

John Clarkson
Town Supervisor

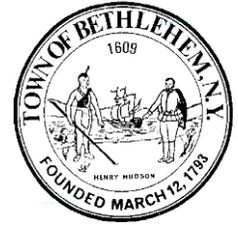
TOWN OF BETHLEHEM

Albany County - New York

Local Waterfront Revitalization Advisory Group

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Robert Leslie, AICP
Chairman

Local Waterfront Revitalization Advisory Group

Meeting Summary

July 16, 2015

Town Hall, Room 101, 3:30 PM

Members: Charlotte Buchanan, Maureen Cunningham, Joann Dawson, Lisa Evans, Joan Gavrilik, Brian Gyory, Sam Messina, Peter Thomas.

Town Staff: Robert Leslie, Chair; Liz Staubach, Economic Development Coordinator; Nan Lanahan, Director of Parks & Recreation; John Clarkson, Town Supervisor; Kathleen Reid, Zoning Board Secretary

Supervisor Clarkson opened the meeting with introductions.

Rob Leslie chaired the meeting and outlined the Group's key objectives for the Local Waterfront Revitalization Advisory Group. Mr. Leslie also made a presentation which discussed the previous LWRP process and included a review of the Comprehensive Plan Advisory Committee (CPAC) recommendations.

The group also discussed future funding opportunities and various avenues to take to advance the vision for the waterfront. Town staff is currently working on completing an application to the Department of State to update the Draft LWRP Plan. The application deadline is July 31, 2015 for the \$75K grant. The Town will begin developing a request for proposal (RFP) for consultant services to assist with the update and once the funds are approved they will interview a consultant to help with the process. A sub-group will be formed to assist with the interview process; Charlotte Buchanan and Joan Gavrilik volunteered to participate in the sub-group. It is anticipated the consultant selection process will occur between September and December 2015, putting the Town in place to formally hire the consultant once a grant award announcement is made in December 2015. Mr. Leslie reviewed the timeline and projects completion of a final LWRP in the fall of 2016.

The meeting closed with an open discussion regarding the opportunity areas within the district and how best to achieve their potential. The Group identified the following items to be included in the update: revised Henry Hudson Park Master Plan, explore future greenway trail connections with the Hudson River Valley Greenway agency, prepare a Scenic Overlay District to preserve the special view of the Hudson River and beyond, pursue public access to the Glenmont Job Corps lands along the Hudson River, invite businesses (PSEG, Innovative Solutions, Glenmont Job Corps) along the riverfront to participate on the Group, reach out to various localities on the east side of the river and gather information about their current zoning along the riverfront, research State agency and non-profit organizations (Hudson River Watershed Alliance) regarding funding opportunities and include the Town's recommendations for waterfront improvements in their plans.

Please click on link to the [7-16-2015 LWRGP Presentation](#)

Next Steps:

- Submit draft proposal and application to NYSD Department of State for LWRP funding.
- On the LWRP Advisory Group webpage add an inventory of recent plans, studies, and policies applicable to the LWRP update.
- Coordinate a bus tour of the riverfront.
- Schedule the next LWRP Advisory Group meeting.
- Prepare draft LWRP Request for Proposal. Create interview selection group.

Next Meeting to be determined – will be posted on the website

Respectfully Submitted,
Kathleen Reid, Secretary

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

LWRP Advisory Group Meeting
July 16, 2015



Agenda

- Welcome and Introductions
- LWRP Update
 - Purpose and Process
 - Schedule
 - Application to NYSDOS for LWRP Funding (CFA)
- Presentation of previous Draft LWRP
- Review Comprehensive Plan Advisory Committee Recommendations for LWRP update
- Issues and Opportunities Discussion
- Adjourn

LWRP Update

○ Purpose

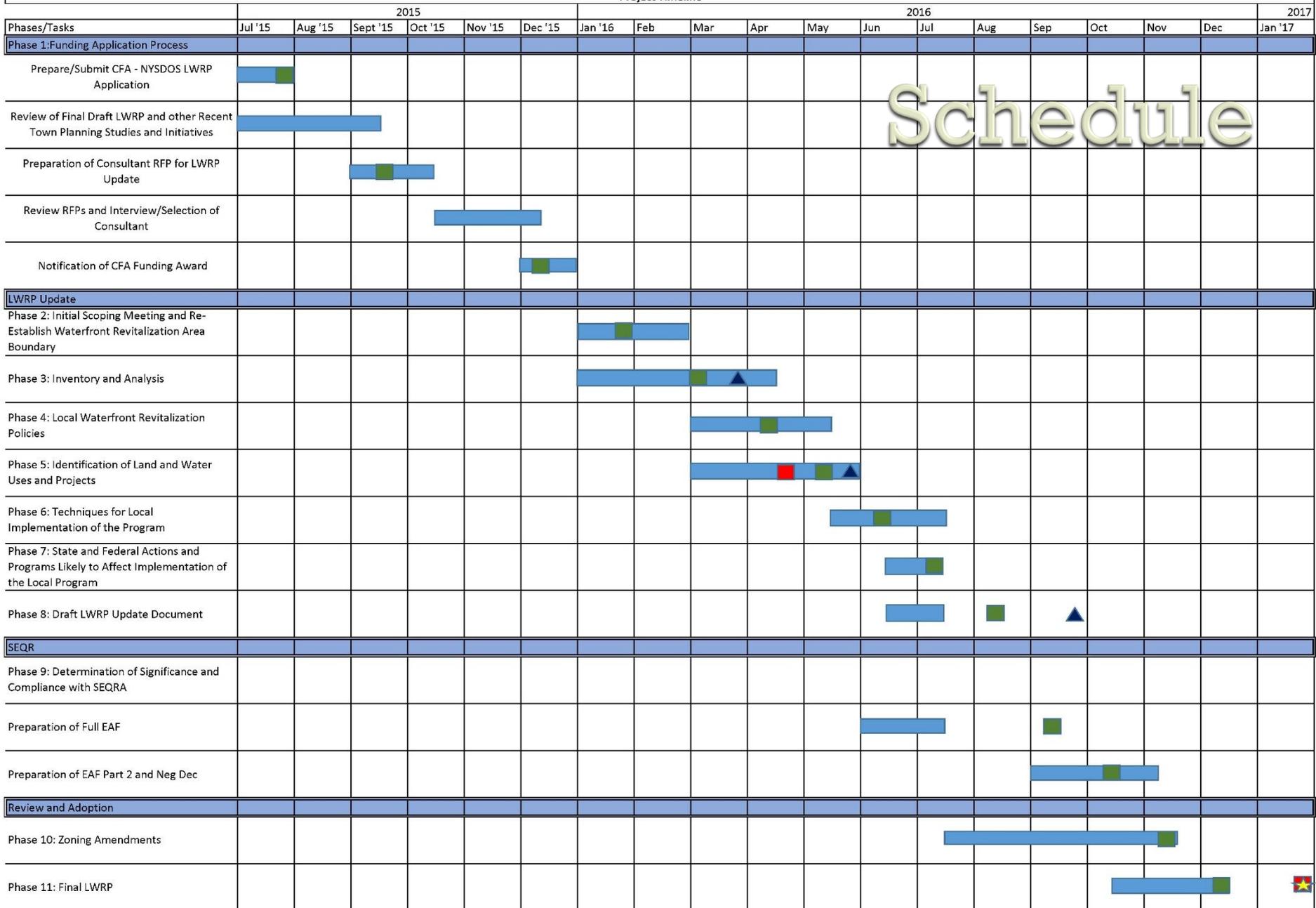
- 2006-2008 Draft LWRP prepared
- 2008-2014 Town/NYSDOS reviewed/revised document
- 2015 Final Draft LWRP submitted to NYSDOS
- Town currently preparing materials for reimbursement
- Update and Complete the LWRP

LWRP Update

◎ Process

- LWRP Advisory Group guide the vision for the waterfront area
- LWRP Advisory Group to become familiarized with plans/studies/initiatives since draft LWRP developed
- Utilize consultant to develop LWRP update
- LWRP Advisory Group to participate in Request for Proposal solicitation and interviews

Town of Bethlehem LWRP Update
Project Timeline



Schedule

- Waterfront Revitalization Advisory Group
- Town Board Briefing
- Public Workshop

This project timeline has been established by the Bethlehem Local Waterfront Advisory Group to guide the update process of the LWRP. Phase 1 - Funding Application Process is provided to illustrate the current efforts in place to prepare the LWRP update for readiness in January 2016. If EPFLWRP funding is awarded, Phase 2 would commence under the guidance of the NYSDOS.



