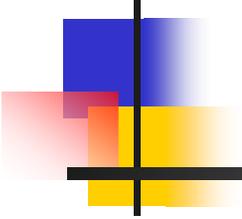
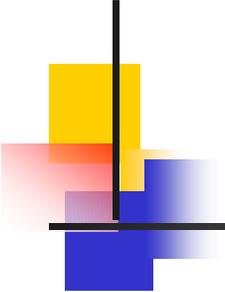


Town of Bethlehem

20/20 Advisory Committee

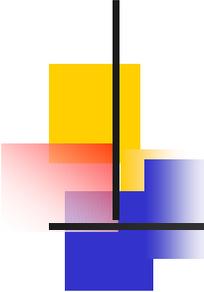


Committee Meeting
March 14, 2008
Elsmere Fire House, Poplar Drive
7:45 – 9:30 a.m.



Agenda

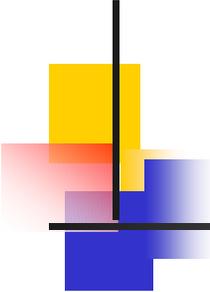
1. Co-Chair Report – Terri Egan and Ken Ringler
2. Town of Bethlehem Comp Plan and Land Use Controls Overview - George Leveille
3. Financial Modeling Discussion – Judi Kehoe and George Leveille
4. Open Discussion
5. Next Meeting: Friday, April 11, 2008



Comprehensive Plan

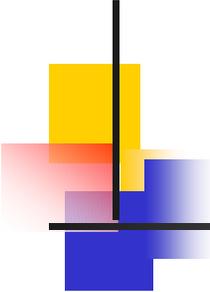
Background

- LUMAC
- Baker Farm, Waste Management Proposal
- April 2004 Kickoff
- Moratorium on Residential Development
- Public Meetings and Community Survey
- Amendments to Zoning law and Subdivision Regulations
- Adopted August 2005



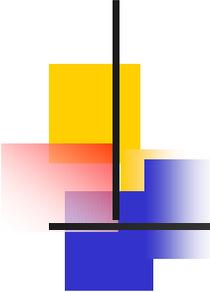
Comp Plan Vision Statement

- Attractive residential neighborhoods, vibrant hamlets, successful mixed-use centers, modern industrial facilities, and productive rural lands
- Excellence of schools, quality community services, recreational opportunities, productivity of its businesses, its Hudson River shoreline
- Economic growth and prosperity assists Town in meeting diverse needs and expectations of its residents in a fiscally responsible manner



Community Goals

- Achieve a balanced tax base
- Create a business friendly environment
- Promote commercial and industrial growth in specifically designated locations
- Provide opportunities for the development of a variety of housing types

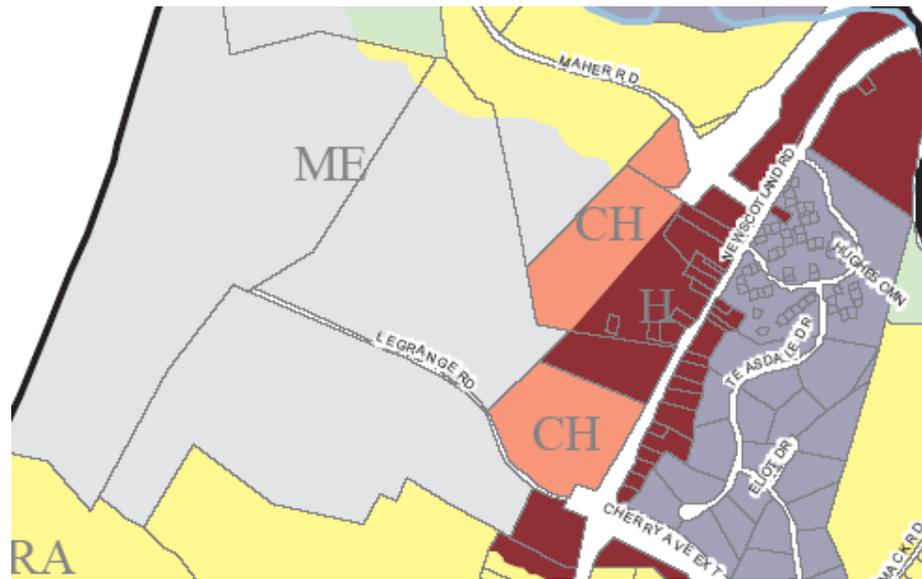


Plan Priorities & Tier I Recommendations

- Vista Technology Campus
- Citizen's Advisory Committee on Conservation (CACC)
- Zoning and subdivision amendments
- Local Waterfront Revitalization Plan (LWRP)
- Route 9W "Linkage" Study

