

Town of Bethlehem

This section presents the jurisdictional annex for the Town of Bethlehem for the 2024 Albany County Hazard Mitigation Plan (HMP). It includes information and guidance intended to assist public and private entities in reducing losses from future natural hazard events. This jurisdictional annex focuses on actions that can be implemented prior to a natural hazard event to reduce adverse impacts to people and property; it is not intended to serve as guidance for what to do when a natural hazard event occurs or how to recover following a natural hazard event. This jurisdictional annex provides an overview of the community and its critical facilities, evaluates the community's vulnerability to various natural hazards, assesses the community's existing capability to mitigate natural hazards, and identifies actions that could be implemented to mitigate natural hazard risks and, ultimately, reduce damages to people and property resulting from natural hazard events.

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1 CONTACT INFORMATION

The primary contacts for Albany County regarding this Jurisdictional Annex are identified as follows:

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2 COMMUNITY SNAPSHOT

2.1 Demographics

The 2020 Census estimated that 35,034 people live in the Town of Bethlehem. Town of Bethlehem's population has increased by 4% since the 2010 Census (33,656). The median age in the Town of Bethlehem is 44.5 years, and 19.1% of the population is over the age of 65. The median household income in the Town of Bethlehem is \$104,224.

2.2 Location & Land Characteristics

The Town of Bethlehem is located on the southeastern border of Albany County, directly south of the City of Albany. The Town of Bethlehem covers approximately 49.6 square miles. The properties within the Town of Bethlehem have a total assessed value of approximately \$4,309,205,898, which is distributed across a variety of property classes.

Major transportation corridors in the Town of Bethlehem include I-87, which runs along the eastern portion of the Town, connecting it to the City of Albany. U.S. 9W and State Routes 32, 85, 140, 144, 396 also run through the Town. Key water features within the Town of Bethlehem include the Hudson River, Vloman Kill and Normans Kill.

2.3 Governing Body

A town supervisor and four town board members govern the Town of Bethlehem.

2.4 Recent and Anticipated Future Development

According to a review of 239 Referrals since the last County HMP (2018), several new developments have been approved or proposed within the Town. The proposals that the Town received are summarized in Table 2-1 below. Some of the proposals for the Town may be located in the 0.1% or 0.2% annual chance flood event area, but this was not specified in the proposal. Additionally, building permits that have been issued for the Town between 2018 to 2022 are summarized in Table 2-2 below, based on data from the Capital District Regional Planning Commission (CDRPC). These developments may affect the Town's vulnerability to the hazards identified in this HMP.

Table 2-1. Developments from 2018 to 2023

Project Name	Project Location	Consideration	Date
Victor Kustov	619 Wemple Rd.	Increase the allowable footprint of an existing building to 6,000 sq. ft. and reduce the landscape buffer requirement to 20 ft. to accommodate the construction of a metal fabrication and machine shop. Total acreage of physically disturbed land is 0.95 acres.	1/25/2018
Wendy's Restaurant	261 Rt. 9W	Request for additional wall signs to be mounted on the proposed "blade" architectural elements above the existing parapet wall as shown on the eastern & western elevations of the building plans.	2/15/2018
Keystone Builders Office & Apartments	822-830 Delaware Ave.	Site plan review for the construction of a mixed use, 2-story building totaling 3,750 sq. ft., including 5 apartments and an office space (624 sq. ft.) for Keystone Builders. The site will have two-way access from Delaware Ave., plus parking for 12 vehicles and a dumpster enclosure.	2/15/2018
Catalano	194 River Rd.	Revised area variance application and site plan for a gas station and convenience store. The applicant has submitted a revised setback variance request with the kiosk relocated under the gas pump canopy, per the Town of Bethlehem Board's request. Front and rear setback variances are still requested for the gas pump canopy. *ACPB reviewed this project in March 2015, and received revised applications in March and September 2017 (no action).	2/15/2018
107 Creble Rd.	107 Creble Rd. (CR 55)	Division of an agricultural parcel into 2 lots. One will remain agricultural and the other is intended for future small commercial use. No construction is proposed at this time.	2/15/2018
Elsmere Fire District South Station	Feura Bush Rd., Glenmont (corner of Wemple and Feura Bush)	Construction of a one (1)-story fire station (+/- 4,608 sq. ft.) on a 1.4-acre vacant property.	3/15/2018

Project Name	Project Location	Consideration	Date
Quality Holdings, LLC	224 Delaware Ave.	<p>Site plan review for two (2), 2-story apartment buildings with 14 units in the Commercial Hamlet Zone on 1.2 acres. The rear building will include 6 units (4,100 sq. ft.) and the front building will include 8 units (3,556 sq. ft.). There is an existing structure with 3 units on the property that will be demolished. ACPB reviewed this case in October 2016 and July 2017. Major changes to the site plan include:</p> <ol style="list-style-type: none"> 1. Rear Building: reduced footprint from 90' long by 62' deep to 82.5' long by 50' deep; inset second floor and rear porches; decrease from 10 to 6 apartment units; new front entrances (originally on the sides); greater side-yard buffer (24' to 33'); and increased setback (44' to 54'). 2. Front building (closest to Delaware Ave.): remains the same in size, but has been changed from 4 townhouse style apartments to 8 regular apartments. 3. The slope at the rear of the property was flattened out to blend more into the rear yard. 	3/15/2018
Forefront Power NY - Town Line Solar Project	Delaware Ave., between Meads Ln. and Waldenmaier Rd.	<p>Site plan review, special use permit, and area and use variances for a 2MW solar array, on an 11.5-acre portion of a 55.3-acre property located off of Delaware Ave. The Bethlehem Central School District will purchase all power generated by the PV solar facility.</p> <p>*ACPB reviewed this project in July 2017 and August 2017.</p>	3/15/2018
Jersey Mikes Restaurant	380 Feura Bush Rd., in Glenmont Plaza	Area variance request for an additional 34 sq. ft. sign on the south-facing building façade that faces the shops in Glenmont Plaza, where only one sign is permitted.	4/19/2018
Schools Out	81 Kenwood Ave., Delmar	Use variance to operate a day care facility, which is not permitted by right in the Residential A zone.	4/19/2018
Dembling Subdivision Review	55 McCormack Rd., Slingerlands	Request to subdivide an existing parcel into two single family lots. The existing house will be demolished, and one single-family home will be constructed on each parcel.	4/19/2018

Project Name	Project Location	Consideration	Date
Kenneth Gonyea-Adirondack FPI, Inc. (Absolute Fire Protection)	1074 River Rd., Selkirk (corner lot between Dinmore and River Roads)	Use variance to permit a contractor's yard in the Rural Riverfront Zoning District.	4/19/2018
Glenmont Shopping Plaza	376 and 388/392 Feura Bush Rd.	Site plan amendment to make the following improvements to the Glenmont Shopping Center: reconfigure the two site driveways on Rt. 9W; update the parking and sidewalk area in front of the former CVS building; add two raised speed tables to the main plaza drive to deter speeding; provide an entering and exiting connection to the parking lot that fronts Feura Bush Rd. from the main plaza drive; and extend the raised center median from the signalized entrance at Feura Bush Rd. to eliminate the ability of cars to make a left turn into this parking field. *ACPB reviewed amendments for this site plan in 2/2012, 5/2013, and 4/2015	5/14/2018
Bliss Smoothie Bar	278 Delaware Ave., Delmar	Site plan for the construction of a handicap ramp from the Albany County Rail Trail to the parking lot of Bliss Smoothie Bar.	5/14/2018
Bentely Self Storage Roof-Mounted Solar Array	721 River Rd., Glenmont	Special use permit and site plan review for the installation of a 400 KW roof-mounted solar array on a self-storage facility.	5/14/2018
Glenmont Self Storage	564 Rt. 9W, Glenmont	Proposal to combine three lots (adjacent to the existing self storage facility) into one parcel and construct four self storage buildings ranging from 7,875 sq. ft. to 11,700 sq. ft. Plans involve removing old asphalt and the garage adjacent to the existing residential structure and constructing new porous pavement around the storage buildings. The existing residential structures will remain. * ACPB reviewed an area variance for this project in August 2017.	5/14/2018
Haridin Accessory Apartment	628/628A Kenwood Avenue, Delmar, NY 12054	Site plan and special use permit to legalize an existing accessory basement apartment, include a separate access to the unit, and provide four parking spaces and one garage space.	6/21/2018

