

# TOWN OF BETHLEHEM

## LOCAL WATERFRONT REVITALIZATION PROGRAM UPDATE & HENRY HUDSON PARK MASTER PLAN UPDATE

OPEN HOUSE/PUBLIC WORKSHOP #3  
OCTOBER 24, 2017



# AGENDA

1. LWRP Program Overview
2. Project Overview
3. Project Scope / Process
4. Schedule
5. Proposed Projects
6. Proposed Implementation Techniques
7. Next Steps



# PROJECT TEAM



# PROJECT TEAM

- Town of Bethlehem
- NYS Department of State (DOS)
- Local Waterfront Revitalization Advisory Group (LWRAG)
- MJ Engineering / PLACE Alliance Consultant Team



# LWRAG MEMBERS

LWRAG members include:

Name	Affiliation
Ann Morin	Glenmont Job Corps
Charlotte Buchanan	Van Wies Point Resident
David VanLuven	Town Board
Jeff Anzevino	Scenic Hudson
Joan Gavrilik	Friend of Bethlehem Parks and Recreation
Joann Dawson	Former Town Board Member
John Clarkson	Town Supervisor
John Sherman	Mohawk Hudson Land Conservancy
John Smolinsky	Planning Board Chairman
Lisa Evans	Waterfront Resident
Maureen Cunningham	Hudson River Watershed Alliance/Town Resident
Nan Lanahan	Parks and Recreation
Nava Tabak	Scenic Hudson
Peter Thomas	Friends of the Rail Trail
Sam Messina	Former Town Supervisor
William Clancy	PSEG



# LWRP PROGRAM OVERVIEW



# LWRP PROGRAM OVERVIEW

- Local Waterfront Revitalization Program\* (**LWRP**)
- **Voluntary program** established to implement the NYS Waterfront Revitalization of Coastal Area and Inland Waterways Act and participate in the NYS Coastal Management Program
- Intended to **guide the future of waterfront communities** regarding land use, growth, economic development, and environmental conservation



\* Department of State program identified in NYS Executive Law Article 42



# LWRP PROGRAM BENEFITS

- Reflects **Community Consensus** and Aligns with Local Plans and Programs
- Provides Clear Direction for **Appropriate Future Development**
- Step by Step **Process for Implementation**
- Establishes Long-Term **Partnerships**
- Requires *consistency review*. Any State/Federal permitting, funding or direct actions must be consistent with approved LWRP to extent practicable



# PROJECT OVERVIEW



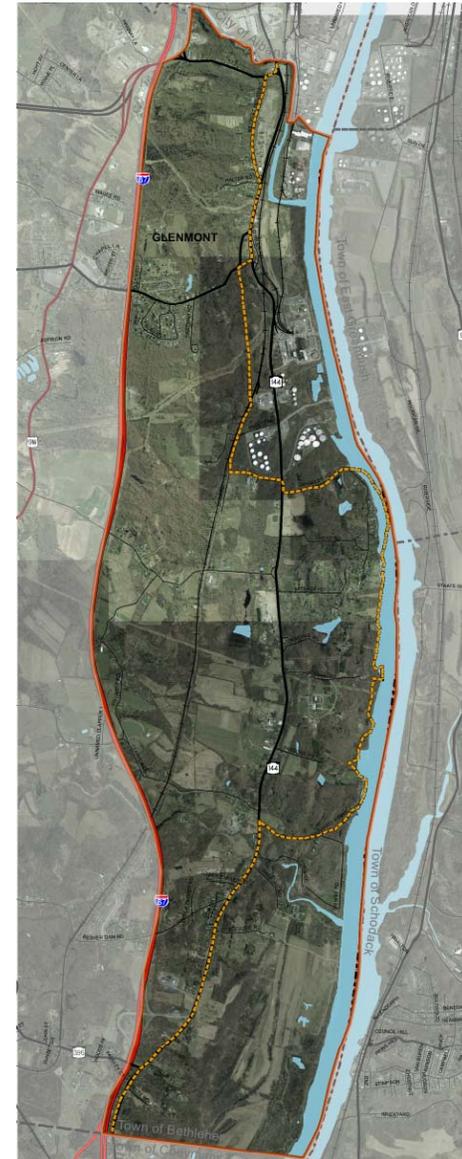
# PROJECT OVERVIEW

- Update to 2010 LWRP draft
- Community Engagement
- Result is a document including:
  - Existing Conditions Evaluation
  - Mapping
  - Opportunities/Needs Identification
  - Projects/Recommendations
  - Implementation Steps



# PROJECT GOALS

1. Encourage New Economic Activity
2. Improve Public Access
3. Increase Recreational Use of River
4. Protect and Restore Natural Resources
5. Address Climate Change
6. Evaluate Water Level in Relation to Development
7. Support Sustainability and Resiliency