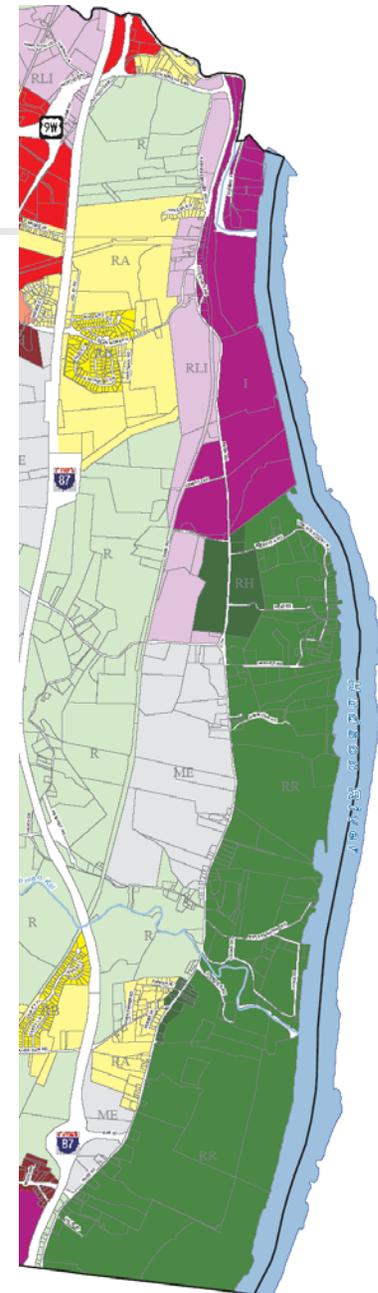
Vista Tech Campus Vicinity

- Rt. 85 extension
- Vista T. C. = 400 acres, 1.4 million square feet; potential for 5,000 jobs; NYS Empire Zone
- Hamlet Master Plan; “new urbanist” principles; live work, ped friendly design



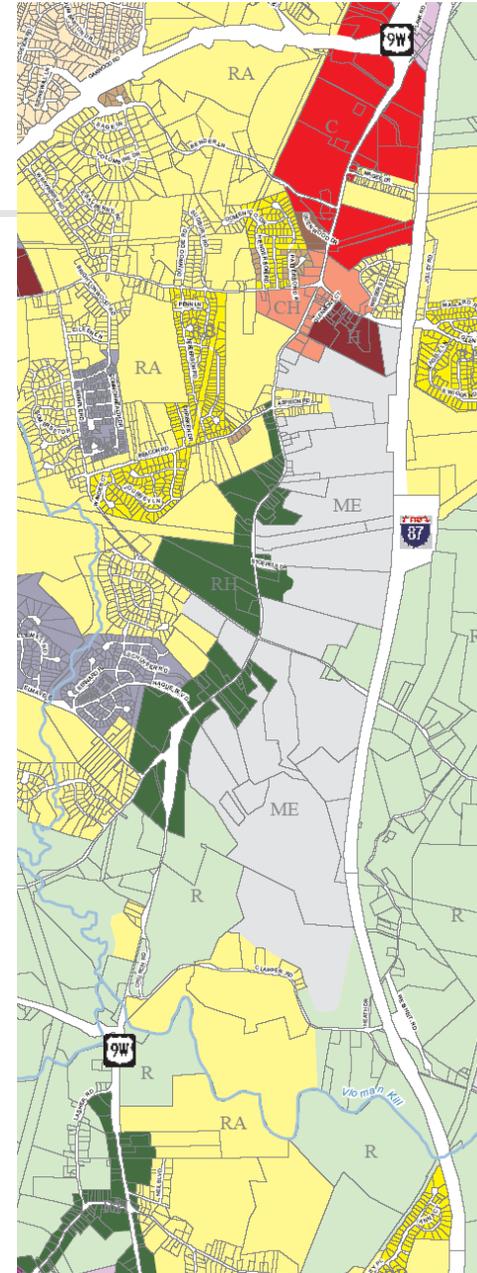
Local Waterfront Revitalization Plan

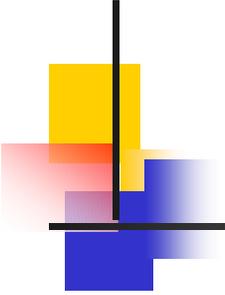
- Largest corridor of undeveloped lands in the Town; 20-30 year growth window
- Tension between growth and preservation interests
- Plan develops recommendations and policy guidance related to future land use in the corridor
- Improve public access