Phases/Tasks	2015						
	Jul '15	Aug '15	Sept '15	Oct '15	Nov '15	Dec '15	Jan '16
Phase 1: Funding Application Process							
Prepare/Submit CFA - NYSDOS LWRP Application	■	■					
Review of Final Draft LWRP and other Recent Town Planning Studies and Initiatives	■						
Preparation of Consultant RFP for LWRP Update			■	■			
Review RFPs and Interview/Selection of Consultant				■		■	
Notification of CFA Funding Award						■	■
LWRP Update							
Preparation of Full EAF				■	■		
Preparation of EAF Part 2 and Neg Dec					■	■	■
Review and Adoption							
Phase 10: Zoning Amendments				■		■	■
Phase 11: Final LWRP						■	■

- Waterfront Revitalization Advisory Group
- Town Board Briefing
- Public Workshop

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Application for EPF-LWRP Funding

○ Update and Complete LWRP

- Funding requested \$75,000 (50/50 – State/Local match)
- Town staff providing In-Kind services
- Application Deadline July 31, 2015
- Award notification expected December 2015

COMPREHENSIVE PLAN

○ Tier 1 Recommendation

- Develop a Local Waterfront Revitalization Program
 - Guides the future of Bethlehem's waterfront areas
 - Create a balance between future development and the protection of the unique environment and heritage expressed along the riverfront.

○ Environmental Protection Fund Grant - 2006

- \$40,000 awarded
- \$40,000 Town match
- Town preparing materials for reimbursement

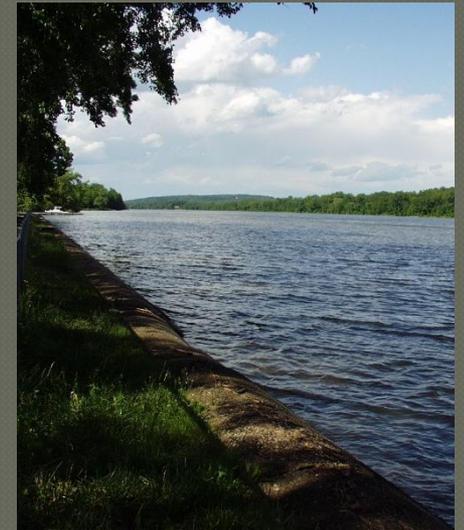
Local Waterfront Revitalization Program

- New York State's Waterfront Revitalization of Coastal Areas and Inland Waterways Act is a unique waterfront tool that encourages a local, home-rule decision-making process for waterfront management.
- A Local Waterfront Revitalization Program (LWRP) is a comprehensive waterfront management plan developed by local municipalities under the authorization of the Act.
- Bethlehem's LWRP formulates waterfront development objectives by adapting statewide legislation and policies to the unique and individual requirements of the Town.
- The LWRP process involves cooperation with State, County, local, and private agencies as well as an appointed LWRP Advisory Committee that includes local business owners, municipal, and state officials and Town of Bethlehem residents.
- The LWRP outlines specific projects and policies to encourage environmental protection, foster economic development, protect valuable water resources, and improve public waterfront accessibility.

LWRP Purpose and Scope

Purpose

- > Based on NYS Coastal Policies
- > Local-level land use plan for waterfront
- > Foundation for obtaining funds
- > Establishes policies for:
 - > Development
 - > Fish and Wildlife
 - > Flooding and Erosion
 - > Public Access
 - > Recreation

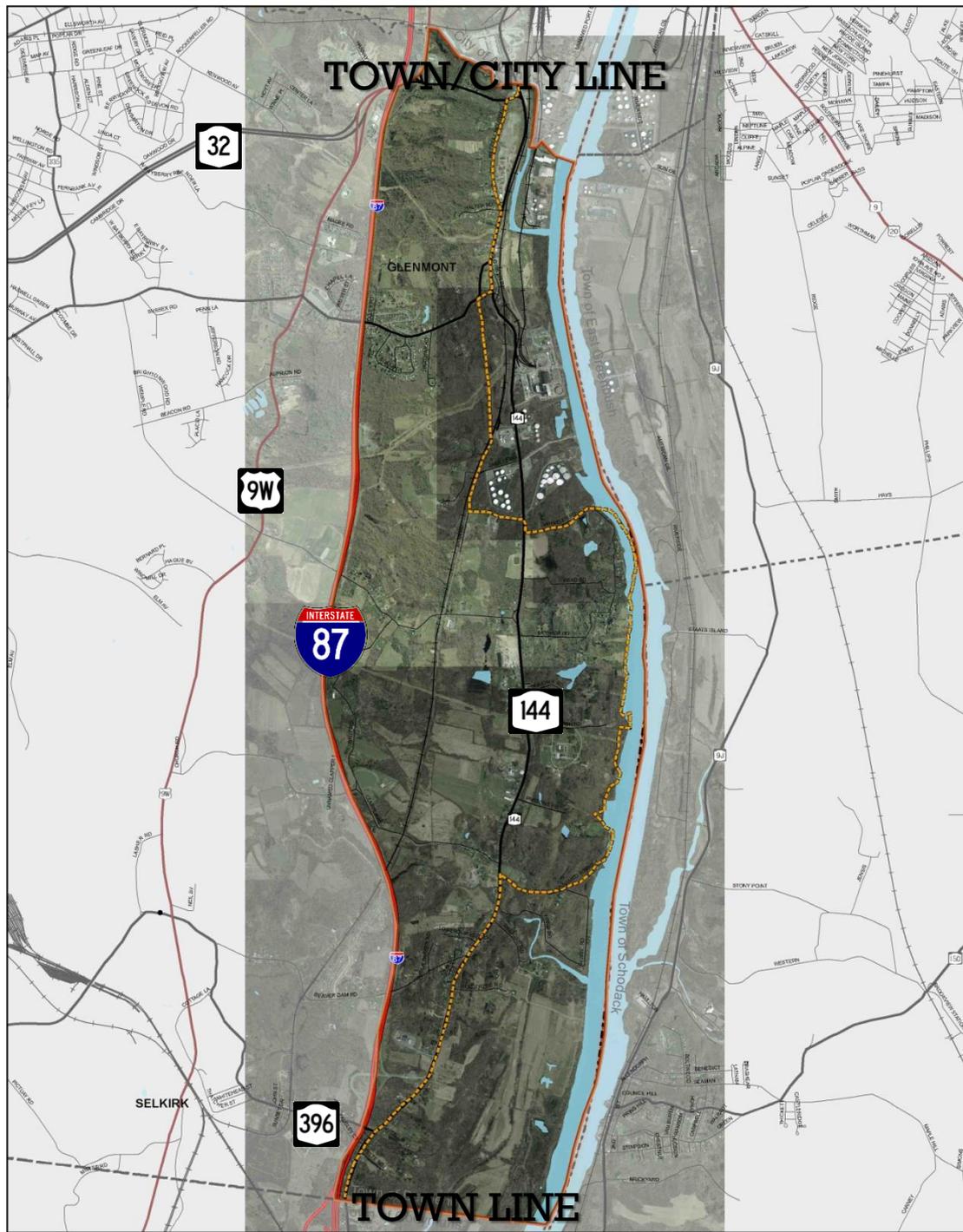


Local Waterfront Revitalization Program

○ Town of Bethlehem Commitment

- Waterfront Advisory Committee – 9 Members
- DEDP Director, Parks and Recreation Director, Town Clerk
- 9 Waterfront Advisory Committee meetings
- 2 Public meetings were held to gather the input and perspectives of community residents and business owners

LWRP BOUNDARY



-  TOWN BOUNDARY
-  LWRP BOUNDARY
-  COUNTY BOUNDARY
-  WATER BODIES

Vision Statement for Bethlehem's Riverfront Areas

A SHARED VISION...

In the year 2020, Bethlehem's Riverfront Areas, as defined by the Town's Local Waterfront Revitalization Program, are a peaceful, safe and desirable destination that provide enhanced connectivity and access to the riverfront for all people to live, work, recreate, and experience history, culture and the environment in beautiful and inspiring spaces that respect our natural resources and heritage for future generations.

LWRP Purpose and Scope

Key Objectives

- > Improve public access
- > Provide opportunities for water dependent uses
- > Protect and enhance the waterfront's key cultural and environmental resources
- > Develop new economic activity related to the waterfront

LWRP Policies

Local Riverfront Revitalization Program Policies

DEVELOPED WATERFRONT POLICIES

- Policy 1 Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.
- Policy 2 Preserve historic resources of the waterfront area.
- Policy 3 Enhance visual quality and protect scenic resources the waterfront area.

NATURAL WATERFRONT POLICIES

- Policy 4 Minimize loss of life, structures, and natural resources from flooding and erosion.
- Policy 5 Protect and improve water quality and supply in the waterfront area.
- Policy 6 Protect and restore the quality and function of the waterfront area ecosystem.
- Policy 7 Protect and improve air quality in the waterfront area.
- Policy 8 Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes.