Project Name	Project Location	Consideration	Date
SABIC Innovative Plastics US LLC	1 Noryl Ave., Selkirk	Site plan review for a 10,000 sq. ft. office addition to an existing office structure, 2,500 sq. ft. manufacturing space addition, and removal of an old warehouse to add a new 10,000 sq. ft. warehouse.	6/21/2018
Denney Land Division	57/61 Beaver Dam Rd.	Request to divide a parcel with two existing residences into two lots. Each residence has its own address, septic system, and water service.	6/21/2018
Monolith Solar/Del Lanes	4 Bethlehem Court, Delmar	Use variance to construct a 200 KW roof top solar system at Del Lanes bowling alley.	6/21/2018
Elmwood Park Fire District Electronic Reader Board	589 Russell Rd., Albany	Installation of an electronic reader board.	6/21/2018
Subway Restaurant Sign Variance	380 Route 9W, Glenmont	Variance to install a second wall-mounted sign on the exterior of the existing Subway restaurant.	7/19/2018
Hanifin Home Builders	741 Delaware Ave.	Land division to divide 0.50 acres from a total area of 2.23 acres for the development of one or two homes.	7/19/2018
Kings Chapel Building Expansion	440 Route 9W, Glenmont	Site plan review for the expansion of an existing church building, including a +/-2,000 sq. ft. addition to the sanctuary, a +/-2,250 sq. ft. addition for new classrooms and offices, and a new parking lot and driveway.	7/19/2018
Niagara Mohawk Power Corp d/b/a National Grid Reactor Station	Bethlehem Energy Center, 380 River Road, Glenmont	Site plan review for construction of a new reactor station at Bethlehem Energy Center.	8/16/2018
VVK Machine Shop	619 Wemple Road, Glenmont	Site plan review for construction of a 6,000+ sq. ft. fabrication and machine shop. *ACPB reviewed the area variance for this development in January 2018.	8/16/2018
Russo/Galletta Duck Pen	66 Harrison Ave., Delmar	Site plan for agricultural use of 3 ducks to be kept in a residential backyard with a pen and enclosed run.	9/20/2018

Project Name	Project Location	Consideration	Date
Monolith Solar/ Del Lanes Bowling Alley	4 Bethlehem Ct., Delmar	Special use permit to install a roof-mounted PV system on the existing Del Lanes Bowling Alley to provide energy to the Albany School District. *ACPB reviewed a use variance for this project in June 2018.	9/20/2018
207 Old Quarry Rd. Solar Variance	207 Old Quarry Rd.	Variance for a small scale ground mounted solar system located in the front yard as an accessory use.	10/18/2018
Two Lot Subdivision for Multi-Family Residential Development	Wemple Rd. at 9W	Subdivision review for a 96-unit multi-family residential development consisting of multiple 4 and 6 unit buildings. The applicant plans to subdivide a piece of the parcel along Route 9W to be used for future development. *ACPB reviewed site plans for the apartments in April 2017.	11/15/2018
Reserve at Feura Bush	Feura Bush Rd.	Subdivision review for 19 new single family building lots along a 900 ft. cul-de-sac off of Feura Bush Rd. The proposed road will be dedicated to the Town of Bethlehem with all proposed utility infrastructure.	11/15/2018
Dominitz Accessory Apartment	16 & 16A Font Grove Rd., Slingerlands	Site plan review and special use permit to allow an accessory apartment within a single family home. The entry point will be through a side door entrance. Driveway entry will be from CR 306. *ACPB reviewed the subdivision in August 2017.	12/20/2018
Proposed Deck- PDD Amendment	3 Dickinson Common, Slingerlands (Terramere Development)	Amendment to PDD to permit construction of a 10"x6" deck with a one foot setback from the property line.	12/20/2018
Delmar Veterinary Practice- Roof Mounted Solar Array	910 Delaware Ave., Delmar	Site plan review and special use permit to install a 14.7 KW roof-mounted solar array.	12/20/2018
64 & 68 Wemple Road Minor Subdivision and Lot Line Revision	64 & 68 Wemple Rd.	Request to adjust the lot lines of two existing lots to create one new parcel. No uses are proposed for the new parcel at this time.	12/20/2018

Project Name	Project Location	Consideration	Date
VanDerlofske Ground Mounted Solar	207 Old Quarry Rd., Selkirk	Special use permit and site plan review for a residential ground-mounted solar system. *ACPB reviewed the variance for this project in October 2018.	12/20/2018
Comfort Inn Signage	37 Route 9W, Glenmont	Request to alter the existing signage on the façade and replace two existing, free standing non-conforming signs. A variance is requested for height and overall size.	12/20/2018
Glenmont Self Storage	564, 572 & 576 Route 9W	Combine 3 lots (adjacent to self storage facility) into 1 lot and construct 4 buildings from 9300 s.f. to 15025 s.f. Current residential structure to remain. Seven parking spaces, previously sub 5/1/2018 & 8/2017	1/17/2019
Delmar Animal Hospital	910 Delaware Ave	Roof mounted solar panels (14.7 kw) and ground mounted system, previously reviewed in Dec 2018, the applicant has added a ground mounted system	1/17/2019
South Albany Airport		Construction of an aircraft storage hangar and associated paved taxilanes for access. Proposed is current use and construction will be similar in style to existing building on-site.	2/25/2019
IUOE Crane Training Center		324 square foot sign (billboard) for training facility. Abutts Albany County Rail Trail, NYS Thruway and borders the City of Albany.	2/25/2019
Delmar Family Medicine-Sprint Upgrade		Façade change-Replace (3) existing windows w/ louvers in former church steeple with (3) largr windows w/ louvers for Sprint upgrade to antenna equipment will match existing white color.	2/25/2019
McDonald's Remodel-site plan amendment		Interior/Exterior renovations to an existing 2932 s.f building, no change to building size. Minor grading and re-striping to provide ADA compliant parking spaces, travel paths and ramps. New digital menu boards to replace existing one.	2/25/2019
Boswell-Penc Home	510 Russell Road	Special Use Permit-addition of mother in law apartment	3/21/2019
Screened Gazebo	22 Gardner Terrace	Proposed gazebo would make accessory uses exceed 5% of lot coverage. Area variance requested to meet compliance.	4/18/2019

Project Name	Project Location	Consideration	Date
198 Elsmere Avenue	198 Elsmere Avenue	An area variance for an accessory apartment 434 SF over the allowed area.	5/13/2019
Moratorium - Vape and smoke shops	N/A	Establishing a 6 month moratorium on the submission and processing of applications for building permits, certificates of occupancy, and land use approvals for Vape shops, smoke shops. This would also be a moratorium on the sale, dispensing, and distribution of medical marijuana in Town.	6/20/2019
Linde Gas LLC - Backup Pad Construction	76 West Yard Road	The construction of a new 96' x 56' pad and construction of new equipment for a backup nitrogen supply system at an existing air separation plant.	6/20/2019
Diversified Automotive, Truck Service Center	288 Creble Road	The site plan review for a commercial truck service center consisting of a 2-story 3,500 SF building and parking lot.	6/20/2019
Recommendation to Update - Parkland Reservation	Town of Bethlehem	Amending of the Town Code Subdivision Regulations 103-29 Parkland Reservation and Fee Requirements and Zoning Law 128-57 Parkland Reservation and Fee Requirements	7/18/2019
Great Clips	380 Feura Bush Road	Request for an area variance that will enable an additional wall sign.	7/18/2019
Ravena / Coeymans / Selkirk School District	1146 Route 9W	Area variance for a new sign for AW Becker School within the NYSDOT right-of-way.	7/18/2019
Lutz Land Division	81 Kenwood Ave	Land division of a 13 acres into two parcels. One parcel (3.1 acres) will include the existing house and farm buildings, the other parcel (9.9 acres) would be vacant.	7/18/2019
Switzer - Chickens	50 Brightonwood Road	Site plan review to house chickens for personal use	8/15/2019
Borrego Solar	283 Beaver Dam Road	Use Variance for ingress/egress to a large scale solar farm.	8/15/2019
Lamperello Land Division	49 Martin Drive	Subdivision of an 86.5 acre lot into a 9.610 acre lot and a 76.926 acre lot.	8/15/2019
The Pike Co./Airco/Linde Gas	76 West Yard Road	Construction of a 70.5' cold box for new nitrogen plant 10' over the 60' allowed	9/19/2019

