



# TOWN OF BETHLEHEM

## LOCAL WATERFRONT REVITALIZATION PROGRAM UPDATE

### MEETING SUMMARY

**Purpose:** Local Waterfront Revitalization Advisory Group (LWRAG) Meeting #10  
**Date and Time:** August 22, 2017 2:00 - 4:00 pm  
**Location:** Town Hall, Room 100-B, 445 Delaware Avenue  
**Attendees:** See Attachment A

AGENDA ITEM	DISCUSSION	ACTION
<b>Welcome</b>	Mr. Leslie (Town) and Ms. Hakes (MJ) welcomed the LWRAG to the meeting and reviewed the meeting agenda.	N/A
<b>Discuss Preliminary Draft LWRP Document</b>	<p>Ms. Hakes provided an overview of the preliminary draft LWRP (dated August 2017) for the LWRAG. This document will be modified by the Project Team per Town staff and LWRAG comments. It will then be submitted to the New York State Department of State (NYS DOS) for internal review #1.</p> <p><b>Section I – Waterfront Revitalization Area (WRA) Boundary</b>            This section describes the existing coastal area boundary as well as the proposed waterfront revitalization area (WRA) boundary. Upon approval by the Secretary of State, the proposed WRA will become the new coastal area boundary for the Town. Per NYSDOS, several justifications for the expansion of the coastal area boundary have been provided. Additionally, mapping is included in this section in order to demonstrate the proposed expansion.</p> <p><b>Section II – Inventory &amp; Analysis</b>            This section describes existing conditions pertaining to the proposed WRA. Existing conditions mapping is also included in this section.</p> <p>The topic areas covered include:</p> <ul style="list-style-type: none"> <li>▪ Land Use and Development</li> <li>▪ Water Dependent Uses</li> <li>▪ Zoning and Local Land Use Controls</li> <li>▪ Infrastructure</li> <li>▪ Natural and Environmental Resources</li> <li>▪ Water Quality</li> <li>▪ Historic, Cultural, and Scenic Resources</li> <li>▪ Open Space, Public Access, Recreation, and Tourism</li> </ul>	

- Physical Connections
- Economic Development
- Risk Assessment and Resiliency
- Agencies and Authorities with Jurisdiction
- Waterfront Revitalization Area Partners
- Local and Regional Plans

**Section III – NYS Coastal Policies**

This section describes each of the 44 NYS Coastal Policies. The inclusion of these policies in the LWRP document is a requirement per NYS Department of State (NYSDOS). The NYS Coastal Policies were recently updated and the content within this section represents all updates. There are two (2) policies in which the LWRP does not apply, but per NYSDOS, are still included in this section for reference.

**Section IV – Proposed Land Uses and Projects**

This section discusses proposed land uses, water uses, and proposed projects as developed by the Project Team based on feedback received from the LWRAG, Town staff, and members of the community. The proposed projects will be shared at public workshop #3 in October. From there, projects may be accepted, eliminated, or further refined based on input received. This section also includes a Harbor Management Plan (HMP), per NYSDOS requirements for developing an LWRP.

Discussion Items for Section IV

Projects may be reorganized in a future draft of the LWRP. The projects are currently organized by topic areas. Input from the LWRAG and members of the public will help shape this organization.

Project names have been accompanied by project descriptions within this section. Project descriptions will be further refined in order to address any outstanding concerns regarding the purpose and benefit of the proposed projects.

Per discussion with the LWRAG, it was noted that it would be helpful to include an introductory description under each project category type (economic development, resiliency, etc.). This overarching description will serve to supplement individual project descriptions.

**Section V – Implementation Techniques**

This section provides information regarding local laws and regulations necessary to implement the LWRP as well as the management structure required for implementing the LWRP. Additionally, it discusses available funding sources that may be utilized for proposed projects. The inclusion of this section in the LWRP is a requirement per NYSDOS. Discussions will

MJ to add to project descriptions based on input received by Town staff and LWRAG. LWRAG recommended the proposed project name should reflect a future state. The purpose is to provide a clear identification of what the project entails and seeks to achieve.

MJ to provide project category descriptions for each category identified in order to better frame projects.

occur with Town departments regarding local funding, capacity, and implementation upon refinement of the proposed projects.

**Section VI – Federal and State Action Programs**

This section provides information about potential federal and state programs that must, upon approval, comply with the LWRP. The language in this section has been provided by NYSDOS and tailored to meet the needs of the Bethlehem LWRP.

**Section VII – Local Commitment and Consultation**

This section describes how the Town, LWRAG, and Project Team worked together to make this project accessible to community members utilizing a variety of public engagement tools. The language in this section stems largely from a Town and NYSDOS approved Community Outreach Plan which will be included as an appendix to the LWRP. As public meetings #3 and #4 take place, this section will be updated.

**Appendices**

The following appendices will accompany the LWRP document:

- **Appendix A:** Henry Hudson Park Master Plan
- **Appendix B:** Coastal Consistency Review Law
- **Appendix C:** State Environmental Quality Review (SEQR)
- **Appendix D:** Project Meetings (LWRAG, Public, Stakeholder)
- **Appendix E:** Community Outreach Process and Plan

**Henry Hudson Park Master Plan (Master Plan)**

The first draft of the Master Plan was distributed to the LWRAG as Appendix A of the LWRP. The project team welcomes comments and edits to the first draft of the Master Plan from the LWRAG.

Initial Comments

It was noted that the shoreline stabilization discussion should be directly addressed in the Master Plan. It was also noted that it would be a park benefit to offer promenade binoculars for viewing wildlife, such as bald eagles.

A discussion took place regarding instituting a local watershed alliance group and the need for a group for the maintenance of trails and/or water bodies found within and adjacent to Henry Hudson Park and the surrounding WRA.

Another discussion took place regarding the access to Town parks for residents and non-residents. In the past it has been suggested by some that a fee be charged to access Henry

PLACE Alliance to include description for shoreline stabilization project.

	Hudson Park; however that practice is not allowed based on public funding sources (NYSDEC) used for existing and future park improvements as well as logistics and practicality It was suggested the Town could adopt a policy that states all Town parks are available to both residents and non-residents. The LWRP could initiate this policy.	
<b>Waterfront Updates</b>	<p>Mr. Leslie provided a brief waterfront update for the LWRAG.</p> <p>Air Products Solutions, Inc. is moving ahead with their site modifications in two (2) phases. Phase 1 includes relocating existing facilities elsewhere on their property. Phase 2 includes constructing a new air separation unit that would expand production of argon, nitrogen, and oxygen. It was noted that Air Products Solutions, Inc. provides services to both local and regional markets..</p> <p>First Student Transportation Services, a bus service, will be utilizing property on Retreat House Road to house buses offering student transportation services for Albany School District.</p>	N/A
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>▪ LWRAG to provide comments to MJ/Town staff by Thursday, 8/31.</li> <li>▪ MJ to revise preliminary draft LWRP.</li> <li>▪ MJ to develop/complete LWRP appendices.</li> <li>▪ MJ to submit draft LWRP to NYSDOS for internal review (Review #1).</li> <li>▪ Public Meeting #3 to be held at Town Hall on Tuesday, October 24, 2017.</li> </ul>	

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>