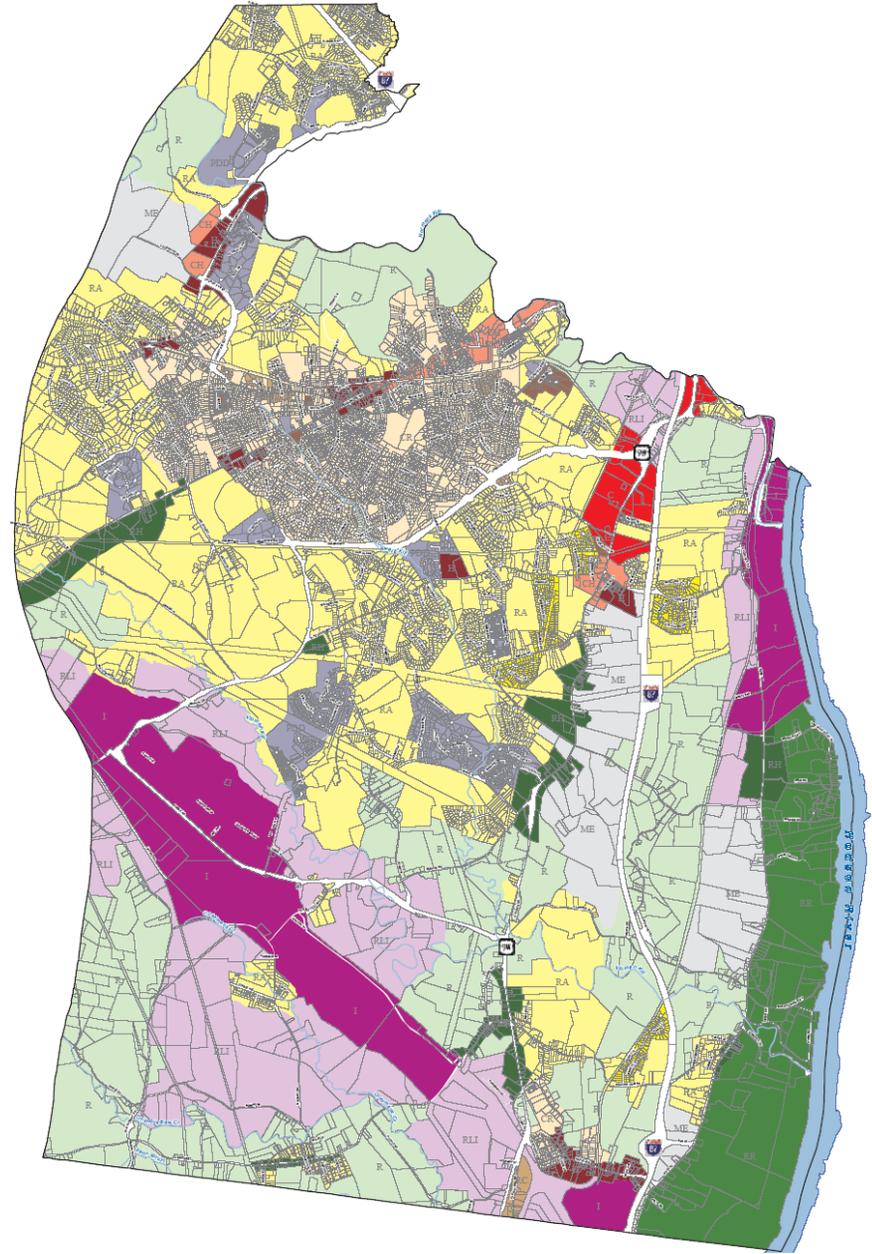
Route 9W Corridor Study

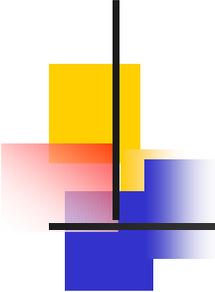
- Key growth corridor for next 10-20 years
- Develops preferred alternatives for transportation related improvements
- Recommends preferred alignment for the Selkirk By-Pass





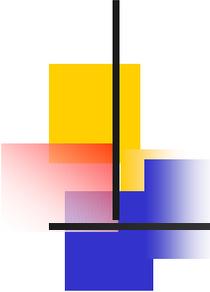
Zoning & Subdivision Amendments 2005-2006