Project Name	Project Location	Consideration	Date
Metabolic Meltdown Signage	28 Hudson Avenue Delmar	Area variance for a proposed internally lit freestanding sign to replace existing freestanding sign	9/19/2019
Diversified Auto	288 Creble Road	The site plan review for a commercial truck service center consisting of a 2-story 3,500 SF building and parking lot	10/24/2019
Moratorium Extension-vape and smoke shops and medical marijuana dispensaries	N/A	A 6 month proposed extension on an existing June 26, 2019 moratorium on the submission and processing of applications for building permits, certificates of occupancy, and land use approvals for vape and smoke shops and the sale of marijuana, or marijuana products, or the sale, dispensing, and distribution of medical marijuana.	11/21/2019
Hoffman Car Wash Site Plan Amendment	55 Delaware Ave.	Site plan amendment review to enable the installation of two automated teller stations in the drive-thru lane for the car wash.	11/21/2019
Pine Hollow Arboretum Change of Use	34 Pine Hollow Road	A site plan review to allow the change of use from a single family residence to a conservancy.	11/21/2019
Collier Land Division	143 Fernbank Ave.	Subdivide the .53 acres parcel into a .33 acre parcel and a .20 acre parcel.	11/21/2019
Selkirk Industrial Park	1387 River Road	A site plan review, entailing the construction of a 28,275 SF warehouse with accompanying sidewalks, driveway, and parking areas.	11/21/2019
6 Old South Albany Airport	6 Old South Albany Airport	Site plan review to enable the construction of 8-10bay T-hangar building for aircraft storage and asphalt taxi lanes for access to the new building.	12/18/2019
Feather's Fitness Factory	14 Booth Road	A site plan review to convert and existing building into a fitness facility and café.	1/16/2020
Key Bank - Delmar Branch - Four Corners	370 Delaware Ave.	Site plan review to enable the a 215 SF addition to an existing Key Bank	1/16/2020
294 Route 9W - Petrol Site by Silver Lining Development LLC	294 Route 9W	The property owner is requesting eleven variances for setback, signage, and parking to allow the redevelopment of the site for multiple commercial uses.	2/25/2020

Project Name	Project Location	Consideration	Date
Trued and Bain Re-subdivision	737 Feura Bush Rd.	Subdivision review for a parcel that was recently created through a previous 1993 subdivision. The subdivision would result in a .07 acre parcel with all existing structures, and a new 1.7 acre parcel where a new proposed single-story wood-framed bungalow would eventually go.	2/25/2020
Lowes Home Improvement Center	271 Route 9W	A site plan amendment for a proposed outdoor sales/storage/display for an exsisting Lowe's.	2/25/2020
Crossroads Subdivision Section 3 (Tate)	224 Wemple Rd.	A area variance to enable the length of a flag pole be shorter than the required length.	2/25/2020
Glenmont Shopping Plaza - Benderson Development Co., LLC	376-388/392 Feura Bush Rd.	An area variance to enable the off street parking requirement to be decreased by 71 parking spots. The parking is for a proposed 6,798 SF retail/restaurant building.	4/2/2020
Borrego Solar	275 Beaver Dam Rd.	Site plan review to enable the construction of a 5 MW AC solar farm on a portion of the site and a 107,561' access road.	4/2/2020
Nicholson 2 Lot Minor Subdivision	807 River Road and Weisheit Road	Parcel to be subdivided into two lots so that landlocked part of parcel has access to right-of-way.	4/16/2020
Vape Shop Moratorium	n/a	A six month extension of the vape and smoke shop moratorium.	5/21/2020
551 Feura Bush Rd Land Division	551 Feura Bush Rd.	Subdivision review for a parcel to create a residential lot for the construction of a new home.	5/21/2020
Labella Associates - Solar Install-Solar Array	25 Delaware Ave.	Site plan review and a special use permit for a roof mounted solar array	6/18/2020
Bill Delanoy's Garage	42 Long Lane	A site plan review for the construction of a 12'x48' garage addition off the rear of existing garage	6/18/2020
746 River Road Fritag	746 River Road	Area Variance to allow fence to exceed 4' in a front yard	7/16/2020
Brookhill Phase 1- Lot Line Revision	Krumkill & Blessing Road	Adjust the lot line to transfer 6.2+ acres to the adjoining property at 43 Blessing Road	7/16/2020

Project Name	Project Location	Consideration	Date
National Grid Sub Station	109 Van Dyke Road	Use variance to allow an electrical utility substation and an area variance for height-several structures to exceed max allowable height of 30'.	7/16/2020
Weisheit Engine Works	584-586 Route 9W	Use Variance - Change of tenancy from Cosmic Guns to Wesheit Engine Works	7/16/2020
Parkview Estates	366 Elm Ave and Elm Ave Ext.	Land division review for dividing one lot into two for development of residential lot for a single family dwelling.	8/20/2020
Elm Avenue Residential Subdivision	Elm Avenue and Shanks Place Bethlehem	Subdivision review for approval of a 44 lot subdivision located on +/- 46.6 acres which may include a bicycle and pedestrian connection in the form of an elevated boardwalk over the wetlands.	8/20/2020
Jennifer and Gavin Hogan - Day care center	387 Krumkill Road Albany	Use Variance to enable construction of 3500sf building addition of the existing structure with parking lot improvements no change to the principle access and public utility connectios.	8/20/2020
8 Elm Place, Albany	8 Elm Place	Area variance to install a 6' vinyl privacy fence along the yard opposite the side yard.	9/17/2020
Backyard Chickens	22 The Concourse Dr	Site plan review and special use permit for housing of up to three female chickens on the property for personal use as pest control, egg production and as pets.	9/17/2020
Scott-Backyard Chickens	118 E Poplar Dr	Site plan review to house six female chickens(hens) on the property for personal use as pest control, egg production and to help educate children.	9/17/2020
Solarized Roof plus Interior Energy Storage	10 Salisbury Road	Site plan review and special use permit for 5243 sq.ft roof-installation of a 20.23kw solarized roof and two powerwall energy storage systems in the interior of the home.	9/17/2020
Jennifer and Gavin Hogan - Day care center	387 Krumkill Road Albany	Use Variance to enable construction of 3500sf building addition of the existing structure with parking lot improvements no change to the principle access and public utility connections.	9/17/2020

Project Name	Project Location	Consideration	Date
MJP Development Group LLC	11 Rapa DR. Selkirk	Land Division to enable construction of a four unit residential building.	9/17/2020
Mohawk Hudson Land Conservancy Signage	911 Delaware Ave.	An area variance to enable the construction of a new non-illuminated sign within the setback	10/15/2020
Kenwood Avenue Subdivision Cardona Development LLC	65 Kenwood Ave	Subdivision review for a 52 lot conservation subdivision for single family homes	10/15/2020
Selkirk Solar LLC/ Frueh Lands - Subdivision Application	South Albany Road	Subdivision review to enable one parcel to be divided into 3 lots. The second lot will contain a proposed 5 MWAC community solar facility.	11/19/2020
Selkirk Solar LLC - 5MW Solar Facility	South Albany Road	Site plan review and special use permit to enable the construction of a commercial 5 MW ground solar PV facility.	11/19/2020
Residential Land Use Moratorium	N/A	Adoption of a local law entitled "Residential Land Use Moratorium for a 12-month period during preparation of the Comprehensive Plan Update"	11/19/2020
The Real McCoy -Bellini	20 Hallwood Rd.	Area variance to enable a rear setback 27' 10" shorter than minimum required.	11/19/2020
Martins's Food of South Burlington, LLC F/KA Hannaford Bros. LLC	180 Delaware Ave, Delmar, NY located in Delaware Plaza	Area variance requesting additional wall sign for façade for curbside pick up where only one wall sign is allowed	12/22/2020
Bartula - Chicken Coop	10/12 Dresden Court, Delmar	Special use permit to enable installment of 4x6 coop on their property to house and raise five (5) chickens and one (1) rooster.	1/21/2021
Capital Communication Federal Credit Union (CAP COM)	384 Bender Lane, Glenmont	Area Variance to replace existing 32 sq. ft. externally lit sign with new 49 sq. ft. internally lit LEDs attached to the existing brick structure. Existing letters will be removed and channel letters will be installed on new alum facing.	2/18/2021