# DRAFT WATERFRONT VISION

*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**.*

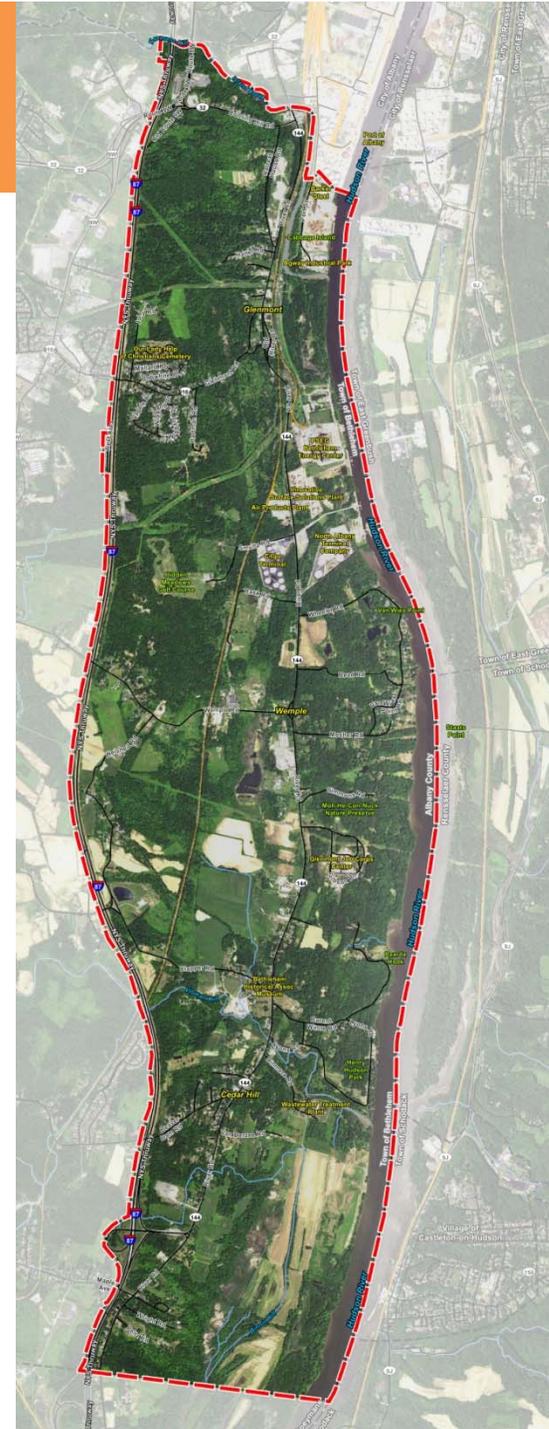


# PROJECT STUDY AREA

- Proposed Waterfront Revitalization Area (WRA)