PUBLIC WATERFRONT POLICIES

- Policy 9 Provide for public access to, and recreational use of, waterfront waters, public lands, and public resources of the waterfront area.

WORKING WATERFRONT POLICIES

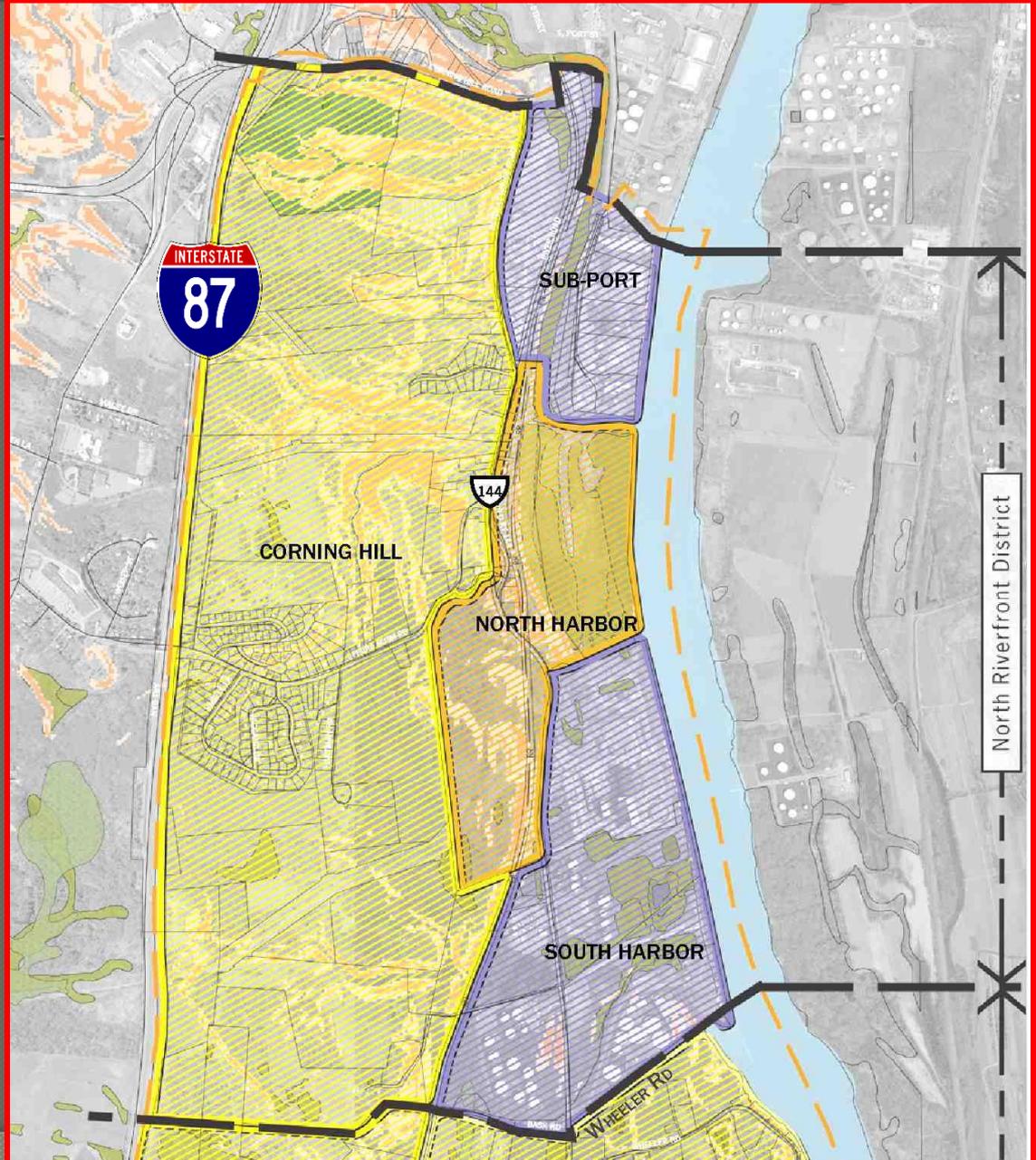
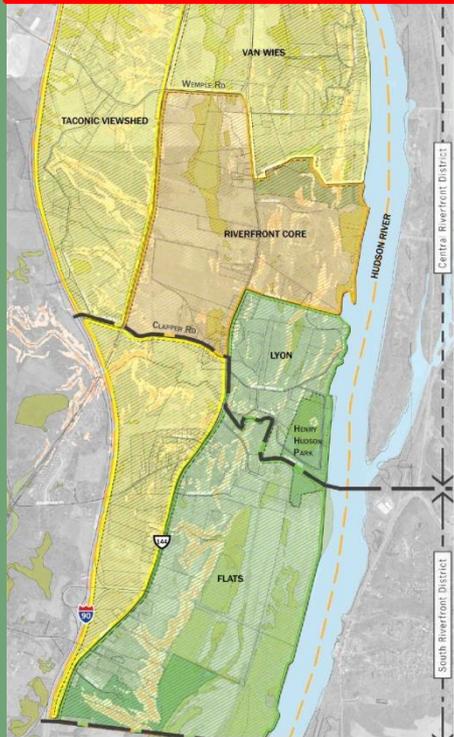
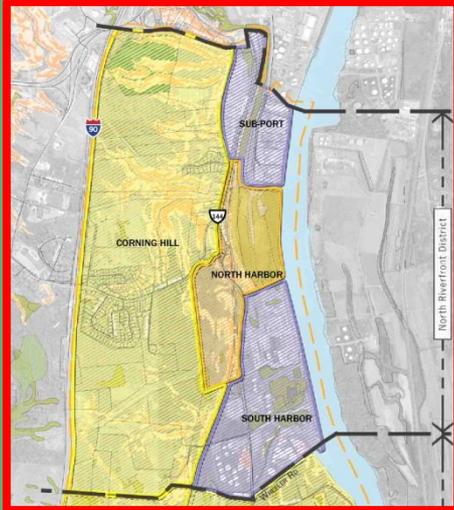
- Policy 10 Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.
- Policy 11 Promote sustainable use of living marine resources in the waterfront area.
- Policy 12 Protect agricultural lands in the waterfront area.
- Policy 13 Promote appropriate use and development of energy and mineral resources.

Riverfront District Areas

- North Riverfront District
- Central Riverfront District
- South Riverfront District



North Riverfront District



North Riverfront District

SUB-PORT

- Gateway improvements
- Strengthen industrial design policies
- Opportunity Area: Bohl Excavation Site

NORTH HARBOR

- Transform from traditional industrial uses to more modern, cleaner industrial uses, taking on a maritime character, with marine-based mixed-use investment.