Project Name	Project Location	Consideration	Date
Chase Bank ATM Drive-Up Kiosk	241 Route 9W, Glenmont	Site plan review for construction of drive-up ATM kiosk with minor site plan and lighting improvements. The Town approved an Area Variance for parking. Four (4) parking spaces will be relocated to the northerly edge of pavement along the access drive at the back of the existing plaza.	2/18/2021
Phillipin Kill Manor Subdivision	Fisher blvd, Slingerlands and Orchard Street, Delmar	Subdivision review and lot line revision to subdivide 129.85 +/- acres to 42.35+/- acres for residential development of 49 units that includes 36 townhome lots, 4 SFR lots and 9 estate lots.	2/18/2021
Glenmont Ventures 1 LLC	Route 9W	Area variance for commercial structures to include medical business, restaurant with drive-thru and retail building with remote ATM not meeting minimum setback to side property.	3/18/2021
Price Chopper Supermarket	1355 New Scotland Road, Slingerlands	Area variance for new branding of Market 32 signage. Same number of signs will be approved as the previous variance for quality and size. Overall size of the sign will be reduced by 102sf and it will be LED illuminated internally.	3/18/2021
Eamon Murphy Ground Mounted Solar System	28 Halter Road	Site plan review for construction of 42-17.4kw ground mounted solar system for an area of 46'8" x 18'8 1/4". The height of the solar system will be 2' at front to 11'9" at rear.	3/18/2021
Collier land Division	123 Elsmere Avenue	Land division application to divide 38,018 Sq.Ft parent parcel and create a new parcel for a Single Family dwelling. The parent parcel will be reduced to 24,236 Sq,Ft and the proposed parcel will be 13,782 Sq.Ft.	4/15/2021
The Real McCoy Restaurant Expansion	20 Hallwood road-Garage C. Delmar	Site plan review for addition of common kitchen to provide food for existing brewery of 620 SF. The new proposal consist of two fabricated shipping containers. Site accessed thru parking lot of existing brewery. Shared parking is allowed in the Hamlet District.	4/15/2021
Van Dyke Spinney Senior Housing Phase 3& 4	246 Van Dyke Road	Site plan review for construction of 118 townhouse style age restricted rental units over two phases (Phase 3 & Phase 4) including a four unit guest cottages/maintenance building. The construction will include parking spaces, maintenance garage, dog park and driveway.	4/15/2021

Project Name	Project Location	Consideration	Date
1462 New Scotland Road	1462 New Scotland Road & Maple Ave	Area variance for proposing fence that does not meet 15 feet setback requirement from property line. The setback will only be 6 feet after the fence. The fence is proposed for above ground pool.	5/20/2021
Glenmont Ventures - Route 9W Plaza at XXX Route 9W	Route 9W across from Bethlehem Town Center	Site plan review and special use permit for proposed development of commercial space consisting mixed used retail buildings with 135 parking spaces.	5/20/2021
Amendment to Local Law No.5 Section 4 - Residential Land Use Moratorium.	Town of Bethlehem	Amendment to Local Law No.5 of 2020 to allow subdivision/site plan review for multi-family dwelling unit projects that have been awarded affordable housing tax credits from NYS, which will expire prior to the expiration of Local Law No.5 of 2020.	5/20/2021
Albany Baptist Church	361 krumkill Road	Area variance to replace existing sign for church with a freestanding sign 6 1/2' in height and 52SF which exceeds the Town size and height requirements.	6/17/2021
Glenmont Shopping Plaza Retail/Restaurant and Drive-Up ATM	380-392 Feura Bush Rd	Site plan review for modification of 5,262 SF Retail/Restaurant building and drive thru ATM which received variances previously from ZBA.	6/17/2021
Route 9W Plaza - Glenmont Ventures, LLC	Route 9W (Lowe's Northern Driveway)	Site plan review and special use permit for proposed 15,700 SF mixed use retail building with 151 parking spaces consisting of Restaurants with drive thru and drive up ATM Kiosk.	6/17/2021
Bare Blends	380- 392 Feura Bush Road, Glenmont in Glenmont Plaza	Area variance to allow corner tenant's additional signage of 32 SF to the south facade where only 22 SF is allowed, to increase visibility of the plaza to shoppers and motorists on Rt 9W.	8/19/2021
Calvins Holdings, LLC Minor Subdivision - Commercial	343/345 Delaware Ave (west of the intersection of Becker Terrace and within 200' from the AC rail trail)	Minor subdivision review to subdivide the parcel into two(2) lots with two existing commercial brick buildings with ingress/egress, public utilities and parking lots. The existing buildings are proposed for sale with each building on proposed lot #1 and lot #2.	8/19/2021

Project Name	Project Location	Consideration	Date
Stewarts Shop's Redevelopment	33/21 Frontage Road	Area variance for accessory (diesel canopy) located in the front yard setback associated with the construction of a convenience store with fuel islands.	8/19/2021
Addition to Existing Trucking Business - Millious Trucking	1194 Route 9W, Selkirk	Area variance to expand preexisting non-conforming trucking business with a breezeway between buildings and the new structure will be a 4888 SF with an allowance for front and side yard setbacks. The construction will also require a use variance since trucking business is no allowed in the Rural Hamlet zoning district.	10/21/2021
Community Power Group Solar LLC	678 Route 9W, Glenmont	Development master plan of accessory use of 5MW Common solar facility in the agricultural site. Agricultural use will occupy 28.66 acres and the solar facility will occupy 27.9 acres with 0.96 acres of land disturbance.	10/21/2021
Joe's Kwik Marts, LLC/Exxon	146 Delaware Ave, Delmar	Area variance to change signage to internally illuminate with an LED price to display gas price.	11/18/2021
Albany Port District Commission - Marmen - Welcon Tower Mfg. Plant	River Road, Port Road, 700 Smith Blvd	Site plan review to build up to 1.3 million square feet of industrial space. 604K SF offshore wind tower manufacturing facility spread over five (5) buildings to include 500 linear foot wharf along the Hudson River.	11/18/2021
Land Use Moratorium Extension to complete the Comprehensive Plan Update	Town of Bethlehem	Amendment of Local Law for extension of Residential Land Use Moratorium for a 6-month period to complete the Comprehensive Plan Update	11/18/2021
Terra Smart - Site Plan Amendment	1273 River Road, (SR 144)	Site plan review and site plan amendment to install a gravel laydown yard located in the field adjacent to the existing building and display area on the existing parcel.	11/18/2021
Albany Port District Commission - Marmen - Welcon Tower Mfg. Plant	River Road, Port Road, 700 Smith Blvd	Site plan review to build up to 1.3 million square feet of industrial space. 604K SF offshore wind tower manufacturing facility spread over five (5) buildings to include 500 linear foot wharf along the Hudson River.	12/16/2021

Project Name	Project Location	Consideration	Date
South Albany Airport	6 Old School Road, Selkirk	Area variance to replace existing sign with new sign located in the same place on the Albany County Right-of-Way/county property.	12/16/2021
Vista Development Group LLC	125 Vista Blvd	Area variance to allow construction of 350,000 SF facility with a 0' rear lot line where 40' is required.	12/16/2021
Vista Tech Campus	125 Vista Blvd	Site plan review for the tech based project of 350 SF of office, manufacturing and warehousing space 37' height with 26 loading docks. Sewer and water to be provided by the Town of Bethlehem. Subdivision Review for 214 acres with 26 acres to be subdivided for the project site.	12/16/2021
The Learning Garden Day Care Center	387 Krumkill Road	Site plan review and special use permit for the proposed day care center former church, 4,243 SF building addition with parking lot improvements and new water services.	12/16/2021
Albany Baptist Church	361 Krumkill Road	Area variance for internal illumination of existing free standing sign.	3/17/2022
Port of Albany Marmen-Welcon Wind Tower Manufacturing Facility	309) River Road, Glenmont - aka - Beacon Island	Area variance 604,000 +/- square foot offshore wind tower manufacturing facility spread out over 5 separate buildings. The project also includes a 500 linear foot wharf along the Hudson River to ship completed tower sections. Tower production will occur within 4 buildings (buildings A-D) located on the Port Expansion property located in the Town of Bethlehem. The 5th building (building E) is located at 700 Smith Boulevard within the existing Port District in the City of Albany.	3/17/2022
Vista Development Group LLC/Ophthalmology Office	15 Vista Blvd, Slingerlands	Site plan amendment for the construction of 9000SF one-story medical office building on existing pad site with parking and infrastructure which is to be owned by two physicians.	3/17/2022
AJ Sign/Glenmont Ventures LLC/ Moriah Commons	250 Route 9W	Area variance to install a monument sign which will be 13'10" over the allowed 10' and will be 78.75 SF which is 38.75 SF over the allowed 40 SF.	4/22/2022