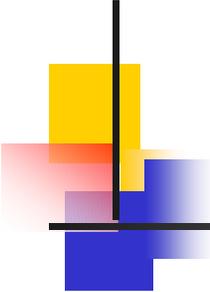
Rural Series of Districts

- Areas not typically served by municipal water and sewer
- Encourages a wide variety of uses; agriculture, forestry, mining, small scale commercial, light industrial activity, low-density residential...
- Attempts to retain economic value of rural lands
- Rural character is highly valued by residents



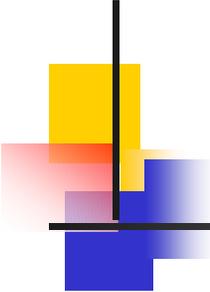
Rural Riverfront District

- Areas east of Rt. 144 and south of the sub-port heavy industrial district
- Low density residential (5 acres per dwelling unit)
- Encourages tourism, land conservation & recreation
- Important area as Town initiates Open Space Plan



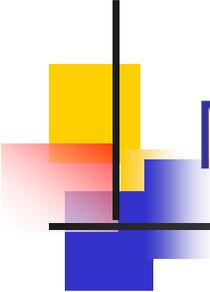
Hamlet Series of Districts

- Range in scale and form from Bridge St. at Rt. 9W, to Four Corners, to Delaware Plaza
- Original settlement areas along major corridors
- Close proximity to residential neighborhoods
- Becoming a desired form for pedestrian oriented mixed uses
- Emerging New Scotland Road hamlet district



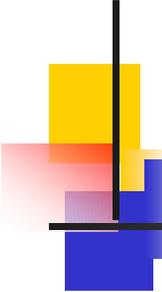
General Commercial District

- Rt. 9W from Bender Lane to Delmar By Pass only district in the Town
- Encourages development of both small and large scale commercial, retail, and service businesses
- Allows shopping malls and “big box” retail



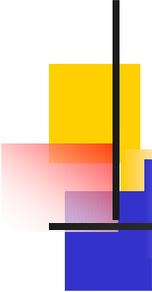
Mixed Economic Development District

- Principal uses include offices, light industrial, clean industry, and technology-based businesses
- Secondary uses include restaurants, small scale retail, fitness clubs, and multifamily residential
- Accessory/secondary uses shall not comprise more than thirty percent (30%) of total gross floor area
- Town Board must approve master plan if more than five acres; Planning Board approves site plan.



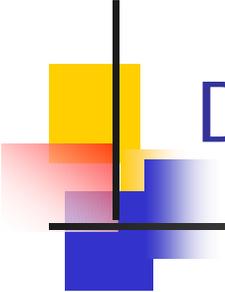
Environmental & Design Regulations

- Lots bordering streams
- Grading and Erosion Control
- Adaptive Reuse
- Signs
- Design Guidelines



Comprehensive Plan Oversight Committee

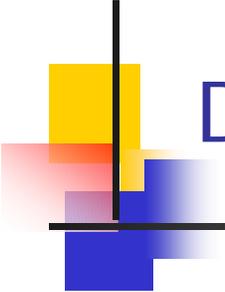
- CPOC established in April 2007
- Comprised of residents and Town officials
- Reviewed Status of Major Planning Initiatives
- Reviewed development activity and trends
- Made findings and recommendations



Development Activity and Trends

- Impact of Residential Moratorium

- *19 projects affected by moratorium*
- *Several major projects withdrawn (@ 1,000 units)*
- *Five single family projects converted to multi-family style*
- *Clear indications of reduced single family development and increased variety of housing types*



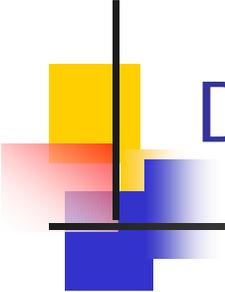
Development Activity and Trends

- Planning Board Activity

- *Only nine subdivisions accounting for 34 residential building lots approved since 2004;*
- *“Pipeline” indicates strong interest in alternative housing types including townhomes, condominiums and apartments*

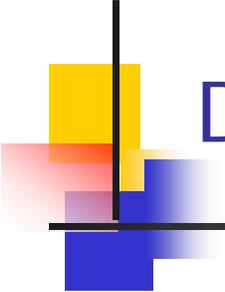
- Building Permit Activity

- *Since 2002, slight upward trend in number of commercial building permit issued to just under 5 permits per month*



