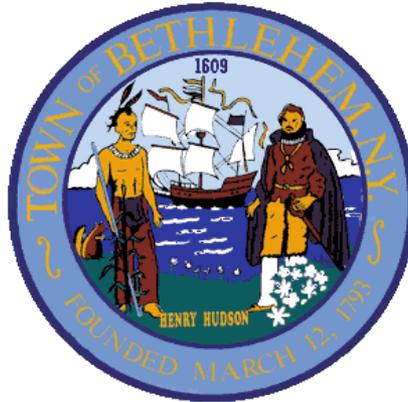


COMPREHENSIVE PLAN ASSESSMENT COMMITTEE (CPAC)



Final Report
Presentation to Town Board

June 12, 2013

Comprehensive Plan Assessment Committee

Town Officials

Supervisor – John Clarkson
Deputy Supervisor – John Smolinsky
Town Board Member – Bill Reinhardt
Planning Board Chair – George Leveille
Zoning Board Chair – Dan Coffey
Director DEDP – Mike Morelli
Deputy Town Planner – Robert Leslie
Leah Farrell – Staff

Committee Members

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



CPAC Tasks:

- ▶ Review Comprehensive Plan status
- ▶ Develop Public Information on Land Use Issues
- ▶ Review of overall development patterns and projects
- ▶ Identification of development and planning issues
- ▶ Development of Public Engagement Process
- ▶ Evaluate Planning issues identified by community participation



Public Outreach

- ▶ Monthly Committee meetings (July 2012 – June 2013)
- ▶ Meetings video recorded and available on Town website
- ▶ DEDP presentations on CPAC webpage
- ▶ Community Town Hall meetings
 - ▶ Selkirk, Glenmont, Delmar/Elsmere, North Bethlehem, Slingerlands
- ▶ Citizen's Guide to Land Use, Planning and Development



Review Comp Plan Status

Significant Accomplishments

- ▶ Delaware Avenue Hamlet Enhancement Study
- ▶ New Scotland Road Hamlet Plan
- ▶ US Route 9W Corridor Study
- ▶ Citizens Advisory Committee on Conservation (CACCC) – Open Space Funding and Tools Report and Report on Open Space Issues and Needs
- ▶ Agricultural & Farmland Protection Plan
- ▶ Bicycle and Pedestrian Committee
- ▶ Draft Local Waterfront Revitalization Program (LWRP)
- ▶ Citizens Guide to Land Use and Planning Tools
- ▶ Sustainable Bethlehem Initiative (Climate Smart Community)



Review Comp Plan Status

- ▶ **Comp Plan Report Card**
 - ▶ Identifies status/implementation of recommendations
- ▶ **Goals remain high priority for the Town**
 - ▶ Accomplishments/work completed has followed these goals
- ▶ **Land use and planning efforts on the right track**
 - ▶ Contribute to the economic and environmental sustainability of Bethlehem, as well as preservation and enhancement of community character and quality of life.