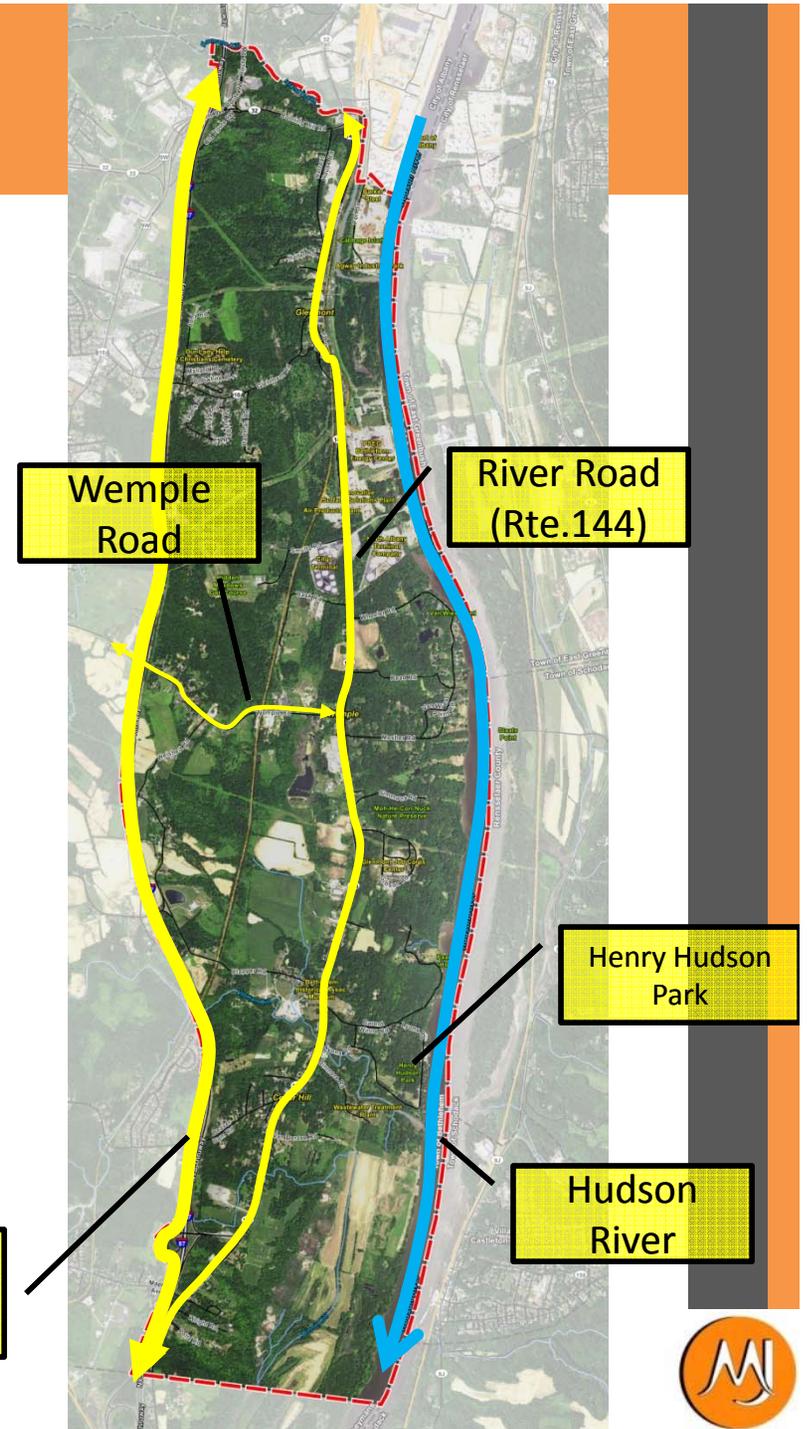


- Approval of the LWRP by the Secretary of State also means that the proposed WRA will become the new coastal area boundary triggering the need for consistency review



# PROJECT STUDY AREA

- Bound by municipal boundaries to north (Albany) and south (Coeymans)
- Bound by Hudson River to east
- Bound by I-87 (NYS Thruway) to west
- Includes Hudson River tributaries, floodplains and key roads providing opportunities to connect to the waterfront
- Includes all land and water uses of significant impact to the waterfront



# PROJECT SCOPE



# PROJECT SCOPE

## Scope Tasks:

6. Project Meeting
7. Community Outreach
8. Define Boundary
9. Inventory and Analysis
10. Public Meeting #1
11. Coastal Policies
12. Proposed Uses and Projects
13. Public Meeting #2
14. Local Implementation Techniques
15. Public Meeting #3
16. Federal-State Actions and Programs
17. Local Commitment
18. SEQRA Compliance
19. Draft LWRP
20. Final Public Hearing/Meeting
21. Final LWRP
22. Henry Hudson Master Plan Update

*Note: Tasks 1-5 are Town Administrative Tasks*

Task Complete  
Task In Progress  
Future Task



# PROJECT SCOPE

## Scope Tasks:

6. Project Meeting
7. Community Outreach
8. Define Boundary
9. Inventory and Analysis
10. Public Meeting #1
11. Coastal Policies
12. Proposed Uses and Projects
13. Public Meeting #2
14. Local Implementation Techniques
15. Public Meeting #3
16. Federal-State Actions and Programs
17. Local Commitment
18. SEQRA Compliance
19. Draft LWRP
20. Final Public Hearing/Meeting
21. Final LWRP
22. Henry Hudson Master Plan Update

*Note: Tasks 1-5 are Town Administrative Tasks*



# SCHEDULE



# ANTICIPATED SCHEDULE

## Anticipated Task Schedule – Subject to Change

Task #	Task	Completion Date
6	Project Meeting	June 2016*
7	Community Outreach Plan	June 2016
8	Define WRA Boundary	July 2016*
9	Inventory and Analysis	September 2016*
10	First Public Meeting	October 2016
11	Coastal Policies	January 2017*
12	Proposed Uses and Projects	March 2017*
13	Second Public Meeting	April 2017
14	Implementation Techniques	May 2017*

\*Up to 10 LWRAG meetings are proposed during the process.



# ANTICIPATED SCHEDULE

Task #	Task	Completion Date
15	Third Public Meeting	Fall 2017
16	Federal and State Actions and Programs	Summer 2017
17	Local Commitment	Fall 2017
18	SEQRA Compliance	Spring 2018
19	Draft LWRP	Winter 2017 (60-day review period)
20	Final Public Hearing/Meeting	Spring 2018*
21	Final LWRP Amendment	Winter 2017/Spring 2018*
22	Henry Hudson Master Plan Update	July 2017*



# PROPOSED PROJECTS



# PROPOSED PROJECT CATEGORIES

- Infrastructure
- Natural , Environmental Resources and Water Quality
- Historic, Cultural and Scenic Resources
- Open Space, Public Access, Recreation and Tourism
- Economic Development
- Resiliency
- Zoning and Land Use
- Waterfront Revitalization Partners



# PROPOSED PROJECT ICONS



Utilities



Tourism



Education



Resiliency



Transportation



Zoning, Land Use



Open Space, Recreation



Economic Development



# INFRASTRUCTURE



IMPROVE THE NYS ROUTE 144/RIVER ROAD CORRIDOR BY REDUCING SPEED LIMITS, ENHANCING PEDESTRIAN CROSSINGS & CREATING A SAFER ENVIRONMENT FOR BICYCLISTS

## DESCRIPTION

As a designated truck route and primary access to Henry Hudson Park, River Road is heavily used by through traffic as well as residents and businesses. The often conflicting users of this roadway leads to challenges for crossing regardless of mode, particularly given the posted 55 mph speed limit. A comprehensive corridor study would assist in determining where the key issues are and what steps might be taken to alleviate those issues. Coordination with NYSDOT will be critical as this is a state route.