SOUTH HARBOR

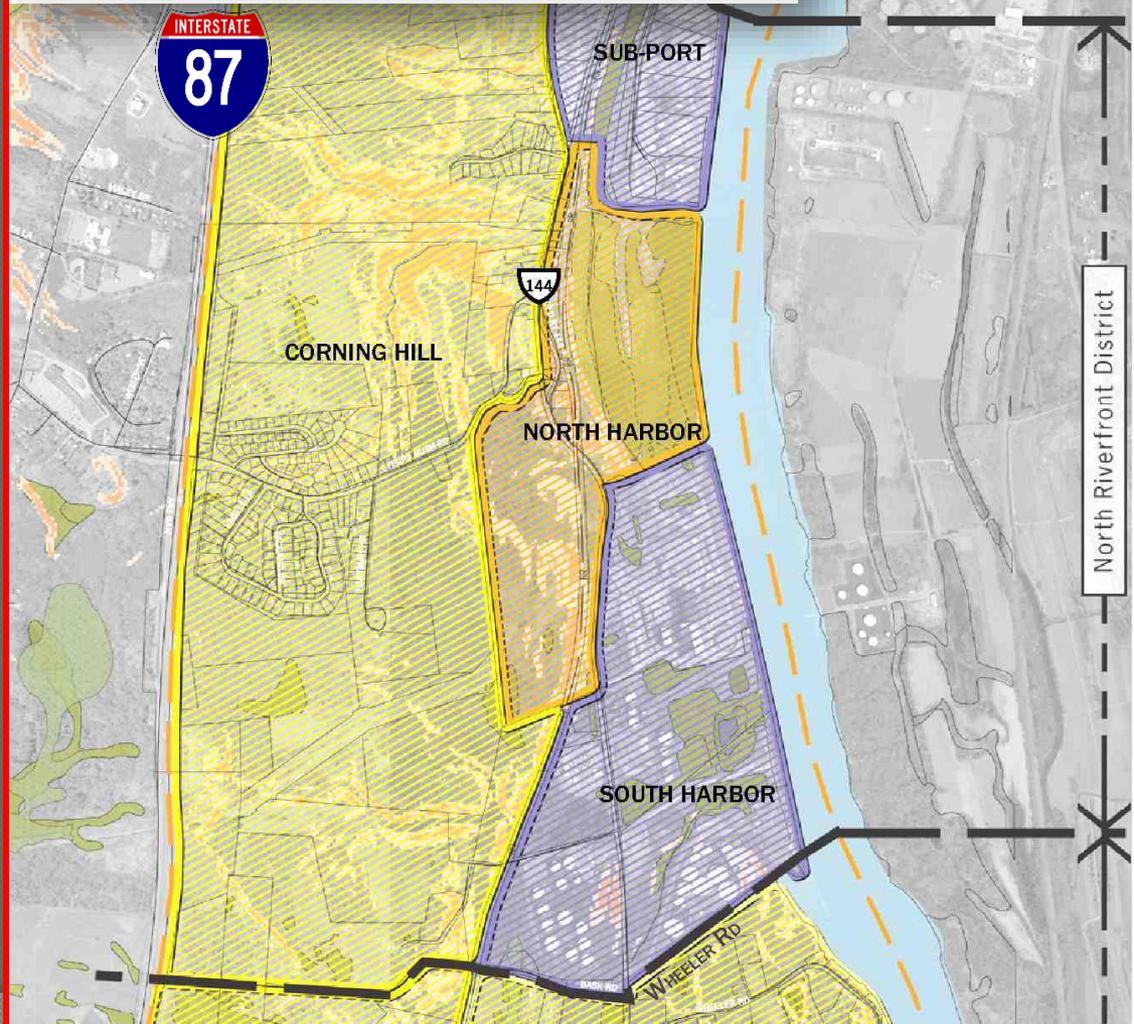
- Defined by its heavy industrial character on and off the riverfront, as these older industrial uses phase out, they will be replaced with modern industrial uses.

CORNING HILL

- Support expansion of the Bio-reserve
- New compact residential development
- Develop safe bike and ped connections
- Improvements at Rt. 32 and Rt. 9W

NORTH RIVERFRONT DISTRICT

- Participate in the State's BOA program
- Make transportation access improvements
- Manage, maintain and reinvest in public infrastructure
- Potential for a "Bethlehem Venture Center"



North Riverfront District

Opportunity Area: Bohl Excavation Site

- Land zoned Rural Light Industrial
- Consider use of State's Brownfield Program



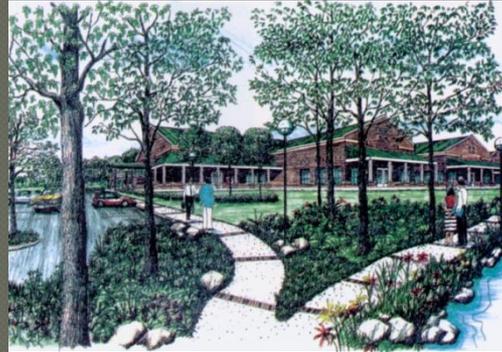
North Riverfront District

Opportunity Area: Bohl Excavation Site

- Key redevelopment parcel
- Opportunities for marine-based industrial activities that support port activities within the Albany-Rensselaer Port District.
- Provides new employment opportunities and offers light industrial uses
- Existing zoning would support this type of industrial development.

North Riverfront District Bethlehem Venture Center

- Uses related to
 - Environmental based technology
 - Public post-secondary educational facilities
 - Private sector research and development
 - North Harbor sub-district



The **objective** of the Bethlehem Venture Center would be to create an active, **vibrant campus environment** that would take advantage of its setting on the Hudson River.

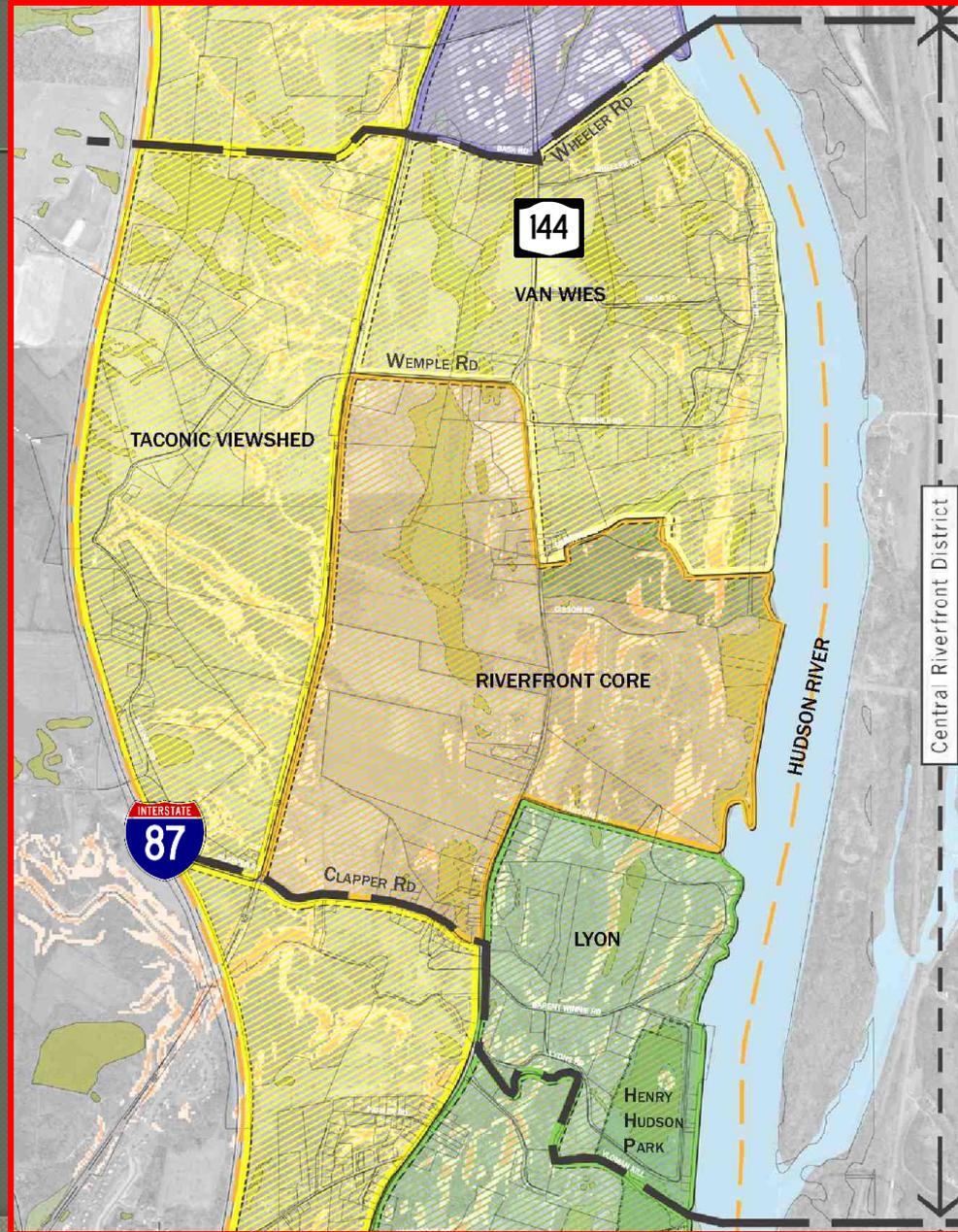
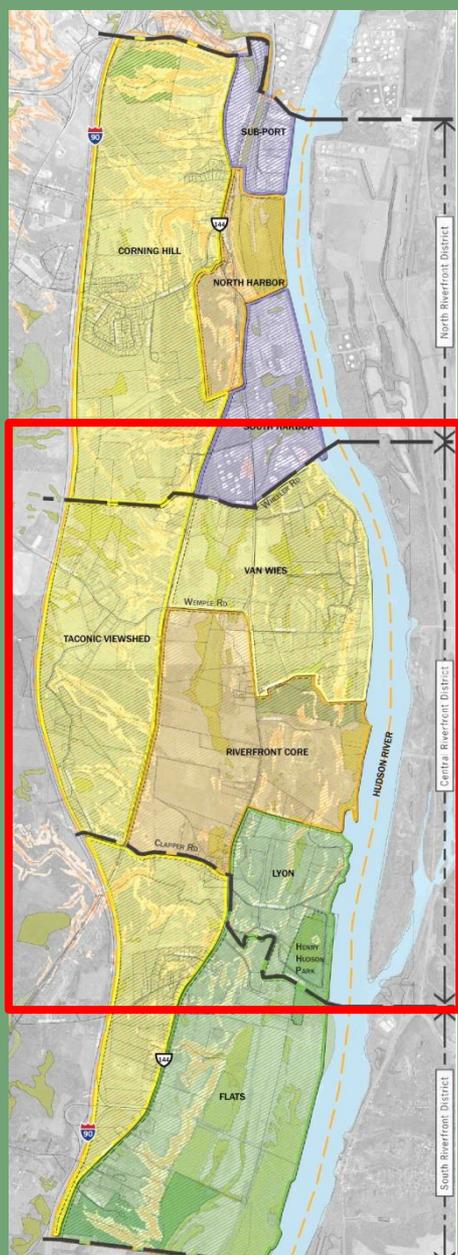