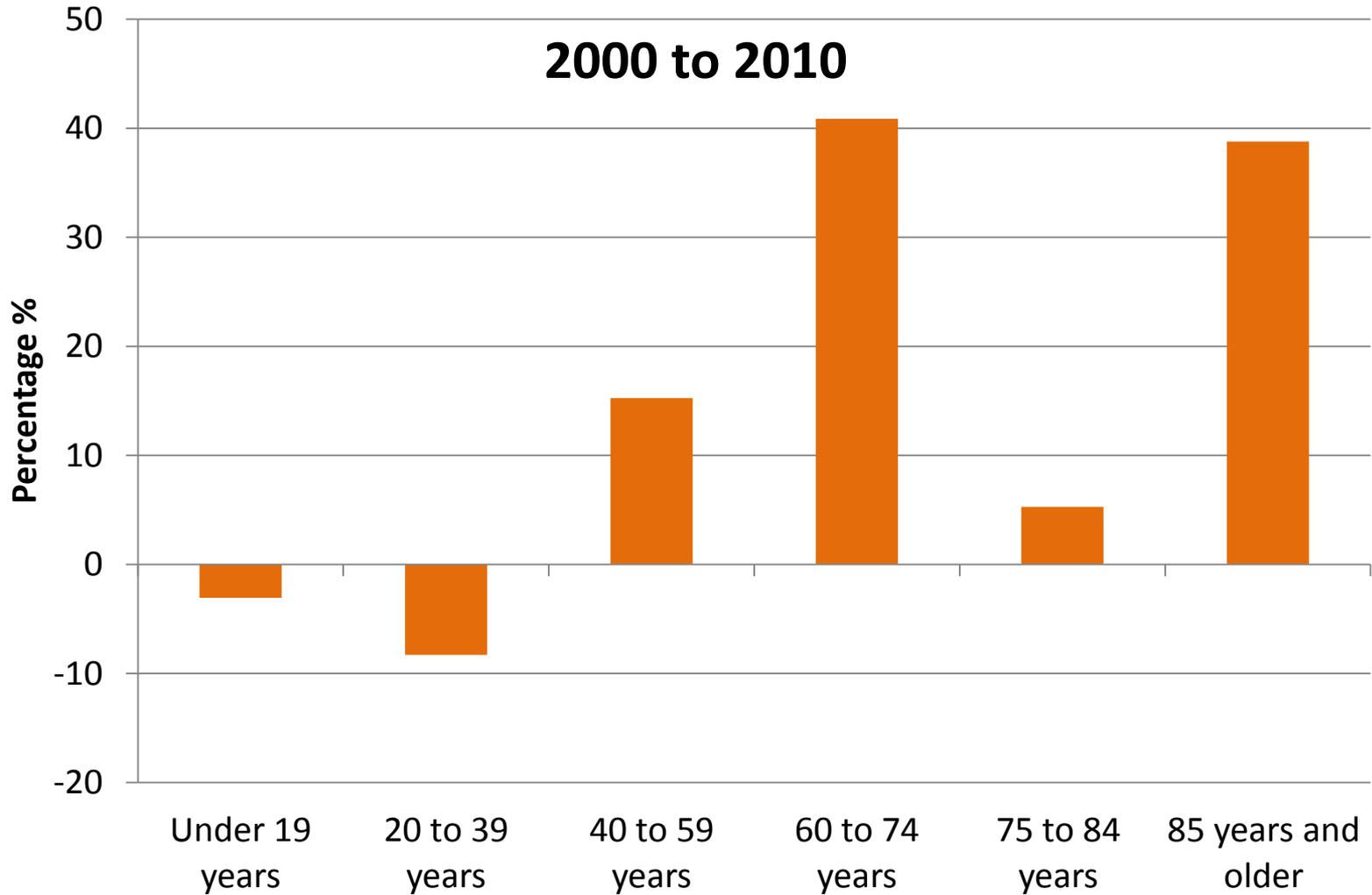


Demographic and Development Trends

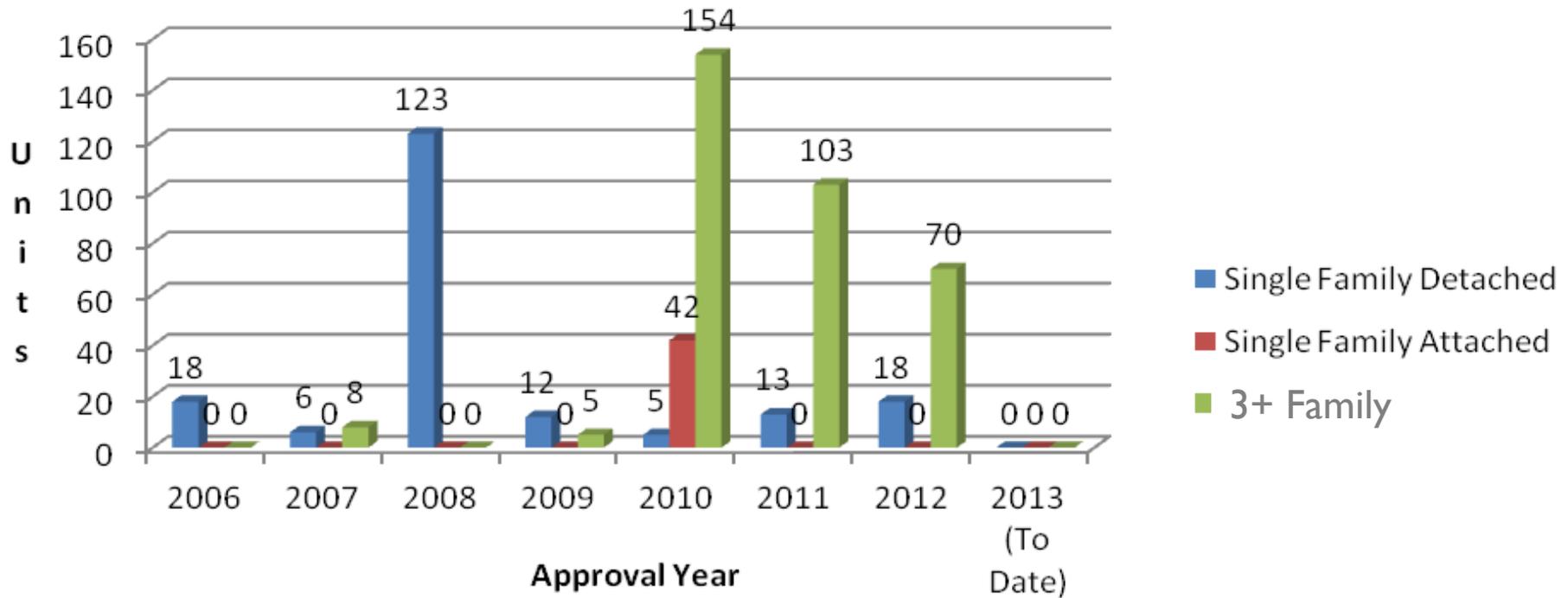
- ▶ **Demographic Trends (2010 Census)**
 - ▶ Bethlehem follows national trend of an aging population
 - ▶ Decrease in school age children
- ▶ **Development Trends (since 2006)**
 - ▶ Minimal activity in SFH construction/approval
 - ▶ Greater activity in multi-family units (apartments)
 - ▶ Commercial activity remains steady