*Estimated Cost: \$65,000 - 75,000*  
*Potential Funding Source(s): Town, CDTC, NYSDOT, NYSDOS*  
*Potential Permitting: To be determined by feasibility study*  
*Responsible Entity: Town Planning Department, Town Engineering Department, NYSDOT*



REDUCE ODORS EMANATING FROM THE WASTEWATER TREATMENT PLANT

As WRA projects are implemented that attract residents and visitors to the waterfront area the need to address odors from the Wastewater Treatment Plant become apparent. It has been noted that the Wastewater Treatment Plant located immediately south of the park can detract from the experience at Henry Hudson Park and offensive odor emissions associated with the treatment process can cause a nuisance to the enjoyment of the park. It is also recognized that the Wastewater Treatment Plant is a significant infrastructure resource for the community, providing public health, economic and environmental benefits to the community. The 2012 Sewer Master Plan includes an evaluation of odor reduction measures that strike a balance between the facility's capital and process needs and improved odor emissions.

*Estimated Cost: FORTHCOMING*  
*Potential Funding Source(s): EFC, Town*  
*Potential Permitting: FORTHCOMING*  
*Responsible Entity: Town Engineering Department*



CONDUCT A FEASIBILITY STUDY TO EVALUATE EXPANSION OF SEWER AND/OR WATER INFRASTRUCTURE TO THE VAN WEIS POINT NEIGHBORHOOD

This feasibility study would identify potential expansion areas and evaluate the costs and benefits of expanding sewer and water infrastructure in this area of the WRA. Additionally, the potential growth-induced impacts (positive and negative) resulting from new infrastructure would be evaluated and considered.

*Estimated Cost: \$45,000 - 55,000*  
*Potential Funding Source(s): Town, EFC, NYSDEC, NYSDOS*  
*Potential Permitting: To be identified in the feasibility study*  
*Responsible Entity: Town Planning Department and Town Engineering Department*





CONTINUE TO IMPLEMENT MS4 STORMWATER REGULATIONS & EXPAND WATER QUALITY TREATMENT PRACTICES ON LAND DISTURBANCE LESS THAN 1 ACRE

DESCRIPTION

Compliance with the NYSDEC Municipal Storm Sewer System (MS4) is required by the town to address stormwater quantity and quality. Currently land disturbance less than 1-acre receives water quantity control only.

*Estimated Cost: Largely privately-born; Town staff time.  
Potential Funding Source(s): Town Budget, CDRPC  
Potential Permitting: Project specific  
Responsible Entity: Town Planning Department and Town Engineering Department*



COORDINATE EXISTING STREAM BUFFER & FLOODZONE DISTURBANCE REGULATIONS

A stream buffer and limits on floodzone disturbance can serve as natural filters to remove potential pollutants before reaching the stream and create additional habitat or wildlife corridors. The Town currently addresses disturbance within certain named streams (Vloman Kill, Normans Kill) and floodzones through multiple regulations. Coordination and consistency is needed to streamline permitting processes.

*Estimated Cost: Town Staff Time  
Potential Funding Source(s): Town  
Potential Permitting: Not Applicable. However, zoning amendment adoption procedures would be required.  
Responsible Entity: Town Planning Department, Town Board*



CONDUCT A GREEN INFRASTRUCTURE EVALUATION TO DETERMINE BEST AREAS TO IMPLEMENT GREEN INFRASTRUCTURE

Green infrastructure is an approach to managing stormwater that restores natural processes using natural vegetation and other practices. This evaluation would include an analysis of existing soil conditions and depth to water table based on readily available data. Such information would be useful to the town staff, planning board and potential applicants in determining which green infrastructure practices are most appropriate.

*Estimated Cost: \$10,000-15,000  
Potential Funding Source(s): EFC, NYSERDA, Town  
Potential Permitting: Not Applicable  
Responsible Entity: Town Planning Department /Engineering*



DESIGN AND CONSTRUCT AN EDUCATIONAL KIOSK PROVIDING INFORMATION ABOUT INVASIVE SPECIES AT HENRY HUDSON PARK

This kiosk would inform the public how they can assist in protecting and restoring fish and wildlife habitats. Best practices would be identified in an easy to understand manner. The Town could partner with local community organizations or scout troops to develop the content and construct.

*Estimated Cost: \$10,000 (materials only)  
Potential Funding Source(s): NYSDEC, OPRHP, Town, Private Sponsor, Community Organizations  
Potential Permitting: Dependent on location  
Responsible Entity: Town Planning Department/Recreation Department with assistance from local scout troops or community organizations*





DEVELOP A HERITAGE AND NATURE-BASED TOURISM STRATEGY FOCUSED ON THE HUDSON RIVER WITH REGIONAL PARTNERS AND NEIGHBORING COMMUNITIES

DESCRIPTION

The preparation of a Regional Heritage and Nature Based Tourism Strategy would enhance tourism opportunities and leverage the unique resources of an entire region. A regional approach offers more potential resources and more potential opportunities to keep visitors in the region longer, thereby increasing tourism dollars spent. Potential nature based locations could include Schodack Island State Park, Papscaenee Island Preserve, the Baker Farm Site, Henry Hudson Park found within Bethlehem, East Greenbush, Castleton and Schodack.