North Riverfront District Gateway Improvements

- Strengthen design policies
- Trees along the right-of way
- Screen the industrial areas from view
- Improve bicycle and pedestrian connections



Central Riverfront District



Central Riverfront District

VAN WIES

- Maintain low density residential character
- Evaluate need for improved sewer and water

RIVERFRONT CORE

- Review land dedication standards
- Incentives for LEED construction
- Evaluate impacts of Selkirk Bypass
- Opportunity Area: Town-Owned property on Simmons Road

LYON

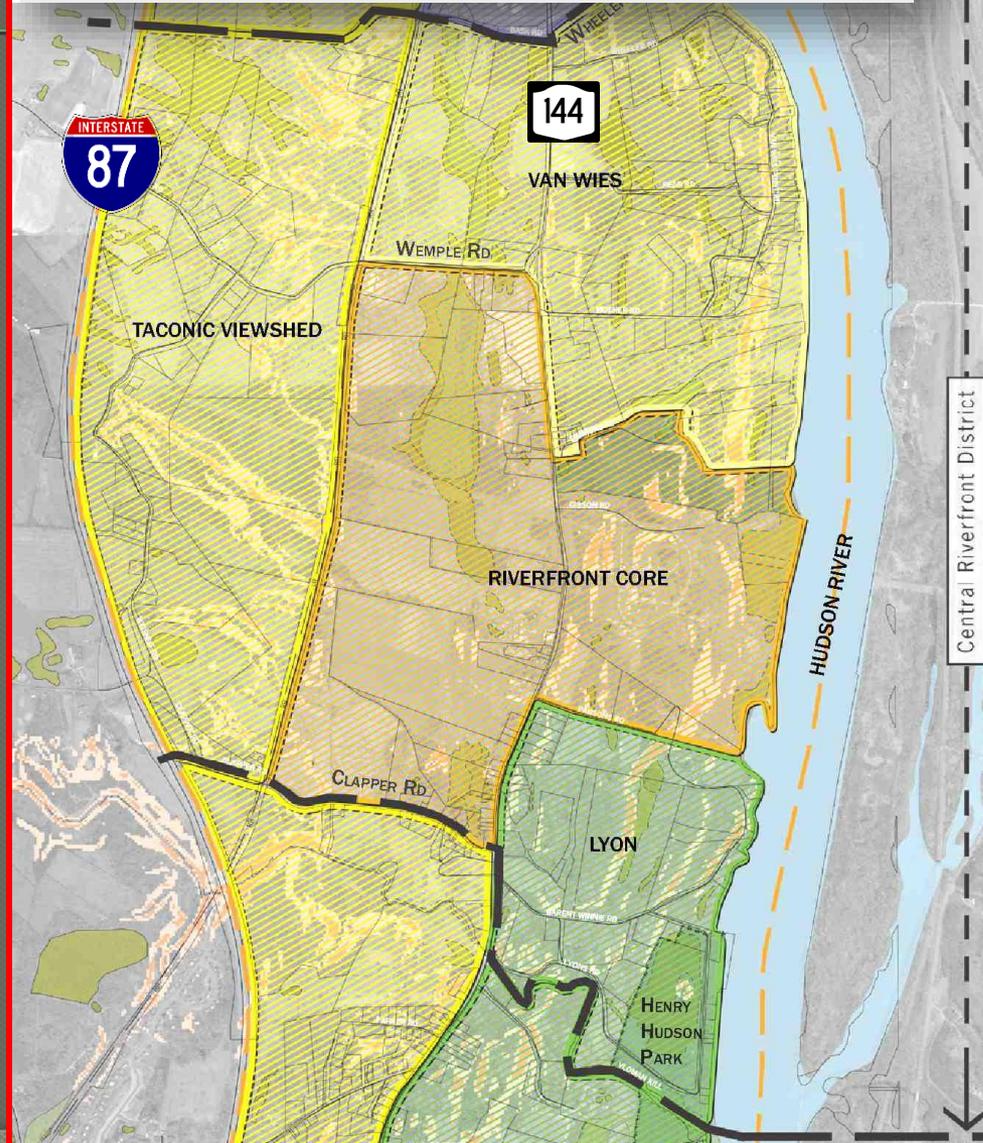
- Expand land conservation initiatives
- Henry Hudson Park improvements
- Odor control at WWTP
- Trail connection between Henry Hudson Park and Simmons Road property
- Consider scenic overlay district

TACONIC VIEWSHED

- Preserve and improve viewing opportunities of the Taconic Mountains

CENTRAL RIVERFRONT DISTRICT

- Provide opportunities for public access and use of the Riverfront



Central Riverfront District Van Wies Sub-District

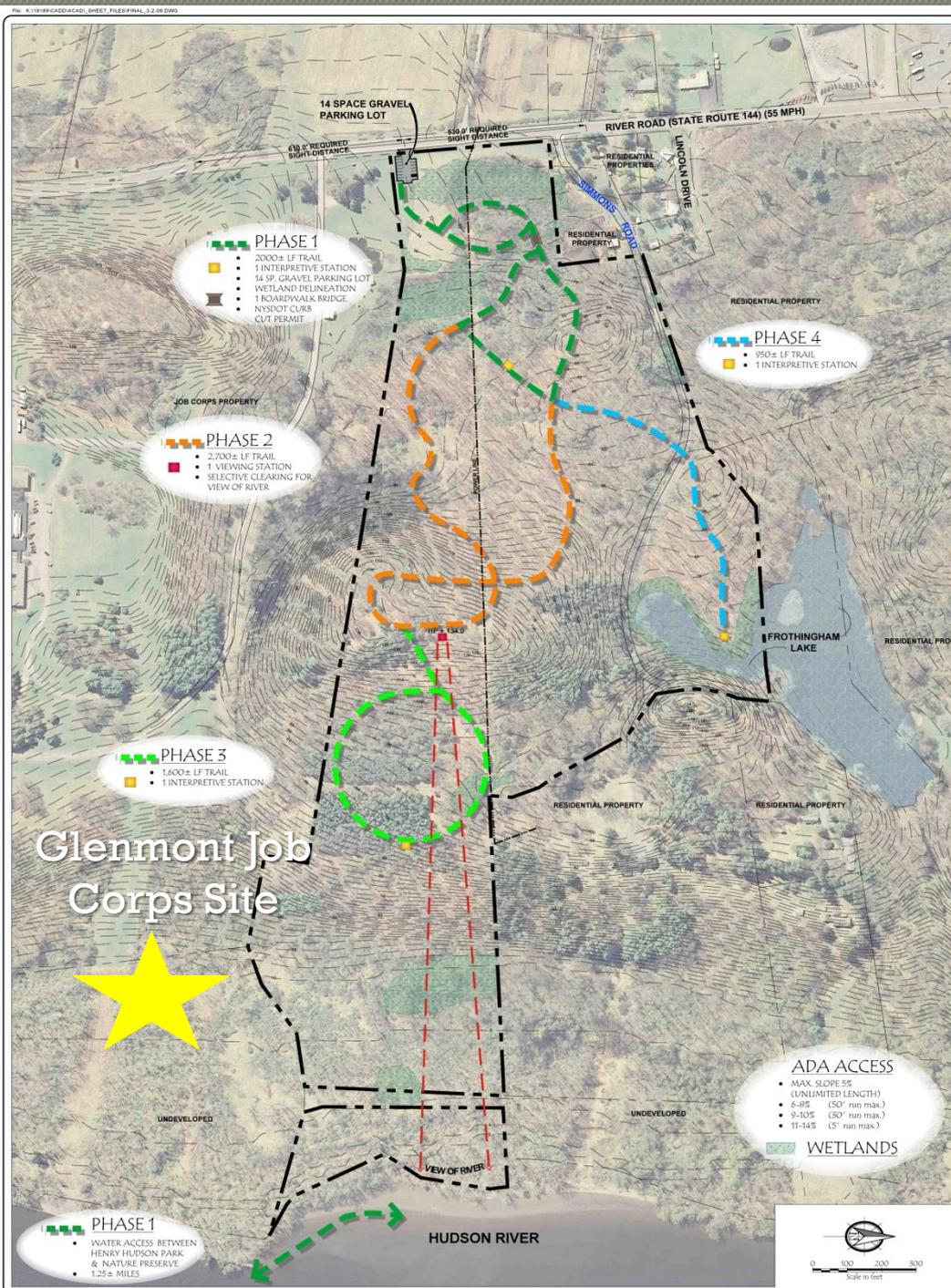
Maintain low density residential character