Project Name	Project Location	Consideration	Date
AJ Sign Co/ Glenmont Ventures/ Chipotle Grill	9 Moriah Road, Glenmont (250 Route 9W)	Area variance for signage that is 24 Sf over the allowed 67 SF and for the second proposed sign that is not allowed on the building as per the town code.	4/22/2022
AJ Sign Company/Bolduc - St. Peters Heath Partners	5-9 Elm Ave	Area variance to install a second freestanding sign, where only one is allowed, with a total of 25 SF which is 5 SF over the allowed 20 SF. The sign is proposed to be internally lit where only external is allowed. The sign is proposed to be on the corner of Elm and driveway into parking lot.	4/22/2022
AJ Sign/Glenmont Ventures LLC/WellNow Urgent Care	11 Moriah Road, Suite 102 (250 Route 9W)	Area variance for the proposed third wall sign to rear of the building that is not allowed on the building as per the town code and total square footage to be 15 SF over the allowed 95 SF.	4/22/2022
AJ Sign Co./Glenmont Ventures/ Aspen Dental	11 Moriah Road, Suite 101 (250 Route 9W)	Area variance for the proposed second wall that is not allowed on the building as per the town code.	4/22/2022
Diversified Automotive, Inc. - Truck Repair Facility	109 Bridge Street	Area variance for the proposed 8,200 SF single story addition of a three bay truck maintenance warehouse and 5,200 SF office parts storage building to the existing three bay truck maintenance building.	4/22/2022
Town of Bethlehem Comprehensive Plan Update	Town of Bethlehem	The Town of Bethlehem propose to update their Comprehensive Plan that will guide development & Community-related decisions toward the community vision to 2035.	4/22/2022
CS Property Improvement - 2 Lot Subdivision	28 Snowden Ave, Delmar	Two lot subdivision on an existing lot that contains two single family structures. The developed parcel is pre-existing non-conforming use. Area variances will be required for setbacks.	5/19/2022
Selkirk Reserve	939 Route 9W, Selkirk	Site plan review and subdivision review to subdivide parcel into two (2) lots. Lot #1 is to be developed in the future and Lot #2 is consist of nine (9) multi-family buildings with 72 affordable apartments and a clubhouse. A private road is to run through the site and end in a truck hammerhead turnaround. 126 parking spaces and private water and sewer are proposed.	5/19/2022

Project Name	Project Location	Consideration	Date
Stewart's Shop Redevelopment	33 Frontage Road, 21 Frontage Road	Site plan review for redevelopment of existing Stewart's shop convenience store (2,352 SF) with self-service gasoline and the former Johnny B's Glenmont Diner.	5/19/2022
Diversified Auto	109 Bridge Street, Selkirk	Site plan review to add 13,400 SF building addition to existing 8,000 SF warehouse building. Site modification include 20 parking spaces for employees, nine (9) spaces for trucks, gravel ingress/egress to site and 6' chain link stockade to screen the facility.	5/19/2022
Lands of Straw	28 Snowden Avenue and 30 Ellsworth Avenue, Delmar	Area variance to subdivide 0.308 acres into two (2) lots. Parcel currently contains two(2) principle structures each with separate municipal water and sewer utilities.	6/16/2022
Wemple Road Apartments - Route 9W, Glenmont	Wemple Road and Route 9W (Northerly side of Wemple Rd, West of Rte 9W)	Site plan review and subdivision review for previously approved case that was reviewed in 2017 and 2018 (04-17040246 & 04-181103144) for ten 6-unit and nine 4-unit buildings associated with utilities, roadways, and stormwater management. The parcel is to be divided into two lots; multifamily residential lot to be 30.7 acres and the second lot to be 7.71 acres for future development.	6/16/2022
ATM Drive & Renovations - Thru-Harry Liapes	163 Delaware Ave, Delmar	Site plan review to renovate existing building to create commercial/retail space on the first floor including a drive thru ATM, 36 parking spaces including two ADA spaces and a drive thru and bypass lane for the ATM. A dumpster, loading zone and green space are also to be added.	6/16/2022
Community Power Group LLC & Rte 9W Solar LLC (Frueh Bros. Property Owners)	678 Route 9W, Glenmont	Area variance to install 5MW solar panels and racking equipment to meet the height requirements and use variance for the large PV system in Rural Hamlet district.	6/16/2022
Glenmont Ventures Inc. - Signage	365 Feura Bush Road	Area variance for internally illuminated monument sign to replace existing, non illuminated, sign that was in violation as it was located in the state right of way	7/21/2022

Project Name	Project Location	Consideration	Date
Chang - 96 Hudson Ave, Delmar	96 Hudson Avenue	Area variance for the porch addition which is 5' short of the required 25' front yard setback and the proposes lot coverage will be 4.47% over the allowed 20%.	7/21/2022
Main Bros. Oil Co.	18 River Road, Glenmont	Area variance for installation of a 30,000 gallon propane storage tank and appurtenances include contraction of concrete bollards to surround the tank.	7/21/2022
Bethlehem Town Center II-SP Amendment for removal for landscaping	241 and 237 US Route 9W	Site plan review/site plan amendment for removal of existing landscaping berm on 241 Route 9W between parking lot and frontage along Route 9W as proposed in the originally approved site plans.	8/18/2022
Bethlehem Children's School-Use Variance to expand on a Non-Conforming use	12 Fisher Blvd	Use variance to expand on the existing non-conforming use to make the temporary yurts into permanent classrooms and expand on the use of the school.	9/15/2022
Haggerty-Fence Variance	36 Crannell Ave	Area variance to replace existing 6' fence with lattice work and for minimum setback of 15' from the determined front yard property line.	9/15/2022
Lands of Nigel and Guinevere Gorman-Rezone from Residential "A" to Rural Hamlet Zoning District	895 Delaware Ave	Rezoning of property to continue residential apartments on the upper floor and use the lower floor for commercial use. The uses are allowed in the Rural Hamlet District subject to site plan review by the Town Planning Board. The property is currently zoned Residential A.	9/15/2022
Plug Power Testing Facility-Site Plan(Change of Use)	435 Creble Rd	Site plan review of change of use proposing to lease the existing building and an approximately 1.35 acres portion of the site to conduct performance testing of units manufactured elsewhere. Leased site includes a 14,990 SF building and existing paved area.	9/15/2022
Site Plan Amendment - Pedestrian Bridge for Vista Tech Site	125 Vista Blvd	Site plan amendment to include a pedestrian bridge connecting two parking fields. The proposed pedestrian bridge has been designed to not have any regulated impacts to wetlands.	9/15/2022

Project Name	Project Location	Consideration	Date
Moriah Commons - Panera Bread - Signage	5 Moriah Road, Glenmont	Area variance for the proposed two wall signs where one only one signage is allowed as per the Town Code. The proposed signage exceeds the total allowed square footage of 125 SF by 189.4 SF.	10/20/2022
Bank of America - ADA Upgrade Program	111 Delaware Ave (SR 443)	Site plan review for improved ADA accessible parking area and walkway to bank entrance with the addition of curb island for improved pedestrian safety from traffic. Additionally, improved ADA accessibility to bank entrance including regraded pavement and striped crosswalk from existing sidewalk is proposed.	10/20/2022
T-Mobile Northeast LLC - Cell Tower Extension	457 NY State Route 85, Slingerlands	Area variance for the extension of height of the existing tower by 10' to allow T-Mobile to collocate 9 antennas and equipment to provide service within T-mobile's coverage area.	10/20/2022
Community Power Group LLC - 5MW Community Solar	690 Rte 9W (aka 678 Rte 9W), Glenmont	Site plan review and special use permit for the installation of 5MW community solar farm including fencing, road access and transformer areas.	10/20/2022
Caliber Collision - 3 Lot Subdivision for Autobody Repair Shop	15 Moriah Road, Glenmont	Site plan review and special use permit for the proposed construction of 14,700 SF Caliber Collision Center, an automobile repair facility. Three-lot minor subdivision of parcel with Tax ID 86.00-2-22.3	10/20/2022
Selkirk Fire Department	1160 Rte 9W (Selkirk Fire District)	Area Variance for construction of a one story 21,800 + SF Fire Station on vacant land.	10/20/2022
Hoogkamp Re-Subdivision/Minor Subdivision	North Street & Hudson Avenue	Subdivision review proposing to combine the two properties with tax ID 85.00-1-7.9 and 85.12-2-29 to create a single lot with 9.4 acres for a single-family dwelling with driveway access to Hudson Avenue.	11/17/2022
Caliber Collision - 3 Lot Subdivision for Autobody Repair Shop	15 Moriah Road, Glenmont	Site plan review and special use permit for the proposed construction of 14,700 SF Caliber Collision Center, an automobile repair facility. Three-lot minor subdivision of parcel with Tax ID 86.00-2-22.3	11/17/2022

