

Town of Bethlehem

Zoning Law & Subdivision Regulations Update ("Zoning Update")

Town Board Meeting | February 11, 2026



This effort directed by the 2022 Comprehensive Plan Update regulatory recommendations.

Project partially funded through the NYS DOS Smart Growth Planning & Zoning Grant Program.



Department
of State

Assistance provided by:

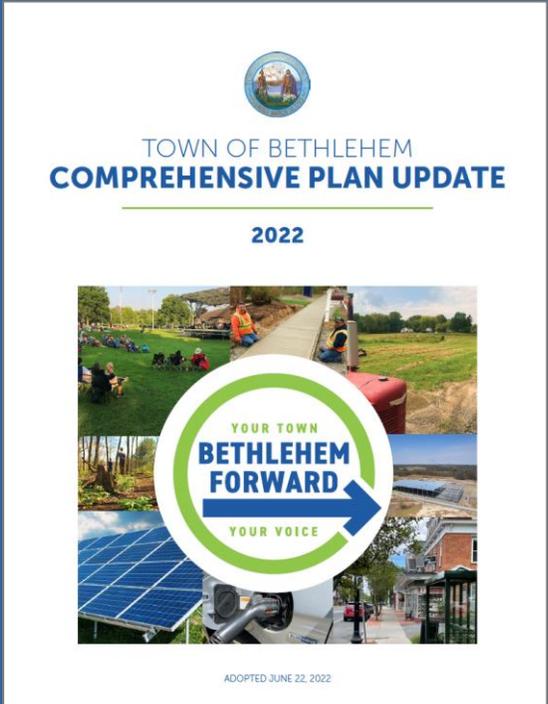


Engineering
& Design

Why update the Code?

NYS TOWN LAW §272-a, 11(a)

“All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”



TOWN OF BETHLEHEM
Chapter 128. Zoning Code

Part 1. Introductory Provisions

TOWN OF BETHLEHEM
Chapter 128. Zoning Code

Part 2. District & Use Regulations

TOWN OF BETHLEHEM
Chapter 128. Zoning Code

Part 3. Development Regulations

TOWN OF BETHLEHEM
Chapter 128. Zoning Code

Part 4. Administrative & Review Procedures

DRAFT - JANUARY 20, 2026

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Vision Statement – Comprehensive Plan

*The Town of Bethlehem is a safe, friendly, welcoming, vibrant, **economically strong**, and interconnected community, with a racially, ethnically, and culturally diverse population throughout our town.*

*We have made significant strides in preserving and celebrating our vast historic, cultural and natural resources, including our agricultural and native origins. Density and **diversity of land uses** and services within the core of each hamlet have resulted in **conveniences for residents and visitors while enlivening streets and public spaces**. A **rural-agricultural livelihood** is respected and contributes to the overall quality of life and character of our town.*

*Our sustainability practices and development policies have resulted in clean water and air; **protections of wildlife habitat, natural resource systems, and other open spaces**; measurable reductions in greenhouse gas emissions; and improved resiliency to the effects of climate change.*

*The **diversification of housing types and ownership** models has enabled young, old and workforce residents, to **live and age in our town**.*

Pedestrian, bicycle, and public transit opportunities and facilities have been greatly expanded to accommodate residents and visitors of all abilities.

*Residents have access to increased job opportunities through **new and expanded local business enterprises** and emerging business sectors. A sustainable and resilient community has led to an **improved tax base**, which has provided the resources to support needed programs, services, infrastructure, and public health and safety.*