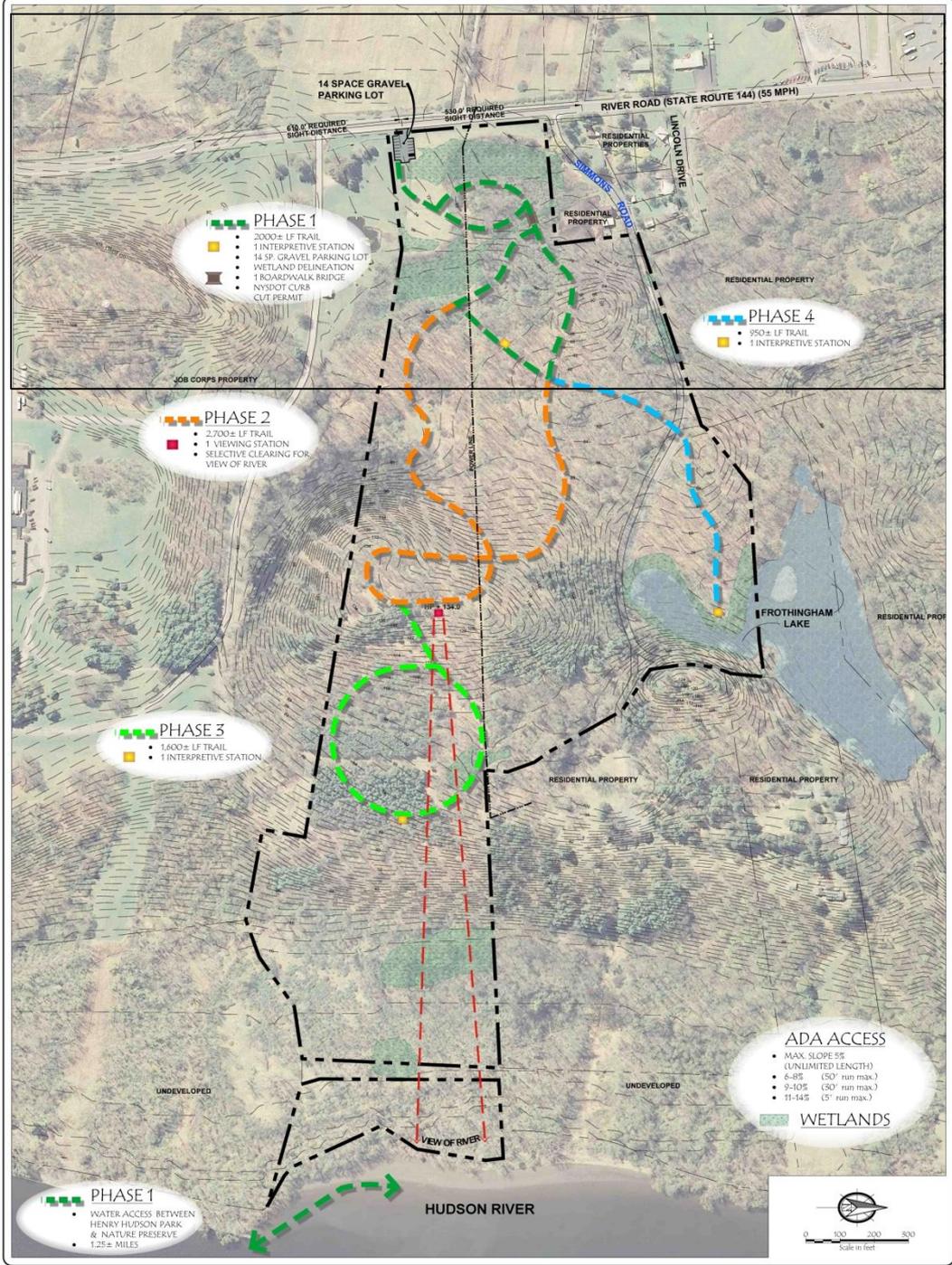
- Land zoned Rural Riverfront (RR)

- Purpose is to limit the density of residential development while encouraging tourism and recreation based non-residential development
- 5-acre minimum lot size
- No public water and sanitary sewer service

Opportunity Area: Moh He Con Nuk Preserve

- Develop Master Plan
- Phase 1 – 4 Master Plan (2009)
- Phase 1 – 2013
 - Parking lot
 - 2000 LF Trail
 - Interpretive Station

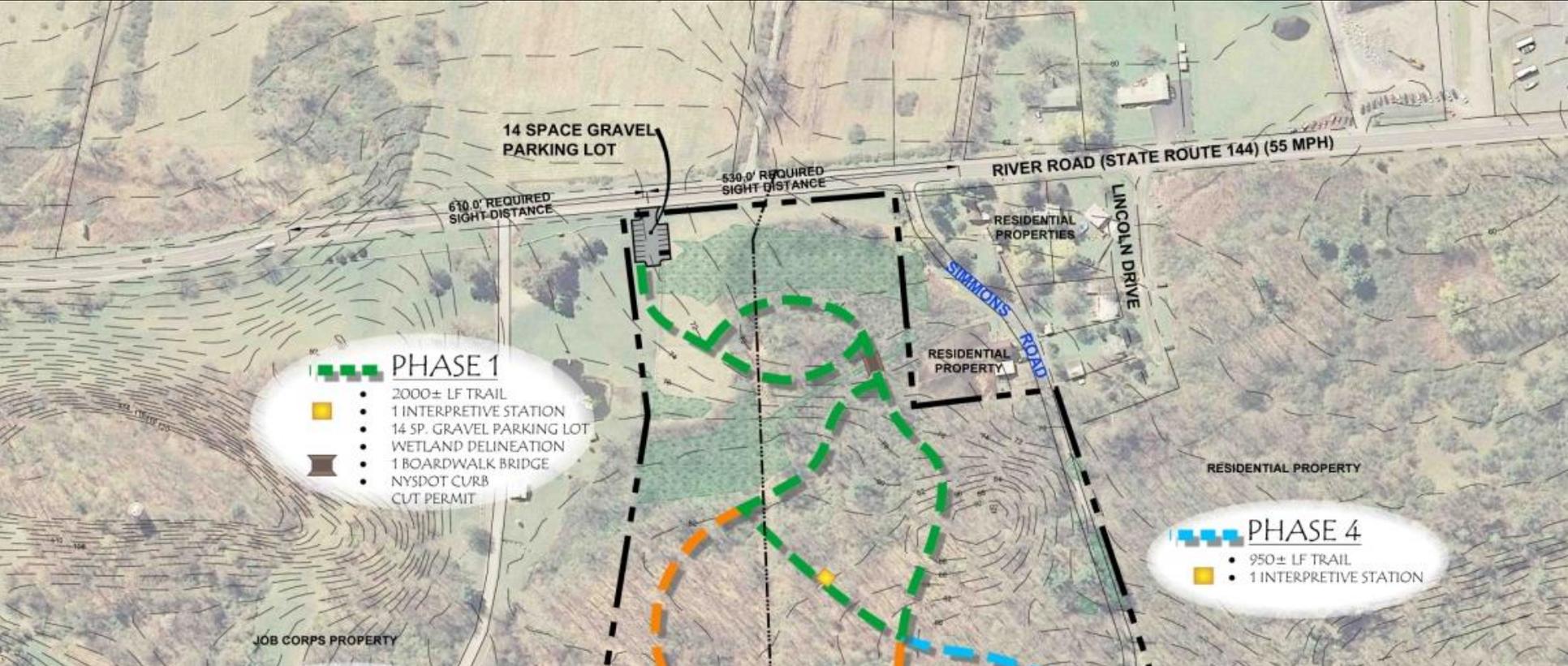
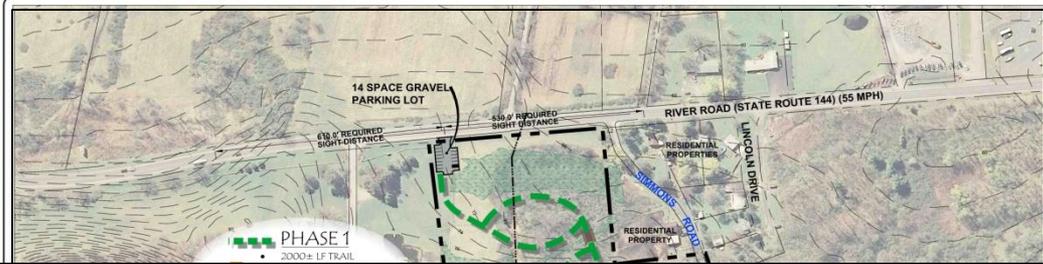