*Estimated Cost: \$50,000 - 100,000*  
*Potential Funding Source(s): ESD, NYSDOS, Town, partner communities*  
*Potential Permitting: Not Applicable*  
*Responsible Entity: Town Planning Department and Town Historian with partners*



DEVELOP A SCENIC OVERLAY DISTRICT ALONG AREAS OF WEMPLE, WEISHEIT AND CLAPPER ROADS TO PRESERVE AND IMPROVE VIEWING OPPORTUNITIES OF THE TACONIC MOUNTAINS

This project would first identify key scenic views and corridors within the WRA and then develop an overlay district that encompasses those views and corridors. The overlay district may include more strict design guidelines to address setbacks and building height o protect viewsheds.

*Estimated Cost: Town Staff Time*  
*Potential Funding Source(s): Town, NYSDOS*  
*Potential Permitting: Not Applicable. However, zoning amendment adoption procedures would be required.*  
*Responsible Entity: Town Planning Department, Town Board*



CREATE A SELF-GUIDED HISTORY TOUR

The WRA has a storied history that should be told. The purpose of this project is to provide an opportunity for residents and visitors to experience that history on their own time, perhaps via bicycle. School groups and scout groups may also take part as an educational opportunity.

*Estimated Cost: \$5,000 (brochure printing costs)*  
*Potential Funding Source(s): Town, Town Historical Society, Private Sponsor*  
*Potential Permitting: Not Applicable*  
*Responsible Entity: Town Historical Society and Town Historian*





DEVELOP A RIVERFRONT TRAIL  
ALONG THE HUDSON RIVER  
CONNECTING KEY WATERFRONT  
DESTINATIONS

DESCRIPTION

This feasibility study would explore viable options for developing a riverfront trail along the length of the Hudson River within the Town. This will include partnering with property owners along the waterfront to enhance public access, including connecting to key destinations such as Moh-He-Con-Nuck Nature Preserve and Henry Hudson Park. Key properties to explore include the Glenmont Job Corps Facility, Scenic Hudson lands and lands near Port of Albany. The purpose of the study is to identify a preferred route alternative, estimate costs for right-of-way acquisition, estimate design and construction costs and determine long-term management and maintenance responsibilities.

*Estimated Cost: \$40,000 - 50,000*

*Source(s): OPRHP, Town, CDTC, Scenic Hudson*

*Potential Permitting: To be determined during feasibility study*

*Responsible Entity: Town Planning Department and Town Engineering Department*



IMPLEMENT THE BICYCLE AND  
PEDESTRIAN IMPROVEMENTS  
ALONG WEMPLE, WEISHEIT AND  
CLAPPER ROADS TO IMPROVE  
CONNECTIONS TO THE  
WATERFRONT AREA

This project is intended to address the need for safer bike and pedestrian connections from the central area of Town to the waterfront. Specific routes, such as Wemple Road to Weisheit Road to Clapper Road, were discussed and have already been identified in the Town's Bicycle Network. This project should work with partners to prioritize those locations and implement safe crossings for bicyclists and pedestrians. This should be coordinated with the River Road Transportation Corridor Study and other ongoing initiatives such as the Rail Trail and the Albany Mobile Bicycle application.

*Estimated Cost: FORTHCOMING*

*Potential Funding Source(s): CDTC, NYSDOT, Town*

*Potential Permitting: Forthcoming*

*Responsible Entity: Town Planning Department, Town Engineering Department, NYS DOT*





DEVELOP A BAKER FARM SITE  
ENHANCEMENT PLAN TO IDENTIFY  
STEPS TO IMPROVE PUBLIC ACCESS  
AND CONNECT TO THE PROPOSED  
RIVERFRONT TRAIL

DESCRIPTION

The historic Baker Farm Site was identified through the planning process as a special place within the waterfront. Located within the habitat-rich Binnen Kill area, this site is currently owned by Scenic Hudson and accessible to the public. The plan should include an evaluation and recommendations for the structural condition of existing buildings and structures, potential trail access to the riverfront and connections with the future Riverfront Trail, parking areas, signage, educational kiosks describing the history of the former farm, ADA accessibility and a long-term maintenance program.

*Estimated Cost: \$20,000-30,000*

*Potential Funding Source(s): OPRHP, Town, Scenic Hudson*

*Potential Permitting: To be determined*

*Responsible Entity: Scenic Hudson and Town Planning Department*



COMPLETE AND IMPLEMENT THE  
TOWN-WIDE OPEN SPACE PLAN

The completion and implementation of the Open Space Plan (currently under development) will allow the town to expand voluntary land conservation initiatives, in the waterfront area. Through the interest of willing landowners, a variety of techniques may be utilized such as the conservation easement exemption program, conservation subdivision, land acquisitions, and purchase of development rights. Additional educational opportunities and outreach are also recommended.

*Estimated Cost: Town staff time, Implementation costs will be project specific*

*Potential Funding Source(s): Town, NYS DAM, OPRHP*

*Potential Permitting: Project specific*

*Responsible Entity: Town Planning Department, Town Board*





DEVELOP A MULTI-USE PATH ALONG NYS ROUTE 144/RIVER ROAD

DESCRIPTION

Conduct a study to examine feasibility of installing a multi-use path along River Road. This would complement the Riverfront Trail and also assist in providing safer travel options along River Road. This study would coordinate with and occur after the development of the River Road Corridor Study. The feasibility study would examine locations, design options, costs and constraints such as right-of-way, wetlands, and topography.