Project Name	Project Location	Consideration	Date
Spectrum Signage	378 Feura Bush Rd (Glenmont Plaza)	Area variance for signage on the rear of the building.	11/17/2022
Starbucks Signage	378 Feura Bush Rd (Glenmont Plaza)	Area variance to the installation of two signs where only one is allowed.	11/17/2022
Amendments to Town Zoning Law Chapter 128-67.2 Solar photovoltaic (PV) systems	Town of Bethlehem	Amendment of the zoning law Chapter 128-67.2, Solar photovoltaic (PV) systems to update the size of the solar panel system installation that is allowed by building permit for building-mounted and building-integrated solar systems.	12/15/2022
Renovation of Existing Multi-Use Building and Construction of New Garage	895 Delaware Ave, Delmar	Site plan review for renovation of the existing structure for roofing business office, dance studio and 3,267 SF of residential apartment. Construction of a new 1,500 SF garage is proposed.	12/15/2022
Signage - Five Below	388 Feura Bush Road	Area variance for the construction of a wall sign that is 186.4 SF which is over the allowed 125 SF.	12/15/2022
T-Mobile Telecommunication Tower Extension	457 Route 85, Slingerlands	Site plan review and special use permit to collate antennas/communication equipment at existing monopine tower.	1/19/2023
LA Chance Insurance Agency - Signage	636 Delaware Ave, Delmar	Area variance for the existing non-conforming sign to be lit using LED backlights until a new compliant sign is installed.	2/16/2023
Vista Development Group -Wall Sign - Plug Power	125 vista Blvd, Slingerlands	Area variance for the proposed wall signage that will be internally illuminated.	2/16/2023
Vista Development Group - Free Standing Sign - Plug Power	125 vista Blvd, Slingerlands	Area variance for the proposed internally illuminated freestanding sign.	2/16/2023
Malm Realty - Warehouse	39 Hamilton Lane	Site plan review for the proposed construction of 49,200 SF one-story building to be utilized for warehousing.	2/16/2023
Dickinson- Wemple Road Two-lot Land Division	16 Wemple Road, Glenmont (abuts Elsmere Fire House)	Two-lot land division of the existing 5.432 acres into Lot 1 consisting 4.916 acres with the existing two-story residence and Lot 2 consisting 0.516 acres for future single-family residence.	4/20/2023

Project Name	Project Location	Consideration	Date
South Albany Airport	6 Old School Road, Selkirk	Area variance for the construction of a snow removal equipment building as an extension to the existing garage that runs parallel to the front property line.	4/20/2023
Stewart's Shop	624 Delaware Avenue, Delmar	Site plan review to build 544 SF addition to the existing building with interior and exterior improvements.	4/20/2023
West Yard Warehouse	West Yard Road, Feura Bush	Site plan review for the construction of 114,675 single story principal flex warehouse with corporate office total 123,200 SF of new construction with full curb cut onto West Yard Road.	4/20/2023
Detached Garage with Accessory Apartment	12 Borthwick Avenue, Delmar	Area variance for the construction of a detached garage with second floor accessory apartment that is over 264 SF of the allowed square footage.	5/18/2023
Price Chopper - Signage	329 Glenmont Road, Glenmont	Area variance to allow nine wall signs where one is allowed. Total square footage allowed for a sign is 125 SF whereas 243.6 SF is proposed	5/18/2023
Cannon Development - Signage	1381 River Road, Selkirk	Area variance for installation of wall sign to the rear of the commercial building.	6/15/2023
Lands of Wemple Road Developers, Inc.	Route 9W, Glenmont	Two lot subdivision of vacant property to make suitable for land use and marketing purposes. Lot 1 to be 30.733 acres and Lot 2 to be 3.412 acres.	6/15/2023
St. Thomas the Apostle Church	39 Adams Place, Delmar	Area variance for the proposed freestanding sign with 9' setback whereas 10' is required.	7/20/2023
Whirlwind Holding Company	119-123 Weisheit Road, Glenmont	Area variance for the installation of small scale ground mounted solar PV System to be located within a front yard.	7/20/2023
Bethlehem Animal Hospital	444 Route 9W Glenmont	Site plan review for a 1000 SF single story addition to the east side of the existing animal hospital.	9/21/2023
Whirlwind Holdings Co, LLC - Solar Application	119-123 Weisheit Rd, Glenmont	Site plan review for the installation of 34.56kW roof top solar array and a 9.6 kW small scale ground mounted solar array.	9/21/2023

Project Name	Project Location	Consideration	Date
Bellini at Vista	10 Vista Blvd, Slingerlands	Site plan amendment to install a roof over the existing 892 SF patio and a new rail surrounding the patio. Construction of a 644 SF addition to the existing building is also proposed.	10/19/2023
Freuh Mine Expansion	117 old Quarry Road, Feura Bush	Site plan review and special use permit to expand on existing limestone quarry from 13 acres to 28 acres. SEQR was completed by NYSDEC and a permit was issued on 07/26/2023.	11/16/2023
Lands of Becker	1208 US Route 9W, Selkirk	Two lot subdivision to separate residential portion of the property from commercial portion.	11/16/2023
Main Brothers Oil Company Inc.	18 River Road, Glenmont	Site plan review and special use permit for the proposed 30,000 gallon propane storage tank and construction of concrete bollards surrounding the tank.	12/21/2023
333 Café	333 Delaware Avenue, Delmar	Site plan review for the proposed outdoor concrete patio and addition of second floor deck to the existing building for a new restaurant.	12/21/2023

Table 2-2. Building Permit Issuance (2018 to 2022)

Year	Building Type	Units
2018	1	67
2018	2	2
2019	1	75
2019	2	2
2019	3-4	6
2020	1	70

Year	Building Type	Units
2020	2	2
2021	1	61
2022	1	30
2022	3-4	8
Total:		323

Data Source: Capital District Regional Planning Commission (<https://cdrpc.org/data/housing>)

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3 CAPABILITIES ASSESSMENT

3.1 Planning Mechanisms and Capabilities

The Town of Bethlehem identified the following planning mechanisms and capabilities that can support the Town in hazard mitigation efforts. These capabilities can be used to support the mitigation strategy in several ways. For example, administrative capabilities can assist in implementing the mitigation actions as identified in the mitigation strategy. Existing building codes and land use regulations provide a foundation for mitigation planning and provide guidelines for infrastructure repair, new developments, and other actions. Educational programs may be developed further in order to more fully incorporate hazard mitigation. Table 3-1 elaborates on existing building codes, land use and development ordinances/regulations, and many other capabilities which can support hazard mitigation.

Table 3-1. Planning Mechanisms & Capabilities

Planning Mechanism	In Place? (Yes/No)	Notes (Does the plan address hazards? Can the capability be used to implement mitigation actions? When was it last updated?)
Administration		
Maintenance Programs	Yes	Maintenance item affecting utilities is an on-going, annual program by the town Highway Dept. and DPW
Mitigation Planning Committee	Yes	Mitigation planning issues and remedial action is taken within the Planning Board and Planning Department
Mutual Aid or Shared Services Agreements	Yes	Bethlehem is a signatory to both the New York State Intrastate and Albany County Mutual Aid Plans
Planning Board	Yes	
Zoning Board	Yes	
Other		Plans within Comprehensive Emergency Management Plan that addresses these issues (including appendices)

Planning Mechanism	In Place? (Yes/No)	Notes
		(Does the plan address hazards? Can the capability be used to implement mitigation actions? When was it last updated?)
Development Approvals		
Building Code	Yes	Building codes of New York State 2020 are fully enforced
Fire Department ISO Rating	Yes	Town of Bethlehem is served by 5-fire districts, each graded by ISO with ratings in the 3 & 4 level
Site Plan Review Requirements	Yes	Chapter 128. Site plan reviews are an on-going part of the process and include a review by emergency services
Other		
Funding Resources		
Authority to Levy Taxes	Yes	As part of the funding process, mitigation items would be addressed if needed
Capital Improvement Project Funds	Yes	Selection of and funding for capital projects always takes into consideration hazard possibilities and the mitigation needs
Federal Funding Programs (i.e., USDA, FEMA, others)	Yes	Section 8 HUD funds, FEMA disaster recovery funding
General Obligation Bonds and/or Special Tax Bonds	Yes	a part of the funding process if needed
Impact Fees for New Development	Yes	Most are non-fee and are in-kind grants for specific mitigation needs
State Funding Programs (i.e., NYSEFC, NYSOGR, NYSDEC, others)	Yes	CHIPS, police, parks funding (LGPEP)
Utility Fees (i.e., water, sewer, stormwater, gas, electric)	No	Storm water issues would be addressed through the normal budgeting process
Other		
Land Use Regulations		
Density Controls	Yes	Density allowances by district
Flood Insurance Rate Maps	Yes	Maps and flood plain activities have been enforced and are closely watched

