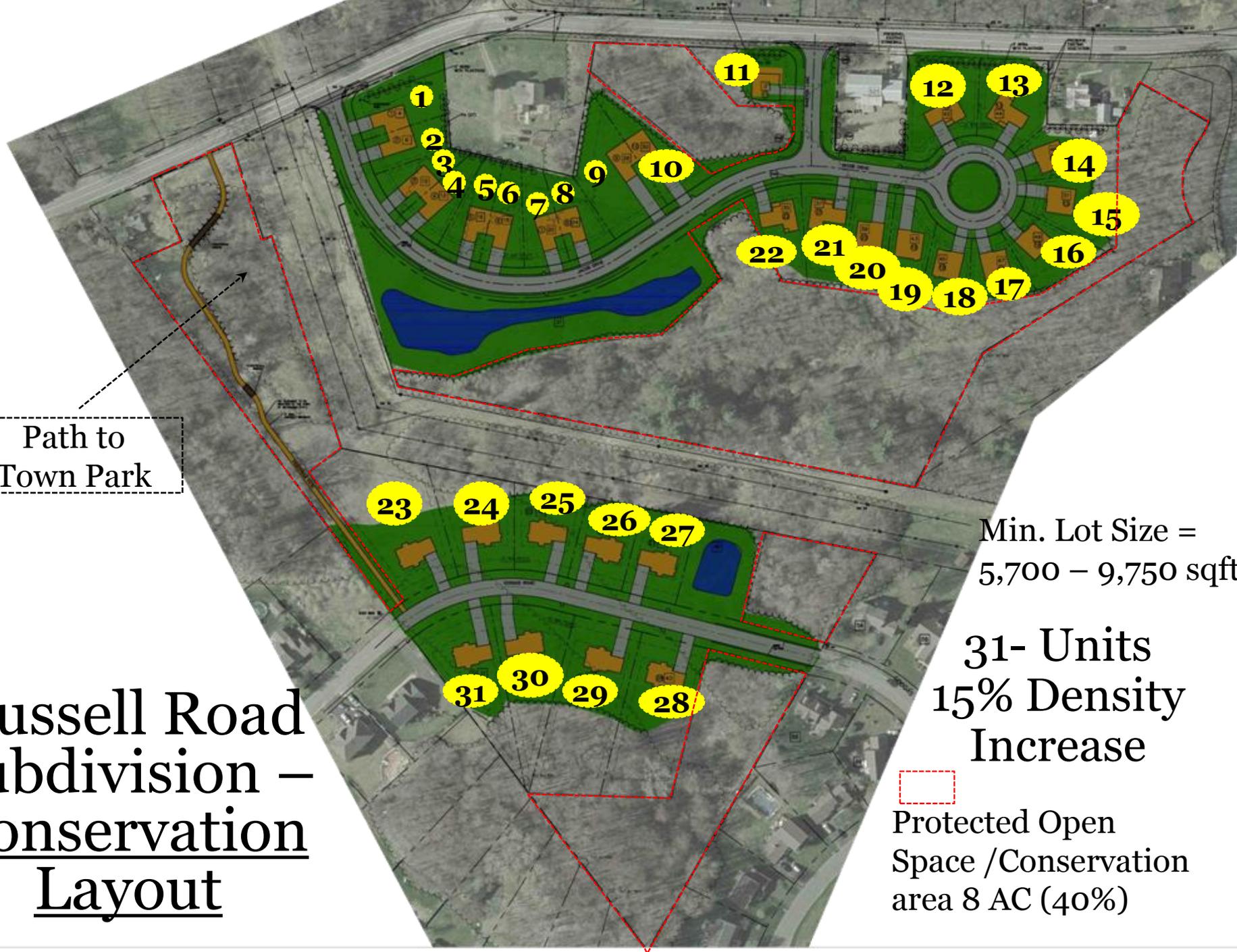
Tier 1

Tier 2

Defined: Residential units available for a sale price or rental fee within the means of a household income which is 80% of median income of Town of Bethlehem per USHUD

Russell Road Subdivision – Conservation Layout

Path to
Town Park



Min. Lot Size =
5,700 – 9,750 sqft

31- Units
15% Density
Increase

Protected Open
Space /Conservation
area 8 AC (40%)

Planning Board – Project Status



- Fiske/Russel Road (Proposed)
 - At Public Hearing Stage (December 2012)
 - 9.20 Acres open space (HOA)
- Trinity Manor Phase V
 - Final Plat Approved November 2012
 - 12.31 Acres open space (HOA)
- Legends Preserve
 - At SEQR Stage (December 2012)
 - 42.41 Acres open space (HOA)

Comprehensive Plan Assessment Committee



DECEMBER 11, 2012 MEETING