*Estimated Cost: \$35,000 - \$45,000*  
*Potential Funding Source(s): CDTC, Town, NYSERDA, NYSDOT*  
*Potential Permitting: To be determined during feasibility study*  
*Responsible Entity: Town Planning and Engineering Departments*



ESTABLISH GATEWAYS FOR THE WATERFRONT AREA (PROVIDE SIGNAGE, LANDSCAPING, INFORMATIONAL KIOSKS, ETC.)

Gateways signify an arrival at a special place. Consistent, themed signage and landscaping are often used to define a gateway. The waterfront is unique in that the Hudson River cannot be seen from most locations, including from River Road. Many traveling in the WRA are not aware they are in a unique place and so close the waterfront. Gateways will help to inform passersby that they have arrived within the waterfront area. Locations may include River Road at the Normans Kill, Clapper Road and the Baker Farm Site/NYS Thruway Exit 22.

*Estimated Cost: FORTHCOMING*  
*Potential Funding Source(s): Town, community*  
*Potential Permitting: FORTHCOMING*  
*Responsible Entity: various town departments, community organizations*



IMPLEMENT HENRY HUDSON PARK MASTER PLAN (MULTIPLE PROJECTS)

Henry Hudson Park Master Plan is a result of public participation and feedback gathered by the design team to create a park master plan that reflects three main master plan strategies: Pedestrian safety and increased park utilization ; Improving park connectivity; Creating opportunity for year-round recreation, educational opportunity and the connectedness of all components of Henry Hudson Park. The park design was delineated into flexible priority project phasing to further pursue grant funding to feasibly implement the recommended park enhancements.

*Estimated Cost: \$3,500,000 (Includes all project phases/improvements)*  
*Potential Funding Source(s): EPF LWRP, Hudson River Estuary Grants, Climate Smart Communities Grant, FEMA Hazard Mitigation Assistance, EFP Municipal Grant Program, Hudson River Greenway Communities and Compact Grant Programs, NYS Open Space Funding Options*

*Potential Permitting: SWPPP, SEQR, NYS Freshwater Wetlands Permit, NYS Protection of Waters Permit, Floodplain Development Permit, Rare Animals, Rare Plants, and Significant Natural Communities Permit, Wetland Delineation Recommended*

*Responsible Entity: Town Planning, Engineering , Parks and Recreation*



# ECONOMIC DEVELOPMENT



## CONTINUE TO SUPPORT GROWTH OF EXISTING BUSINESSES AND INDUSTRY IN THE WRA

### DESCRIPTION

Current efforts to support economic development include Town sponsored business roundtable discussions, IDA-managed incentives, and the Town's economic development grant programs including the Microenterprise program and Small Business Assistance program. The available commercial and industrial properties listing on the IDA website also helps to attract outside businesses to the Town.

*Estimated Cost: FORTHCOMING*

*Potential Funding Source(s): Empire State Development, Town IDA*

*Potential Permitting: Unknown - Project/site specific*

*Responsible Entity: Town Planning Department and IDA*



## CONDUCT A MARKET ANALYSIS FOCUSED ON THE WRA

The purpose of the WRA market analysis is to identify the business sectors that would best be suitable within the WRA, and attract them to the available industrial and mixed economic development district lands. The market analysis would include but not be limited to a work force assessment, availability of industrial/commercial buildings and land, utility infrastructure (water, sewer, electric, gas), and transportation access.

*Estimated Cost: FORTHCOMING*

*Potential Funding Source(s): Empire State Development, Town IDA, National Grid*

*Potential Permitting: Unknown - Project/site specific*

*Responsible Entity: Town Planning Department and IDA*



# RESILIENCY



## CREATE EDUCATIONAL BROCHURES FOR WATERFRONT BUSINESSES AND PROPERTY OWNERS TO BUILD RESILIENCY

### DESCRIPTION

The purpose of this project is to inform and education private property owners and business along the shoreline about the threat of sea-level rise and impacts of increased occurrences of storm events. Educational brochures and periodic educational forums could be held to discuss potential resiliency measures that to protect homes, property and business.

*Estimated Cost: \$5,000 (brochures), Town Staff Time*

*Potential Funding Source(s): Town, community organizations*

*Potential Permitting: Not Applicable*

*Responsible Entity: Planning & Engineering Departments*



## CREATE A 'BUILDING COMMUNITY RESILIENCY PLAN'

This plan would expand on the work completed through this process including a refinement of potential public assets at risk based on current sea-level rise projections, identifying best practices techniques to improve resiliency for public assets as well as businesses and private property owners. Some steps to be examined in this plan might include but not be limited to modifying site plan requirements to include resiliency practices, shoreline stabilization along the entire waterfront, elevating of mechanicals and flood-proofing buildings.

*Estimated Cost: \$40,000 - 50,000*

*Potential Funding Source(s): NYSERDA, ESD, Town*

*Potential Permitting: Not applicable. Permitting requirements may be identified in the plan.*

*Responsible Entity: Planning & Engineering Departments*



## APPLY TO FEMA'S COMMUNITY RATING SYSTEM PROGRAM UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

The Community Rating System recognizes community efforts beyond the minimum standards by reducing flood insurance premiums for the community's property owners. To participate, the Town would choose to undertake some or all of 19 different activities. The town is already doing some including the MS4 program, local flood regulations, or conservation easement program.