Planning Mechanism	In Place? (Yes/No)	Notes
		(Does the plan address hazards? Can the capability be used to implement mitigation actions? When was it last updated?)
NFIP Participant / Floodplain Ordinance	Yes	Zoning ordinances are administered and enforced and is an effective measure for reducing hazards. Also see "Floodplain Administrator" row below (under "Staff Positions")
Hillside Development Regulations	Yes	Zoning Code section 128-49 (Grading, Erosion, and Sediment Control) limits development on slopes based on slope grade.
Open Space Preservation	Yes	The town actively pursues a program of land acquisition for open and public use, through public and private funding. Farms and Forest Fund, protected 625 acres in last 6 years, have open space coordinator. Total protected: 833 acres in last 25 years.
Stormwater Management Regulations	Yes	Chapter 98. Ordinances are in place and enforced for all items except wildfire. Bethlehem is not susceptible to wildfires by definition Signatory on Intermunicipal Agreement for Storm Water Management
Streambank Setback Regulations	Yes	Setbacks for lots bordering streams – Zoning Code section 128-53 (for 5 named streams in Town)
Subdivision Regulations	Yes	Chapter 103: Subdivision Regulations.
Zoning Ordinance	Yes	Chapter 128: Zoning. Zoning ordinances are administered and enforced and is an effective measure for reducing hazards.
Other	Yes	Chapter 69: Flood Damage Prevention
Natural Resources		
Forest/Vegetation Management	Yes	Highway Department can remove trees as needed, or contracts to remove the trees. Low to no concern about wildfire in the Town.
Stream Corridor Management	No	Trout Unlimited doing stabilization work on Onesquethaw. Landslide mitigation work at Normanskill
Stream Dumping Regulations	Yes	Chapter 97: Solid Waste
Urban Forestry and Landscape Management	Yes	Street tree inventory and management plan (https://townofbethlehem.org/849/Street-Tree-Advisory-Committee), which has been implemented
Watershed Management	Yes	In progress: purchasing small parcels around reservoir. Source water protection project.

Planning Mechanism	In Place? (Yes/No)	Notes
		(Does the plan address hazards? Can the capability be used to implement mitigation actions? When was it last updated?)
Wetland Regulations	Yes	Chapter 72: Freshwater Wetlands
Other	Yes	Chapter 128-49: Grading, erosion, and sediment control. Chapter 58: Community Choice Aggregation Program Chapter 76-4. Storage of rubbish, garbage or junk vehicles outside buildings
Plans		
Capital Improvement Plan	Yes	Annual review of current and long range capital needs, funding sources. Which would include hazard mitigation improvement plans
Comprehensive Emergency Management Plan	Yes	Comprehensive Emergency Management is updated and reviewed annually. This plan addresses the "All Hazards" concept for emergency planning and mitigation efforts
Comprehensive Plan	Yes	Updated 2022
Continuity of Operations Plan	Yes	COOP applies to all departments within Town. Continuity of Government and Executive Management is updated and reviewed annually. This plan addresses the "All Hazards" concept for emergency planning and mitigation efforts
Economic Development Plan	Yes	Economic Development Strategy is reviewed annually to improve strategic growth and funding sources
Other	Yes	A number of plans are in place dealing with local hazards preparation and response thereof, i.e All Hazards Planning, Hazardous Materials, Sheltering and evacuation
Programs/Organizations		
Climate Smart Community	Yes	Registered
Local Emergency Preparedness/Disaster Response Organizations	Yes	Work with fire departments, police department, Albany County OEM, CEDAR Program by NYS DOS, agreements with 2 school districts and Delmar Public Library regarding disaster assistance, agreements with churches.

Planning Mechanism	In Place? (Yes/No)	Notes
		(Does the plan address hazards? Can the capability be used to implement mitigation actions? When was it last updated?)
Local Environmental Protection Organizations	Yes	A number of environmentally concerned residents bring attention for green spaces and environmentally sound policies. Working relationships with parks and trails (Mohawk Hudson Land Conservancy is active in the Town, and Town partners on conservation projects). Working on outreach program to make trails & parks safer.
National Weather Service StormReady Certification	Yes	Town is certified and Albany County is too.
Outreach Programs	Yes	Bethlehem Police and Fire Departments, flood Mitigation. Fuel stocks program (approx. 15,000 gallons) to use in emergency. File of Life Initiative with EMS. Special Needs Registry with County Sheriff Dept
Partnerships with private entities addressing mitigation or disaster response	Yes	Bethlehem is very active with its outreach within the industrial community with mitigation efforts and planning. Red Cross Agreements and agreements with churches. Bethlehem Industrial Group meets to discuss disaster management.
School Programs or Adult Educational Programs	Yes	CPR training with Red Cross, Stop the Bleed.
Other	Yes	Chapter 80. Local Waterfront Revitalization Program
Staff Positions		
Civil Engineer	Yes	Eric Johnson, P.E.
Code Enforcement Officer	Yes	Justin Harbinger
Emergency Manager	Yes	John Brennan and Rick Webster
Floodplain Administrator	Yes	Justin Harbinger (Building Inspector)
Planner/GIS Coordinator	Yes	Robert Leslie, AICP (Director of Planning). GIS: Keith Menia, P.E.
Other	Yes	Highway Department Superintendent (Marc Dorsey) plays a major role in hazard recognition and mitigation efforts
Technical Abilities		
Grant Writing	Yes	Grant applications are written in multiple departments

Planning Mechanism	In Place? (Yes/No)	Notes
		(Does the plan address hazards? Can the capability be used to implement mitigation actions? When was it last updated?)
Hazard Information Centers	Yes	On a number of occasions the town has been part of a county-wide planning effort to recognize potential hazards
Hazard Warning Systems	Yes	The Dispatch Group as part of the BPD play a most critical role in both public notification and emergency communications using all of the noted methods. Dispatch Center would work with the County for Reverse 911. Utilizes social media and billboards for emergency messages as necessary. Neighborhoods, church groups, social groups, HOAs convey email messages. Have established a hotline at Town Hall in the past and can do so now. Fire departments have audible signals.
Other	Yes	Through the town CEMP the most probably hazards have been identified and preplanning has been initiated

The Town's HMP update will be incorporated into and referenced by future updates of the plans, policies, ordinances, programs, studies, and reports listed in Table 3-1. In particular, the Town should review Table 3-1 when completing updates to the Comprehensive Plan and amendments to the Zoning Code. As part of this review, the Town may strategize opportunities for building the hazard mitigation mechanisms and capabilities currently marked "No" in the table (where feasible) by designating lead agencies in charge of closing such gaps, connecting with partners and technical support resources, establishing a timeline and next steps, estimating costs, and applying for grant funding when necessary. In an update to the Comprehensive Plan, this process may result in the development and inclusion of detailed proposed action items and implementation frameworks that address gaps in hazard mitigation mechanisms and capabilities. In an amendment to the Zoning Code, this process may result in the modification of existing laws or the drafting and adoption of new laws to address gaps in hazard mitigation mechanisms and capabilities.

Additional strategies to expand and improve hazard mitigation capabilities are detailed in Section 10 of the main body of the HMP.

3.2 Integration of Planning Efforts

The Town of Bethlehem understands the importance of considering an integrated approach when developing municipal plans, policies, programs, and regulations. The Town intends to reference the 2024 Albany County HMP as part of the process for future updates to the plans, policies, programs, and regulations listed in Table 3-1, above, and

for creating new regulations as applicable. This may include adding hazard mitigation as an agenda item at Town Board meetings where local laws are being developed or updated, including hazard mitigation considerations in any templates used to make new laws, adopting an ordinance that all new local laws need to consider hazard mitigation if applicable, or simply making local officials aware of the need to consider hazard mitigation in any plan updates. Additionally, the Town of Bethlehem may use the local laws assessment (included in Section 4 of the main body of the HMP) to reference hazard mitigation related regulations that other jurisdictions in the County have adopted, and consider implementing similar regulations if desired. All of these actions will help expand and improve upon these existing capabilities so that they reduce risk and better support hazard mitigation.

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4 HAZARD IDENTIFICATION AND RISK ASSESSMENT

4.1 Profiled Hazards

In this HMP Update, the County reviewed multiple natural hazards, and determined to profile five natural hazards: flooding, severe storm, drought, extreme temperatures, and landslide. Descriptions of each of these hazards are included in Section 6 of the main body of the HMP.

The Town of Bethlehem has chosen to profile the same hazards as the County. No hazards were omitted and there were no additional hazards identified as unique and specific to the Town of Bethlehem.

The hazard analysis criteria used to evaluate the Town's vulnerability to each natural hazard are summarized in Table 4-1, and the results are presented in Table 4-2. All rankings were completed subjectively, with the guidelines detailed in Table 4-1.

