

20/20 ADVISORY COMMITTEE

AUGUST 22, 2008



Town of Bethlehem
Economic Development Framework

Overview of Presentation



- **Comprehensive Plan framework**
- **Comp Plan Implementation Elements**
- **Economic Development Framework Map**
- **Economic Development Toolbox**

Comprehensive Plan Framework



Vision Statement

- vibrant hamlets; successful mixed use centers; productive rural lands; modern industrial facilities; productivity of businesses

Goals

- Balanced tax base; business friendly environment; promote commercial/industrial growth in designated areas

Comp Plan Implementation Elements



- **Amendments to Zoning Law and Subdivision Regulations**
- **Local Waterfront Revitalization Plan (LWRP)**
- **Route 9W Linkage Study**
- **Vista Technology Campus**

Zoning and Subdivision Amendments



- **Entire Town rezoned**
- **Hamlet series of districts**
- **General Commercial district**
- **Mixed Economic Development district**
- **Rural Light Industrial district**

Local Waterfront Revitalization Plan



- Refines development and preservation policies in river corridor
- Final Department of State review and adoption of local law
- Will guide future development in corridor
- Development projects will be subject to consistency review

Rt. 9W Linkage Study



- **Makes recommendations for transportation improvements and land use refinements**
- **Considers alternatives for construction of Selkirk By-Pass (Creble Road Extension)**
- **Final committee meeting to be held in September**
- **Will be basis for funding requests**

Vista Technology Campus



- **400± acre development site**
- **Master plan and GEIS approved by Town Board in Summer 2007**
- **Up to 1.4 million square feet of new mixed economic development uses**
- **Application for Phase 1A being considered by Bethlehem IDA and Planning Board**

Rt. 144, Sub-Port District



- Traditional heavy industrial zone with limited impact on residential areas
- Good access to interstate system
- LWRP considers transformation to “cleaner” industry over time
- Resolve potential for Beacon Harbor project

Rt. 144, Sub-Port District



- **Brownfield remediation opportunities**
- **Enhance gateway characteristics**
- **Hundreds of acres of appropriately zoned land**
- **Abele site at Retreat House Road might be catalytic development project**
- **Site access and infrastructure improvements are needed to enhance potential**

Rt. 144 Central (Middle) District



- **West side of 144 zoned for MED as part of Comp Plan**
- **Opportunities to be impacted by decision on Selkirk By-Pass (Creble Road Extension)**
- **Part of LWRP district; design should be sensitive to riverfront environment**
- **Potential for civic use of surplus Jobs Corps lands**

Rt. 144 South: Thruway Exit 22



- Does not adequately serve industrial zones west of the Thruway
- Limited development opportunities nearby
- Development of Central district and Baker Farm could improve viability of interchange

Rt. 9W Central (Middle) District



- Zoned for MED as part of Comp Plan in anticipation of access improvements
- Opportunities to be impacted by decision on Selkirk By-Pass (Creble Road Extension)
- Path of progress for future Town growth but markets impacted by access limitations

Rt. 9W North District



- Existing zoning supports additional “big box” retail development north of Magee Drive only
- Intersection improvements needed at Feura Bush Rd./Glenmont Rd. intersection
- Opportunities for enhancement and expansion of commercial hamlet district
- Hannay Lane has additional light industrial potential

Delmar/Elsmere/Delaware Ave. Corridor



- Linkage study to identify design improvements to enhance functionality and pedestrian qualities
- Proximity to neighborhoods and high traffic counts create strong redevelopment potential
- Potential for infill residential development
- Adaptive reuse potential for residential structures on main roads

Slingerlands / Rt. 85 Corridor



- **Rt. 85 Extension**
- **Vista Tech Campus**
- **New Scotland Road hamlet master plan**
- **Redevelopment of 1251 New Scotland Road**

Slingerlands / Rt. 85 Corridor



- **Excellent accessibility**
- **Opportunity to design from ground up**
- **Fosters mixed uses**
- **Incorporates strong pedestrian design**
- **Needs catalytic development event**

Feura Bush/Selkirk Rail Yards



- Thousands of acres zoned for industrial development with limited impacts on residential areas
- CSX Rail Yard is tremendous economic asset that is not utilized to full potential
- Includes many of the Town's largest taxpayers and employers
- Existing warehouse space available

Feura Bush/Selkirk Rail Yards



- Area has great potential but is underutilized due to access and infrastructure limitations
- Recent instability of warehousing and distribution facilities
- Existing industry is “aging”; threat of dislocation
- Improved interstate access can capitalize on economic development potential

Hamlet Districts



- Major opportunity area; demographic and economic trends will stimulate hamlet growth
- New Scotland Road Hamlet Master Plan
- Delaware Ave. Linkage Study (Adams St. - Elsmere Ave.)
- Identify next hamlet district to be studied; 9W corridor

Economic Development Toolbox



Empire Zones Program

- Administered by Albany County, this is New York State's primary economic development tool
- Vista included as one of six Empire Zone pods where businesses may qualify for financial benefits
- Regionally significant businesses may also qualify for site specific zone benefits
- Benefits include reimbursement of property taxes and payroll tax credits for new zone employees

Economic Development Toolbox



Bethlehem Industrial Development Agency

- Established under New York State Law
- Gateway to financial benefits for qualified projects
- Can negotiate Payment In Lieu of Tax Agreement (PILOT) for qualified projects
- Issuance of tax exempt and taxable industrial development revenue bonds