*Estimated Cost: varied*

*Potential Funding Source(s): varied*

*Potential Permitting: Not Applicable*

*Responsible Entity: Town departments*



WATERFRONT REVITALIZATION AREA PARTNERS



ENCOURAGE REGIONAL ENTITIES TO CONDUCT AN ANNUAL OR BI-ANNUAL RIVERFRONT COMMUNITY ROUNDTABLE TO DISCUSS SIMILAR AND SHARED ISSUES/OPPORTUNITIES

DESCRIPTION

The purpose of this project is to coordinate with neighboring communities on riverfront development initiatives. As riverfront communities, there are likely shared experiences that could be learned from to support continued waterfront efforts. Regional entities such as the Capital District Regional Planning Commission (CDRPC) might be facilitators of this effort.

*Estimated Cost: Town staff time*  
*Potential Funding Source(s): Town*  
*Potential Permitting: Not Applicable*  
*Responsible Entity: Town Planning Department, IDA, Town Board*

ZONING AND LAND USE



DEVELOP DESIGN GUIDELINES FOR RURAL ROADWAYS (SUCH AS CLAPPER AND WEISHEIT ROADS)

The purpose of design guidelines for rural roadways is to identify an aesthetic framework within a rural context that reflects the character of that corridor and protects that character. Design Guidelines may be applicable across several rural roadways and should be a user-friendly, graphic oriented tool. Guidelines may include suggestions for building setbacks, clearing of natural vegetation, and/or architectural features. Users of the design guidelines may include the Town Highway Department and Planning Board.

*Estimated Cost: \$25,000-35,000*  
*Potential Funding Source(s): Town, NYSDOS*  
*Potential Permitting: Not Applicable*  
*Responsible Entity: Town Planning Department*

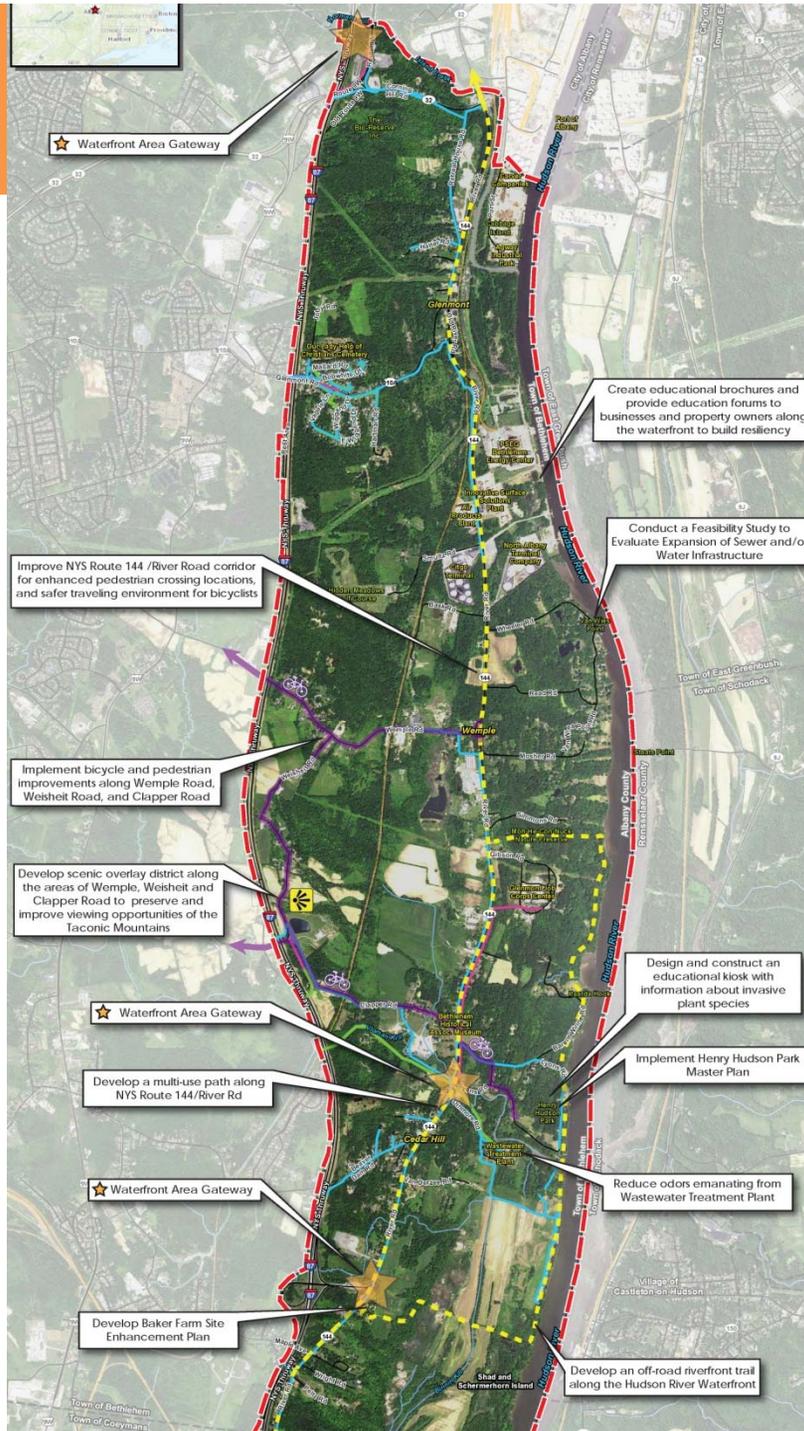


# Town of BETHLEHEM

## Local Waterfront Revitalization Program Update

### Proposed Waterfront Revitalization Projects October 2017

-  Proposed Waterfront Revitalization Area
-  Municipal Boundaries
-  Water Main
-  Sewer Main
-  Sewer Force Main
-  Proposed Bike/Ped Improvements
-  Proposed Trail/Multiuse Path
-  Roads
-  Railways
-  Rivers and Streams