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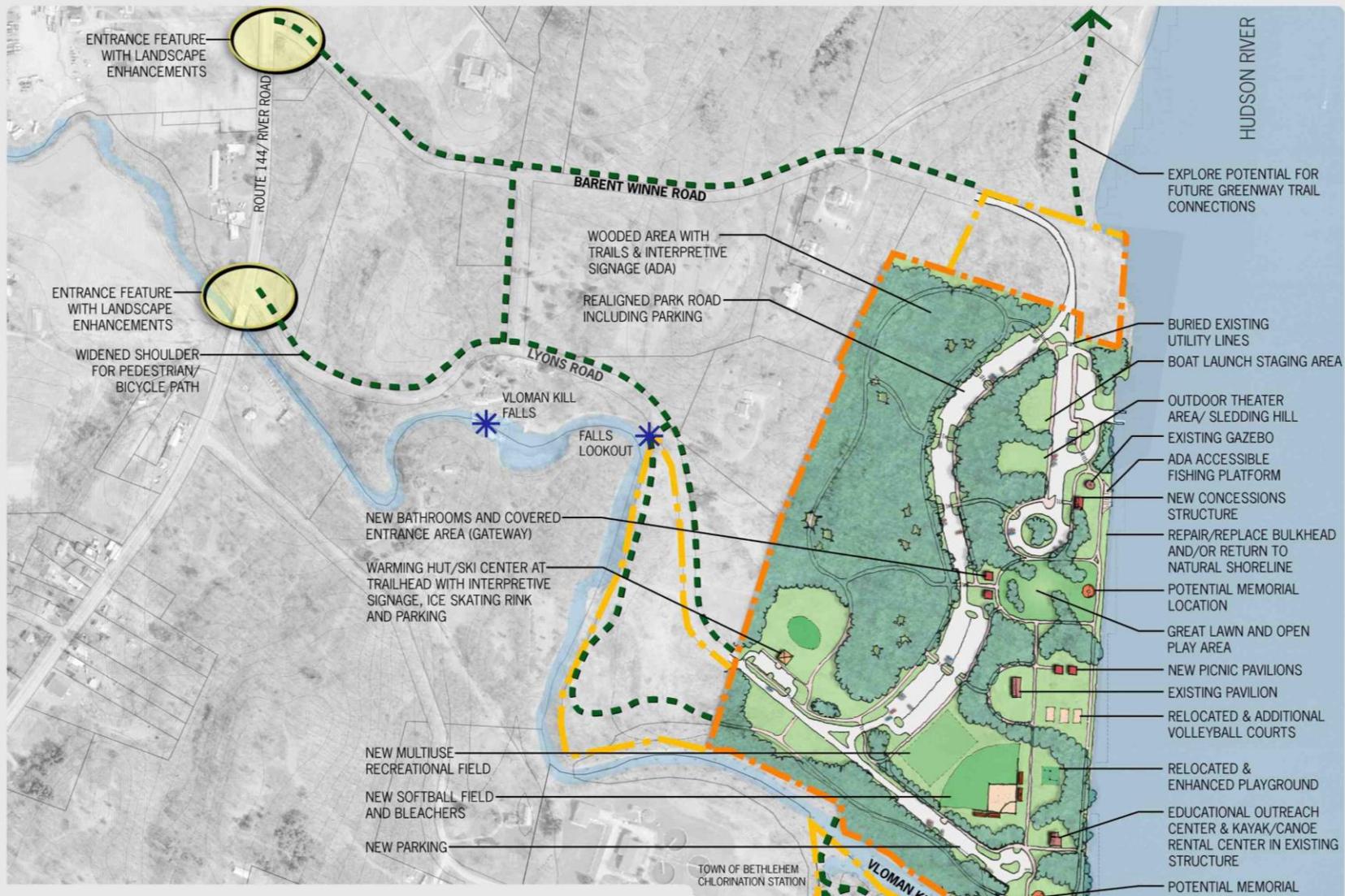


Water trail access to/from
Henry Hudson Park
(1.25 miles)

Central Riverfront District Henry Hudson Park Master Plan



Central Riverfront District Henry Hudson Park Master Plan

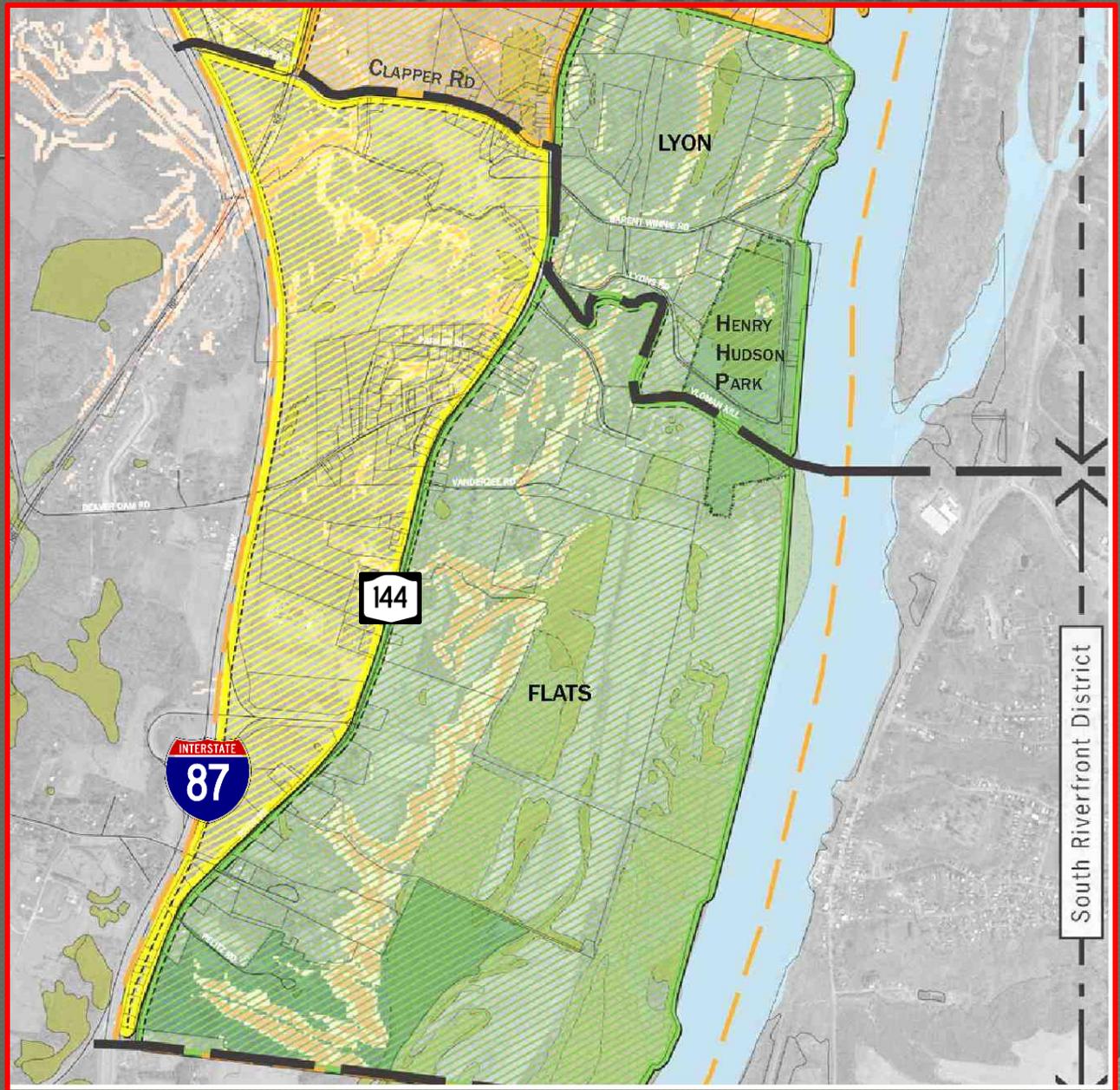
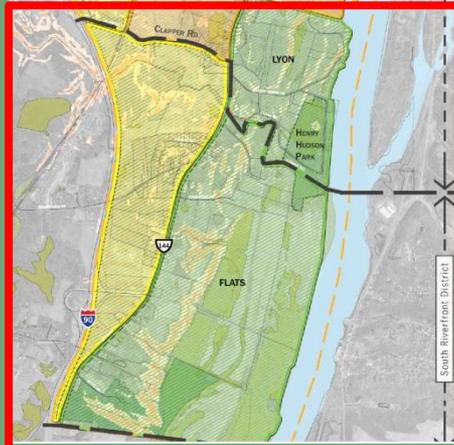
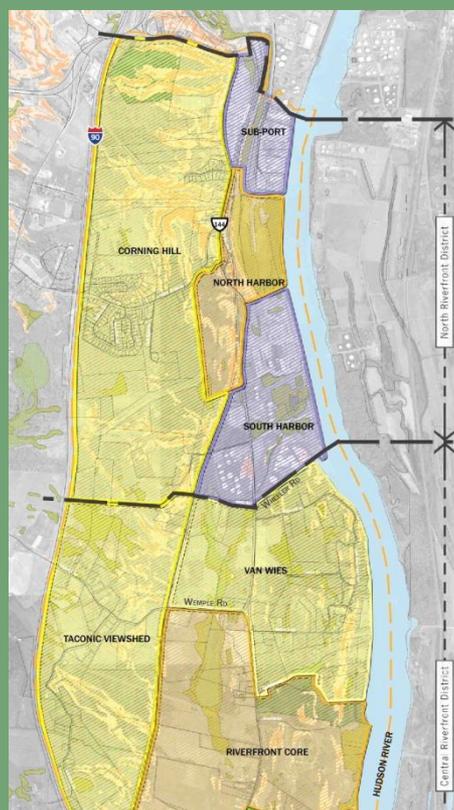


