

**Town of Bethlehem
Comprehensive Plan Oversight Committee
(CPOC)**



**Presentation of Draft Report
August 22, 2007**

Introduction: CPOC

▶ **Comp Plan Direction**

- "This committee would assist the Town Board and help guide the plan implementation effort".
- Comprehensive Plan Oversight Committee (CPOC) was established by the Town Board at its meeting of April 25, 2007

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



Introduction: CPOC

▶ CPOC Members

Town Supervisor, John H. Cunningham

Councilman, Kyle Kotary

Director of Economic Development and Planning, George Leveille

Assistant Director of Economic Development and Planning, Mike Morelli

Town Engineer, Erik Deyoe

Town Highway Superintendent, Gregg Sagendorph

Parks Administrator, Nan Lanahan

Planning Board Chair, Parker Mathusa

Zoning Board of Appeals, Chair Mike Hodom

Former BPAC Member, Howard Engel

Former BPAC Member, Patricia Salkin

Citizen Representative, Karen Beck

Citizen Representative, Nicholas Behuniak

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



Status of Major Planning Initiatives

▶ Plan Priorities and Tier 1 Recommendations

- Zoning and subdivision amendments
 - *Two major amendments completed to date*
- Local Waterfront Revitalization Plan (LWRP)
 - *Study funded and 85% complete*
- Route 9W "Linkage" Study
 - *Study funded and 75% complete*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



Status of Major Planning Initiatives

► Plan Priorities and Tier 1 Recommendations

- Vista Technology Campus
 - *SEQR findings made, MEDD master plan approved, site plan application pending*
- Citizen's Advisory Committee on Conservation (CACC)
 - *CACC formed, two tasks completed, third task nearing completion*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



Development Activity and Trends

► Indicators of Development Activity/Trends

- Status of Residential Projects Affected by Moratorium
 - *Clear indications of reduced single family development and increased variety of housing types*
- Planning Board Activity
 - *Only 34 residential building lots approved since 2004; "pipeline" includes wider variety of projects*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



Development Activity and Trends

▶ Indicators of Development Activity/Trends

◦ Building Permit Activity

- *Consistent level of commercial development permits; dramatic reduction (60%±) in one and two-family housing permits since 2000*

◦ Conclusion

- *Cautious optimism regarding positive trends; need for continued diligence*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



CPOC Findings

▶ Assessment of Implementation to Date

◦ Immediate Action Recommendations

- *Zoning and subdivision amendments have been substantially accomplished*

◦ Priority Actions/Tier I Recommendations

- *Substantial progress made in implementing Tier I recommendations*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



CPOC Findings

▶ **Assessment of Implementation to Date**

- **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*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



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 Simmons Road park master plan*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



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*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



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*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



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*

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007



Next Steps

- **Gather Public Input**
- **Finalize and Publish Narrative Report**
- **Present Final Recommendations to Town Board**
- **Publish and Distribute “Popular” Report**
- **Town Board Direction to CPOC**

Comprehensive Plan Oversight
Committee, Draft Report
August 22, 2007