### Other Projects (Not Site-Specific):

- Complete and Implement Town-wide Open Space Plan
- Develop Design Guidelines for Rural Roadways
- Continue to Implement MS4 Storm water Regulations
- Coordinate Existing Stream Buffer and Flood Zone Regulations
- Conduct a Green Infrastructure Evaluation
- Continue to Support Growth of Existing Businesses and Industry Within the WRA
- Create a 'Building Community Resiliency Plan'
- Encourage Regional Entities to Conduct an Annual or Bi-Annual Riverfront Comm. Roundtable
- Create a Self-Guided History Tour
- Develop a Heritage and Nature Based Tourism Strategy
- Apply to FEMA's Community Rating System Program
- Conduct a Market Analysis Focused on the WRA

# PROPOSED IMPLEMENTATION TECHNIQUES



# IMPLEMENTATION TECHNIQUES

- Implementation will take place over time as projects or actions occur within the Waterfront Revitalization Area (WRA) or as the Town identifies partners to fund and advance public projects proactively
- The Town has in place many tools, policies and local laws to implement various aspects of the LWRP

## EXISTING TOOLS, POLICIES & REGULATIONS

- Town Zoning (§128)
- Agricultural Uses and Right To Farm (§128-43)
- Grading, Erosion and Sediment Control (§128-49)
- Incentive Zoning (§128-51)
- Lots Bordering Streams (§128-53)
- Parkland Reservation and Fees (§128-57)
- Flood Damage Protection (§69)
- Stormwater Management (§98, Part 2)



# LOCAL CONSISTENCY LAW

- Adoption of a Local Consistency Law will be required by the Department of State prior to approval of the LWRP document by the Secretary of State
- A Local Consistency Law is the mechanism by which the LWRP is applied to actions within the WRA.
- Identifies the process by which the Town evaluates any applicable action within the WRA for consistency with the LWRP.



# LOCAL CONSISTENCY LAW

## PROPOSED EXEMPT ACTIVITIES

- ✓ Maintenance or repair involving no substantial changes in an existing structure or facility
- ✓ Replacement, rehabilitation, or reconstruction of a structure or facility, in kind, on the same site
- ✓ Granting of individual setback and lot line variances, except in relation to a regulated natural feature
- ✓ Minor temporary uses of land having negligible or no permanent impact on coastal/waterfront resources or the environment
- ✓ Official acts of a ministerial nature involving no exercise of discretion, including building permits and historic preservation permits
- ✓ Repaving of existing highways not involving the addition of new travel lanes
- ✓ Street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities
- ✓ Maintenance of existing landscaping only and natural growth
- ✓ Installation of traffic control devices on existing streets, roads and highways
- ✓ Public or private best forest management practices on less than 10 acres of land, but not including waste disposal, land clearing not directly related to forest management, clear-cutting or the application of herbicides or pesticides
- ✓ Information collection, including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any SEORA Type I or unlisted action
- ✓ Routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment
- ✓ Emergency actions that are immediately necessary on a limited and temporary basis for the protection or preservation of life, health, property or natural resources, provided that such actions are directly related to the emergency and are performed to cause the least change or disturbance, practicable under the circumstances, to the environment
- ✓ **Actions not requiring Town Board, Zoning Board of Appeals or Planning Board approval**



# LOCAL CONSISTENCY LAW

## Step 1

- Application for an action/project within the WRA is submitted to Town
- Town Planning Department determines applicability of local consistency law

## Step 2

- Town Planning Department conducts local consistency review if action/project is not exempt
- Town Planning Department provides recommendation for consistency to appropriate Town entity (e.g. Town Board, Zoning Board of Appeals, Planning Board, etc)

## Step 3

- Town entity with decision making authority for the action/project considers Planning Department recommendation for consistency during regular action/project review process
- If action/project is consistent with the LWRP and its policies, the action/project may be acted upon.
- If the action/project is NOT consistent with the LWRP and its policies, a project change may be necessary



# NEXT STEPS



# NEXT STEPS

- Summarize Public Input
- LWRAG Meeting #11
- Refine Proposed Projects and Recommendations
- Refine Local Implementation Steps
- Submit Draft LWRP to NYSDOS for initial review
- Public Workshop #4 – TBD



# THANK YOU!

**For more information visit:**

[http://www.townofbethlehem.org/746/  
Local-Waterfront-Revitalization-Advisory](http://www.townofbethlehem.org/746/Local-Waterfront-Revitalization-Advisory)

**or email comments to:**

[LWRP@townofbethlehem.org](mailto:LWRP@townofbethlehem.org)