Bethlehem Age Distribution – Percent Change



Housing Units Approved (2006 - 2013)



- ▶ 577 total units approved
- ▶ Minimal activity in single family detached (only 19 built out of 195 units approved)
- ▶ Larger percentage of approval activity in apartments (340 units) – all built or under construction – located in Hamlet zoning districts
- ▶ 69% of the apartment units located south of Delmar Bypass
- ▶ The Gables – only single family attached project that is under construction

CPAC Action Items

CATEGORIES

- ▶ Zoning Law and Subdivision Regulations
- ▶ Transportation
- ▶ Sustainability (Climate Smart Community)
- ▶ Parks
- ▶ Economic Development
- ▶ Local Waterfront Revitalization
- ▶ Open Space Preservation



CPAC Action Items

- ▶ **Zoning revisions to support Hamlet visions**
 - ▶ New Scotland Road Hamlet Overlay District
 - ▶ Delaware Avenue Hamlet Overlay District
- ▶ **Planned Development District**
 - ▶ Evaluate minimum area and density reqs. to encourage senior housing projects in hamlet areas
 - ▶ Evaluate rezoning criteria and define/expand community benefits
- ▶ **Land Use Related Items**
 - ▶ Housing options permitted in the Core Residential area
 - ▶ Assess public service demands and costs of planning strategies and proposed developments



CPAC Action Items

- ▶ **Glenmont Area Transportation Plan**
 - ▶ Incorporate existing, proposed and future traffic to identify necessary improvements.
 - ▶ Plan would include general locations of road connections and extensions that would accommodate all modes of travel
- ▶ **Collaborate with NYSDOT**
 - ▶ Promote Town's vision/plans for state roads
- ▶ **Bicycle and Pedestrian Improvements**
 - ▶ Address during land use review process
 - ▶ Establish annual Town funding for improvements and maintenance
- ▶ **Encourage use of mass transit options**
 - ▶ Higher density development in hamlet areas to support transit



CPAC Action Items

- ▶ **Climate Smart Community Pledge - Sustainability**
 - ▶ Utilize CDRPC Climate Smart Regional Coordinator Program
 - ▶ Assess Town's key vulnerabilities – public infrastructure
- ▶ **Parks and Recreation Master Plan**
 - ▶ Identify existing resources and needs
 - ▶ Provide bicycle and pedestrian connections to existing facilities
- ▶ **Economic Development strategy**
 - ▶ Implement the Bethlehem 20/20 Economic Development Strategy
- ▶ **Local Waterfront Revitalization Program (LWRP)**
 - ▶ Update and complete draft LWRP



Open Space Preservation

- ▶ **Potential Action Items for Town Board Consideration**
 - ▶ Develop criteria for land protection and acquisition by the Town
 - ▶ Establish funding sources to purchase land
 - ▶ Establish an outreach program to facilitate discussion between conservation organizations and landowners
 - ▶ Explore permanent and term conservation easement program
 - ▶ Develop a map that shows lands that have restrictions on development
 - ▶ Recreation lands (parks), conservation lands, and lands with conservation easements (Identify public access and non-public access).



Next Steps

- ▶ Town Board Review/Reaction
- ▶ Staff to develop implementation plans
- ▶ Consideration/Action by Town Board

