20/20 ADVISORY COMMITTEE AUGUST 22, 2008

Town of Bethlehem Economic Development Framework

Overview of Presentation

- > Comprehensive Plan framework
- Comp Plan Implementation Elements
- > Economic Development Framework Map
- > Economic Development Toolbox

Comprehensive Plan Framework

Vision Statement

vibrant hamlets; successful mixed use centers; productive rural lands; modern industrial facilities; productivity of businesses

Goals

Balanced tax base; business friendly environment; promote commercial/industrial growth in designated areas

Comp Plan Implementation Elements

- Amendments to Zoning Law and Subdivision Regulations
- Local Waterfront Revitalization Plan (LWRP)
- Route 9W Linkage Study
- Vista Technology Campus

Zoning and Subdivision Amendments

- Entire Town rezoned
- Hamlet series of districts
- General Commercial district
- Mixed Economic Development district
- Rural Light Industrial district

Local Waterfront Revitalization Plan

- Refines development and preservation policies in river corridor
- Final Department of State review and adoption of local law
- Will guide future development in corridor
- Development projects will be subject to consistency review

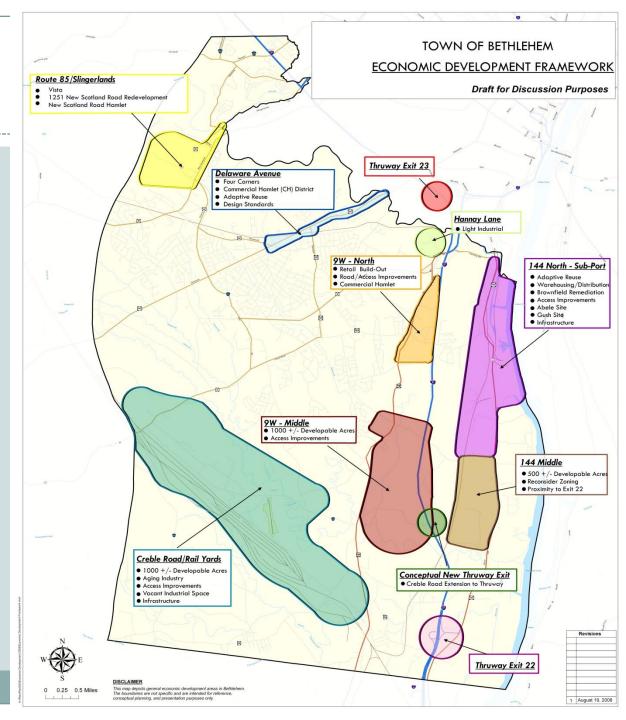
Rt. 9W Linkage Study

- Makes recommendations for transportation improvements and land use refinements
- Considers alternatives for construction of Selkirk By-Pass (Creble Road Extension)
- Final committee meeting to be held in September
- Will be basis for funding requests

Vista Technology Campus

- > 400± acre development site
- Master plan and GEIS approved by Town Board in Summer 2007
- Up to 1.4 million square feet of new mixed economic development uses
- Application for Phase 1A being considered by Bethlehem IDA and Planning Board

Town of Bethlehem **Economic** Development Framework Map



Rt. 144, Sub-Port District

- Traditional heavy industrial zone with limited impact on residential areas
- Good access to interstate system
- LWRP considers transformation to "cleaner" industry over time
- Resolve potential for Beacon Harbor project

Rt. 144, Sub-Port District

- Brownfield remediation opportunities
- Enhance gateway characteristics
- Hundreds of acres of appropriately zoned land
- Abele site at Retreat House Road might be catalytic development project
- Site access and infrastructure improvements are needed to enhance potential

Rt. 144 Central (Middle) District

- West side of 144 zoned for MED as part of Comp Plan
- Opportunities to be impacted by decision on Selkirk By-Pass (Creble Road Extension)
- Part of LWRP district; design should be sensitive to riverfront environment
- Potential for civic use of surplus Jobs Corps lands

Rt. 144 South: Thruway Exit 22

- Does not adequately serve industrial zones west of the Thruway
- Limited development opportunities nearby
- Development of Central district and Baker Farm could improve viability of interchange

Rt. 9W Central (Middle) District

- Zoned for MED as part of Comp Plan in anticipation of access improvements
- Opportunities to be impacted by decision on Selkirk By-Pass (Creble Road Extension)
- Path of progress for future Town growth but markets impacted by access limitations

Rt. 9W North District

- Existing zoning supports additional "big box" retail development north of Magee Drive only
- Intersection improvements needed at Feura Bush Rd./Glenmont Rd. intersection
- Opportunities for enhancement and expansion of commercial hamlet district
- Hannay Lane has additional light industrial potential

Delmar/Elsmere/Delaware Ave. Corridor

- Linkage study to identify design improvements to enhance functionality and pedestrian qualities
- Proximity to neighborhoods and high traffic counts create strong redevelopment potential
- > Potential for infill residential development
- Adaptive reuse potential for residential structures on main roads

Slingerlands / Rt. 85 Corridor

- > Rt. 85 Extension
- Vista Tech Campus
- New Scotland Road hamlet master plan
- Redevelopment of 1251 New Scotland
 Road

Slingerlands / Rt. 85 Corridor

- > Excellent accessibility
- Opportunity to design from ground up
- Fosters mixed uses
- > Incorporates strong pedestrian design
- > Needs catalytic development event

Feura Bush/Selkirk Rail Yards

- Thousands of acres zoned for industrial development with limited impacts on residential areas
- CSX Rail Yard is tremendous economic asset that is not utilized to full potential
- Includes many of the Town's largest taxpayers and employers
- Existing warehouse space available

Feura Bush/Selkirk Rail Yards

- Area has great potential but is underutilized due to access and infrastructure limitations
- Recent instability of warehousing and distribution facilities
- > Existing industry is "aging"; threat of dislocation
- Improved interstate access can capitalize on economic development potential

Hamlet Districts

- Major opportunity area; demographic and economic trends will stimulate hamlet growth
- New Scotland Road Hamlet Master Plan
- Delaware Ave. Linkage Study (Adams St. -Elsmere Ave.)
- Identify next hamlet district to be studied; 9W corridor

Economic Development Toolbox

Empire Zones Program

- Administered by Albany County, this is New York State's primary economic development tool
- Vista included as one of six Empire Zone pods where businesses may qualify for financial benefits
- > Regionally significant businesses may also qualify for site specific zone benefits
- Benefits include reimbursement of property taxes and payroll tax credits for new zone employees

Economic Development Toolbox

Bethlehem Industrial Development Agency

- Established under New York State Law
- Gateway to financial benefits for qualified projects
- Can negotiate Payment In Lieu of Tax Agreement (PILOT) for qualified projects
- Issuance of tax exempt and taxable industrial development revenue bonds