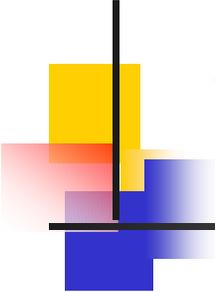
Development Activity and Trends

- Building Permit Activity, continued
 - *Since pre-moratorium period, dramatic decrease in 1 and 2 family building permits*
 - *In 2000, an average of >15 1 and 2 family permits were issued*
 - *In the 29 months since the adoption of the Comp Plan, an average of <6 1 and 2 family permits have been issued*
 - *There are @ 340 approved lots that have yet to be built out*



Development Activity and Trends

- Factors Influencing Positive Trends
 - *Location and characteristics of undeveloped residential properties*
 - *Real estate trends*
 - *Impact and value of community goals and objectives*
 - *Land division process*
 - *Changing community demographics*
 - *Infrastructure limitations*



CPOC Findings

- **Immediate Action Recommendations**

- *Zoning and subdivision amendments have been substantially accomplished*

- **Priority Actions/Tier I Recommendations**

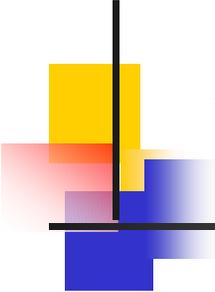
- *Substantial progress made in implementing Tier I recommendations*

- **Mid-Term/Tier II Recommendations**

- *Despite major focus on Tier I priorities, excellent progress made in implementing Tier II recommendations*

- **Ongoing Actions/Tier III Recommendations**

- *Several recommendations are being advanced by the Town*

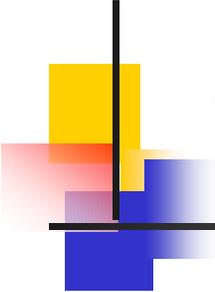


Select CPOC Recommendations

- **Zoning Law and Subdivision Regulations**
 - *Continue annual technical reviews*
 - *Re-evaluate conservation subdivision and incentive zoning regulations*

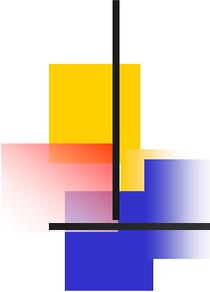
- **Rt. 9W Study**
 - *Adopt recommendations and formulate implementation (financing) strategies*

- **LWRP**
 - *Adopt recommendations*
 - *Seek financing for HHP improvements and Simmons Road park master plan*



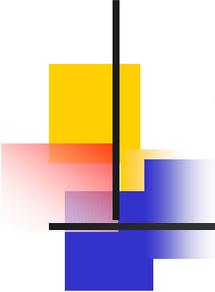
Select CPOC Recommendations

- **Official Map**
 - *Consider implementing official map recommendation to preserve Selkirk By-Pass and other key corridors*
- **CACC**
 - *Reconsider limits of authority and provide more flexibility to independently carry out tasks*
- **CPOC**
 - *Meet on a periodic basis and develop annual progress report*



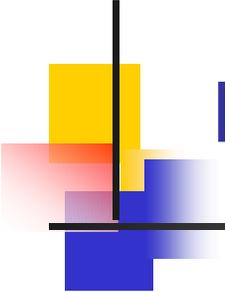
Select CPOC Recommendations

- **Infill Development & Redevelopment**
 - *Identify and encourage redevelopment of former Blue Cross/Blue Shield buildings and other infill sites*
- **Delaware Ave. Linkage Study**
 - *Commence the study and consider future impacts on areas to the east of the study area*
- **Hamlet Master Planning**
 - *Identify hamlet district for master planning “charrette” in 2008*



Select CPOC Recommendations

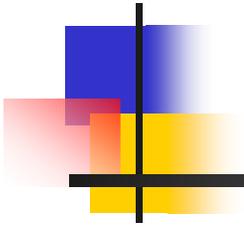
- **Open Space Protection Plan**
 - *Initiate a Town-wide open space planning process*
 - *Inventory and map all existing parkland set asides*
- **Pedestrian Connections**
 - *Leverage Town investment in pedestrian improvements*
 - *Consider bike/ped master plan*



Financial Modeling to Support 20/20

- Consider alternative growth scenarios to 2020
- Develop baseline revenue and expense projections based on existing trends
- Consider effects of growth on revenue streams and alternative expenditure needs
- Evaluate high, mid and low range projections for each development scenario
- Consider alternative revenue sources required to meet expenditure needs

Town of Bethlehem 20/20 Advisory Committee



March 14, 2008 Committee Meeting