Central Riverfront District Henry Hudson Park

- Boat Launch Installed
- Fishing Platform Installed
 - Hudson River Estuary Grant
- Henry Hudson Shoreline Stabilization Study
 - Rock Riprap and Joint Planting recommended
- Town land purchase adjacent to park
 - 3.35 acres
- Bike Racks



South Riverfront District



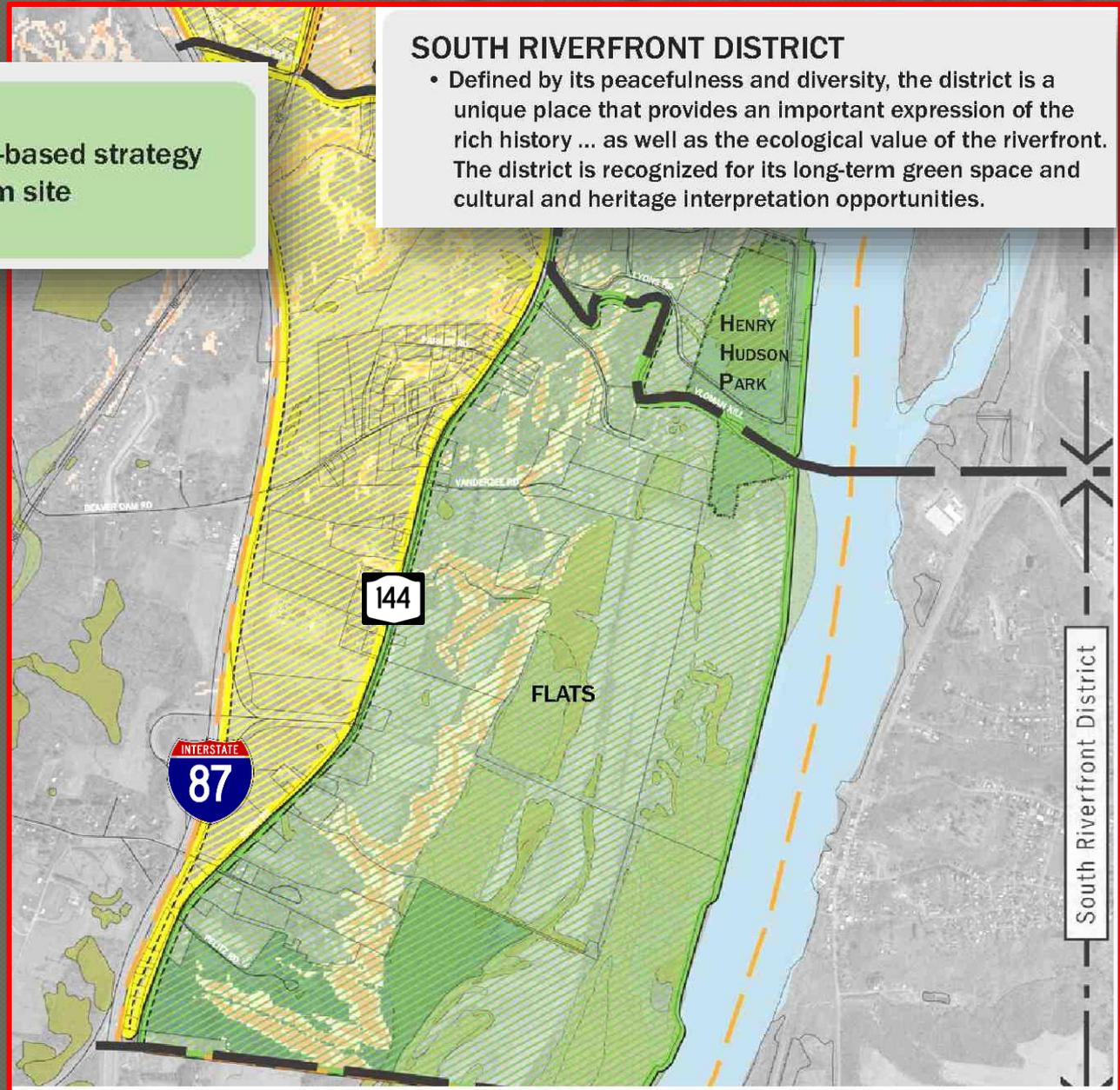
South Riverfront District

FLATS

- Develop heritage and nature-based strategy
- Opportunity Area: Baker Farm site

SOUTH RIVERFRONT DISTRICT

- Defined by its peacefulness and diversity, the district is a unique place that provides an important expression of the rich history ... as well as the ecological value of the riverfront. The district is recognized for its long-term green space and cultural and heritage interpretation opportunities.



South Riverfront District Opportunity Area: Baker Farm Site

- Nature and heritage tourism-based venture
- Enhance interpretation and protection of the cultural and environmental aspects of the region



CORRIDOR-WIDE REC'S

- ◉ Access the Route 144 corridor
- ◉ Improve sewer and water utilities to promote development where appropriate
- ◉ Acquisitions and conservation easements
- ◉ Bicycle and Pedestrian Improvements and trail network throughout corridor
- ◉ Coordinate with regional communities
- ◉ Riverfront gateway improvements

Implementation

- New Zoning Map, effective 2006, allows for:
 - Industrial development in North Riverfront District (ex. Bohl property)
 - Protection of low density residential character in Central Riverfront District (ex. Van Wies)
- Henry Hudson Park Master Plan
- Moh He Con Nuk Preserve Master Plan
- Bicycle and Pedestrian Access to the Waterfront
 - Town Bicycle and Pedestrian Priority Network identifies Corning Hill, Glenmont, Clapper, and Wemple Roads

Summary

What does the LWRP do for Bethlehem?

- Vision for the waterfront
- Allows for funding opportunities to advance the vision
- Guidance for Town and developers during the land use review process

Comprehensive Plan Assessment Committee

- Plan should promote a Gateway vision for the Hudson River corridor.
- Rural Light Industrial and Rural Riverfront zoning districts need to encourage development for riverfront uses including commercial activity (restaurants, marina).
- Plan for storm effects at Henry Hudson Park and elsewhere.
- Address climate change and evaluate rising water levels in relation to the proposed development areas.
- Keep larger industrial projects in the North Riverfront District.
- Need safer access (motorists, pedestrians, bicyclists) to the Hudson River waterfront.
- Evaluate potential for “Park like” setting/trails integrated with commercial development proposals.
- Prepare Scenic Overlay District to preserve the special views of the Hudson River and beyond. Identify viewshed areas.

Comprehensive Plan Assessment Committee

- Preserve lands for farmland, and agriculture – younger generation needs farmland .
- Revitalize Route 144 economically in areas appropriate for development (e.g., near exit 22).
- Identify areas that are not developable due to natural constraints (wetlands, slopes).
- Identify areas within the waterfront area that the Town desires for development.
- Identify developable areas the Town may want to protect from development.
- Improve bicycle access and facilities on State & Town roads leading to the waterfront.
- Work with federal officials to obtain a commitment regarding a waterfront plan and public access for the Glenmont Job Corp lands along the Hudson River

Issues and Opportunities