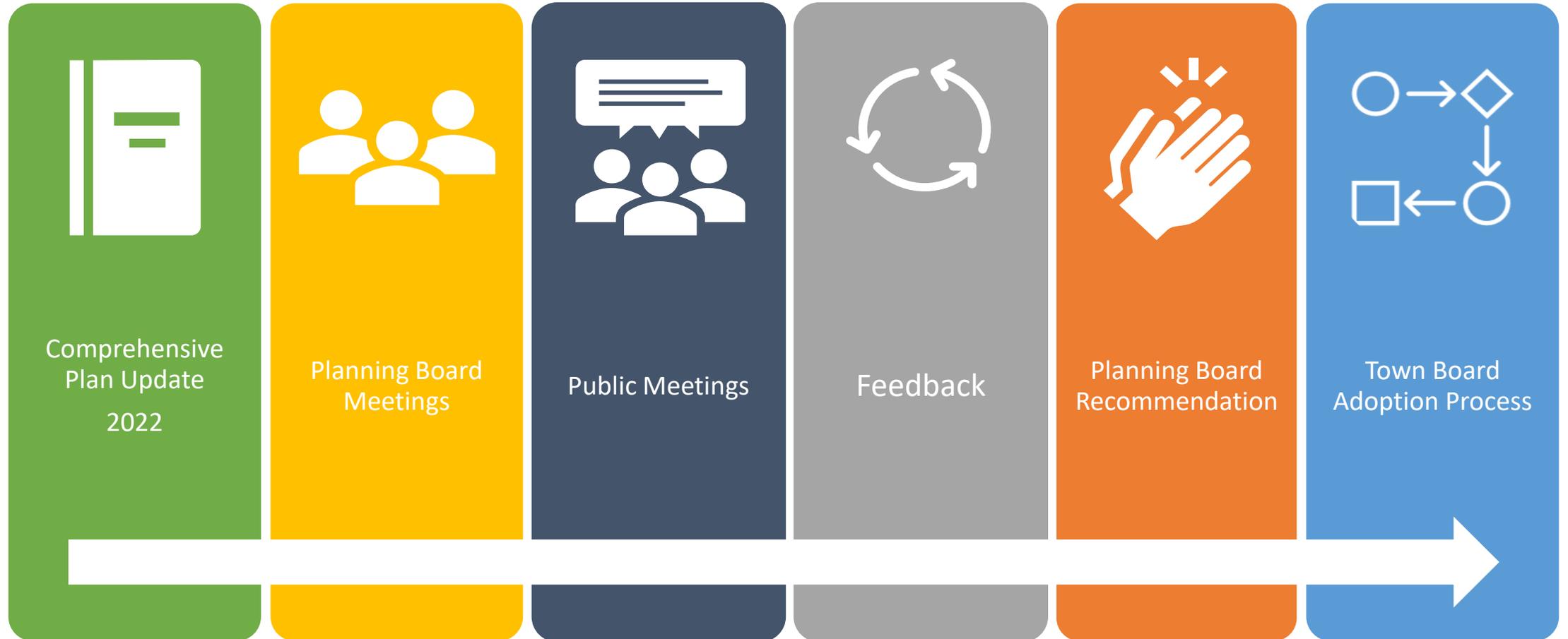
We continue to move Bethlehem Forward

One Piece of the Puzzle

WORKING TOGETHER

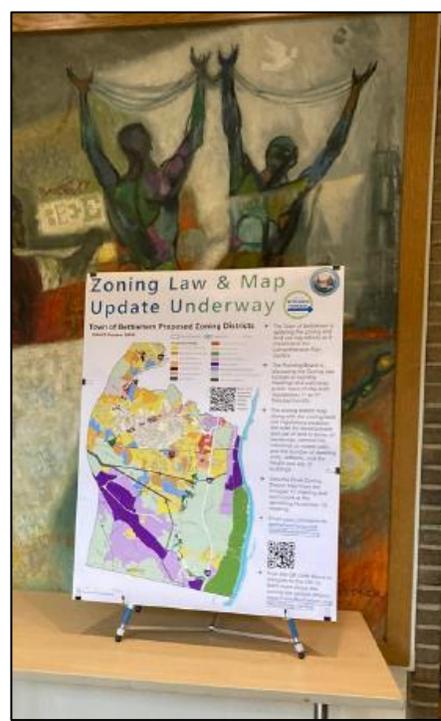


How did we get here...



Communication

- Town Website Featured News
- Bethlehem e-Newsletter
- Display Board at Town Hall/Library
- Post Card mailers to 17,250 mailboxes
- Our Towne Bethlehem advertisement
- Press Release to media outlets
- Supervisor Social Media post
- Flyer sent to Email addresses of attendees from previous meetings
- ParentSquare posting on Bethlehem Central School District (sent to RCS and Guilderland school districts)
- 27 Planning Board meetings



Zoning Law & Map Update Underway

Zoning Law & Map Update Underway:
Planning Board continues discussion Tuesday, Nov. 19 6:00 PM

YOUR TOWN BETHLEHEM FORWARD YOUR VOICE

The Town of Bethlehem is updating the zoning and land use regulations as it implements the Comprehensive Plan Update. The Planning Board has been meeting monthly since the Fall of 2023 to discuss proposed changes to the Zoning Law. The Planning Board discussed the [draft zoning district map](#) at the [October 15, 2024 meeting](#).

