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~~County~~ of Bethlehem
~~City~~
Town
~~Village~~
Local Law No. of 3 2021

A local law To Extend the Term of the Residential Land Use Moratorium for a 6-month period to complete the Comprehensive Plan Update

Be it enacted by the Town Board of the

~~County~~
~~City~~ of Bethlehem as follows:
Town
~~Village~~

BE IT ENACTED BY, the Town Board of the Town of Bethlehem as follows:

Section 1. PURPOSE

On December 9, 2020, the Town Board adopted Local Law No. 5 of 2020, which placed a moratorium on residential development for subdivisions of more than four (4) lots and site plan applications containing residential dwelling units. This local law was enacted for the purpose of limiting the amount of residential development pending the adoption of an update to the comprehensive plan and programmatic recommendations to the Town's zoning code and subdivision regulations to implement the plan. To maximize the benefits of such process, the enactment of a 6-month extension of the town-wide residential moratorium is necessary.

In connection with the planning process, the Town retained a planning consultant, SWBR, to assist in the planning process, created the Comprehensive Plan Update Advisory Committee (CPUC) to make recommendations to the Town Board, and conducted over 20 public meetings and participated in numerous outreach events through CPUC on the comprehensive plan and proposed recommendations. Given the complexity of the issues, the amount of public input, the public engagement challenges created by COVID-19 pandemic, and the comprehensive nature of the tasks undertaken, the Town Board finds that the comprehensive plan update and preparation of land use regulation modifications are not yet complete and that additional time is necessary to complete the plan update.

(If additional space is needed, attach Pages the same size as this sheet, and number each.)

This six-month extension of the moratorium will enable the town to continue to work with its consultant to focus on crafting and implementing a strategy to ensure that it actually achieves its planning objectives, draft the necessary plan and proposed land use regulations or revisions and allow for public input on these materials. The continued participation of citizens in an open and flexible planning process is essential to the finalization of an effective and useful town plan and land use regulations. This action is necessary to protect the character, natural resources, public services and facilities of the Town of Bethlehem and the public health, safety and welfare of Town residents.

Section 2. AUTHORITY

This extension of moratorium is enacted by the Town Board of the Town of Bethlehem pursuant to its authority to adopt local laws under the New York State Constitution Article IX and Municipal Home Rule Law § 10. Local Law No. 5 of 2020 is hereby amended in accordance with this local law.

Section 3. EXTENSION TO THE TOWN'S MORATORIUM

The Town Board, as a matter of absolute legislative discretion, hereby declares that for a period of six (6) months from the effective date of this Local Law, the provisions contained in Sections 1 through 7 of Local Law No. 5 of 2020 shall remain in full force and effect. Nothing contained herein shall preclude the Town of Bethlehem from considering and, as a matter of absolute legislative discretion, enacting further extensions of said Local Law.

Section 4. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

(If additional space is needed, attach Pages the same size as this sheet, and number each.)