The zoning district map along with the zoning/land use regulations establish the rules for development and use of land in terms of residential, commercial, industrial, or mixed-uses; and the number of dwelling units, setbacks, and the height and size of buildings. The Planning Board will continue discussion at the [November 19 meeting](#).

Scan the QR code or navigate to the URL to learn more about the zoning law project:
www.townofbethlehem.org/940/Zoning-Update

Email comments to: BethlehemForward@townofbethlehem.org

Town of Bethlehem

Zoning & Subdivision Code Updates

Don't Zone Out...
 We'd like to hear from you!
 The Town of Bethlehem is updating the zoning and land use regulations as it implements the Comprehensive Plan Update.

The Planning Board is discussing the Zoning Law update at monthly meetings and welcomes public input on the draft regulations (1st or 3rd Tuesday/month).

The zoning district map along with the zoning/land use regulations establish the rules for development and use of land in terms of residential, commercial, industrial, or mixed-uses; and the number of dwelling units, setbacks, and the height and size of buildings.

Scan the QR code or navigate to the URL to learn more about the Zoning Law update project:
www.townofbethlehem.org/940/Zoning-Update

View the Draft Zoning District Map from the October 15 meeting and learn more at the upcoming [November 19 meeting](#).

Scan me to learn more!

YOUR TOWN BETHLEHEM FORWARD YOUR VOICE

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Zoning Law & Map Update Underway

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- Scan the QR code or navigate to the URL to learn more about the zoning law update project: <https://tinyurl.com/yeyp9vm>
- View the Draft Zoning District Map from the October 15 meeting and learn more at the upcoming November 19 meeting.
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DAVID_VANLUVEN_TOWN_SUPERVISOR

Posts

Follow

Share Your Insights

Zoning & Subdivision Code Updates Meeting on Nov 19, 6pm, at Town Hall

1

David Vanluven, Town Supervisor

DON'T ZONE OUT

The Town is updating the zoning and land-use regulations as part of the Comprehensive Plan... more

8 hours ago



Town of Bethlehem

Zoning & Subdivision Code Updates

Don't Zone Out...

The Town is updating its zoning & subdivision regulations and we need your input!

PUBLIC WORKSHOP #1

MAY 31ST @ 6 PM
 TOWN HALL
 445 DELAWARE AVENUE
 BETHLEHEM, NY 18020

Join us for the first public workshop of the Town's code update effort! The meeting will begin with a brief presentation on the project scope and process, introduction to land use and smart growth principles, and launch of a visual community preference survey. Attendees will also have an opportunity to visit breakout activity stations to discuss and provide feedback on key topic areas including land use, natural resources, and clean energy.

We hope to see you there!

www.townofbethlehem.org/940/Zoning-Update

Search Bethlehem

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Public Notices

2023 Town Budget

Zoning Changes/Update

Fall Leaf Pickup

2024 Final Assessment Roll

Traffic Safety and Concerns

Delaware Avenue Complete Streets

View Online Property Tax Bill Receipt

Water Quality

Water Meter Photo Project (Lead and Copper Rule)

Bethlehem Safe Streets

Open Space Planning

Foot of Albany Project

Equity and Justice in Bethlehem

Supervisor's State of the Town Address

Employment

Report a Concern

Request a Contract

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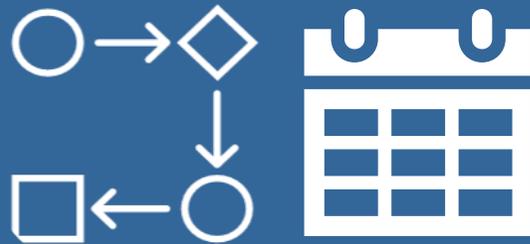
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Town Board Process/Schedule



Town Board Meeting	Agenda
2/11/2026	Accept Planning Board Recommendation SEQR Lead Agency Coordination (30 days - 3/13/26)
2/25/2026	Presentation Comprehensive Plan and Zoning/Subdivision Regulations
3/11/2026	Presentation Comprehensive Plan and Draft Zoning/Subdivision Regulations
3/25/2026	Set Public Hearing for 4/22 Open Public Comment Period Albany County Planning Board Referral 4/16 Public notice postings / Local municipal notice
4/22/2026	Public Hearing
5/13/2026	Discuss comments from public hearing
5/27/2026	Discuss public comments and/or Adoption (include SEQR and Local Waterfront Revitalization Program consistency determination)
6/10/26	Adoption

Discussion/Next Steps



Contact:

bethlehemforward@bethlehemny.gov

Project Website:

<https://www.townofbethlehem.org/940/Zoning-Update>