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Table 4-1. Hazard Analysis Criteria

Score	Impact (Damage to property, crops, people)	Frequency*	Extent	Level of Preparedness	Total Score	Overall Vulnerability
1	Minor	Rare	One or two problem areas within the jurisdiction	Well Prepared	4 to 5	Low
2	Moderate	Infrequent	A significant portion of the jurisdiction	Moderately Prepared	6 to 8	Moderate
3	Major	Regular	The entire jurisdiction	Not Prepared	9 to 12	High

*Frequency is defined roughly as follows:

- Rare – Every 15 years or less
- Infrequent: Less than once a year but greater than once every 15 years
- Regular: Approximately yearly or multiple times a year

Table 4-2. Hazard Vulnerability by Event

Hazard Event	Impact (Damage to property, crops, people, etc.)	Frequency of Occurrence	Extent of Impacts	Level of Preparedness	Overall Vulnerability	Jurisdiction Rank	Notes (Anticipated Future Changes)
Flooding (Riverine, Coastal*, Urban, Flash, Ice Jam, Dam or Levee Break, Other)	2	3	1	1	7 – Moderate	3	See below
Drought	1	1	1	1	4 – Low	5	See below
Severe Storm (Hail, Ice Storms, Wind, Thunderstorms and Lightning, Winter Storms, Hurricane, Tropical Storms, Tornado, Power Outage)	3	3	3	2	11 – High	1	See below

Hazard Event	Impact (Damage to property, crops, people, etc.)	Frequency of Occurrence	Extent of Impacts	Level of Preparedness	Overall Vulnerability	Jurisdiction Rank	Notes (Anticipated Future Changes)
Extreme Temperatures (Cold Wave, Heat Wave, Air Pollution Effects)	2	3	3	2	10 – High	4*	May have a larger impact on the electrical grid in the future.
Landslide	3	3	1	2	9 – High	2	See below

*Coastal Flooding includes impacts from sea level rise.

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4.2 Hazard Event History

A complete history of natural hazard events within the County – based on NOAA's Severe Storm Database – is included in Section 6 of the main body of the HMP. The following is a subset of events that occurred specifically within the Town. These records informed the development of mitigation actions by demonstrating which hazards have historically had the greatest impact on the Town.

Table 4-3. Hazard Event Records, 2018-2023

Event Type	Date	Magnitude	Estimated Property Damage	Estimated Crop Damage
Thunderstorm Wind	5/4/2018	50	\$0	\$0
Flash Flood	7/5/2018	-	\$5,000	\$0
Thunderstorm Wind	7/10/2018	50	\$0	\$0
Thunderstorm Wind	7/27/2018	50	\$0	\$0
Thunderstorm Wind	7/27/2018	60	\$0	\$0
Thunderstorm Wind	8/3/2018	50	\$0	\$0
Heavy Rain	8/3/2018		\$0	\$0
Flash Flood	8/3/2018	-	\$2,000	\$0
Thunderstorm Wind	5/23/2019	50	\$0	\$0
Lightning	7/29/2019	-	\$1,000	\$0
Thunderstorm Wind	8/3/2019	50	\$0	\$0
Thunderstorm Wind	8/16/2019	50	\$0	\$0
Thunderstorm Wind	5/15/2020	50	\$0	\$0
Thunderstorm Wind	6/5/2020	50	\$0	\$0
Thunderstorm Wind	7/2/2020	50	\$0	\$0
Flash Flood	8/4/2020	-	\$4,000	\$0
Thunderstorm Wind	8/10/2020	50	\$0	\$0
Hail	8/23/2020	1	\$0	\$0
Hail	8/23/2020	1.5	\$0	\$0
Thunderstorm Wind	8/23/2020	50	\$0	\$0
Thunderstorms/Wind	10/7/2020	50	\$0	\$0
Landslide	5/13/2021	-	\$0	\$0
Hail	7/27/2021	.75	\$0	\$0
Flash Flood	8/13/2021	-	\$0	\$0

Event Type	Date	Magnitude	Estimated Property Damage	Estimated Crop Damage
Thunderstorm Wind	9/8/2021	50	\$0	\$0
Flash Flood	5/15/2022	-	\$0	\$0
Thunderstorm Wind	5/22/2022	50	\$0	\$0
Thunderstorm Wind	7/24/2022	50	\$0	\$0
Flash Flood	8/4/2022	-	\$0	\$0
Flood	9/13/2022	-	\$0	\$0
Flood	10/13/2022	-	\$0	\$0
Thunderstorm Wind	7/4/2023	50	\$0	\$0
Thunderstorm Wind	7/9/2023	50	\$0	\$0
Flash Flood	7/18/2023	-	\$5,000	\$0
Thunderstorm Wind	9/7/2023	50	\$0	\$0
Total			\$17,000	0

Note: The table above lists only the hazard events that were recorded as occurring specifically within the Town. For records of County-wide hazard events, see the Albany County Annex. Units for magnitude are expressed as the following: Hail: inches, Thunderstorm Wind: knots.

4.3 Floodplain Statistics

Key water features in the Town are described in Section 2.2 of this annex. FEMA provides flood insurance rate maps for the municipality and GIS data on the spatial location of floodplains. The 1% annual chance (100-year) flood event area generally corresponds with areas that are at high risk of flooding, and the 0.2% annual chance (500-year) flood event area generally corresponds with areas that are at moderate risk of flooding. Out of the 50.0 square miles in the Town, approximately 8.83% are located within the 1% annual chance flood event area and approximately 9.35% are located within 0.2% annual chance flood event area (inclusive of the 1% flood event area). The estimated number and structure value of parcels in the municipality that intersect mapped floodplains are summarized in Table 4-5. There are 493 parcels in the Town located within the 1% annual chance flood event area, with an estimated total structure value of \$288,633,218. Inclusive of these parcels in the 1% annual chance flood event area, there are 523 parcels in the Town located within the 0.2% annual chance flood event area, with an estimated total structure value of \$293,720,319.

Table 4-4. Summary of Areas in Floodplains*

Total Area (square miles)	Percent of Total Area in 1% Annual Chance Floodplain	Percent of Total Area in 0.2% Annual Chance Floodplain
50.0	8.83%	9.35%

* Calculated areas and percentages are informational estimates only and are not to be used for official purposes. The 0.2% annual chance floodplain in this table includes the area in the 1% annual chance floodplain.

Table 4-5. Estimated Number and Structure Value of Parcels within Mapped Floodplains

Property Class	Number of Parcels in 1% Annual Chance Floodplain	Approx. Structure Value* in 1% Annual Chance Floodplain	Number of Parcels in 0.2% Annual Chance Floodplain**	Approx. Structure Value* in 0.2% Annual Chance Floodplain**
Unclassified	3	\$0	3	\$0
Agricultural	32	\$2,485,800	32	\$2,485,800
Residential	220	\$40,864,050	237	\$43,069,550
Vacant	171	\$205,200	179	\$220,800
Commercial	22	\$29,326,200	24	\$29,438,900
Recreation and Entertainment	2	\$836,600	2	\$836,600
Community Services	8	\$31,830,000	8	\$31,830,000
Industrial	10	\$16,570,000	11	\$18,195,000
Public Services	20	\$166,369,668	22	\$167,497,969
Parks and Open Space	5	\$145,700	5	\$145,700
Total	493	\$288,633,218	523	\$293,720,319

*Structure Value for each parcel was estimated by subtracting Land Assessed Value from Total Assessed Value. If the entire parcel or a subset of the parcel was contained within the floodplain, the structure on that parcel was included regardless of the structure's location on the parcel.

** The 0.2% Annual Chance Floodplain in this table includes the area in the 1% Annual Chance Floodplain.

4.4 National Flood Insurance Program

Long-term mitigation of potential flood impacts can be best achieved through comprehensive floodplain management regulations and enforcement at a local level. The National Flood Insurance Program (NFIP), regulated by FEMA, aims to reduce the impact of flooding on private and public structures by providing affordable insurance for property owners. The program encourages local jurisdictions to adopt and enforce floodplain management regulations in order to mitigate the potential effects of flooding on new and existing infrastructure (<https://www.fema.gov/flood-insurance>).

Communities that participate in the NFIP adopt floodplain ordinances. If an insured structure incurs damage costs that are over 50% of its market value, the owner must comply with the local floodplain regulations when repairing or rebuilding the structure. A structure could be rebuilt at a higher elevation, or it could be acquired and demolished by the municipality or relocated outside of the floodplain. Insured structures that are located within floodplains identified on FEMA's Flood Insurance Rate Maps (FIRMs) may receive payments for structure and content losses if impacted by a flood event.

The NFIP and other flood mitigation actions are important for the protection of public and private property and public safety. Flood mitigation is valuable to communities because it:

1. Creates safer environments by reducing loss of life and decreasing property damage;
2. Allows individuals to minimize post-flood disaster disruptions and to recover quicker (homes built to NFIP standards generally experience less damage from flood events, and when damage does occur, the flood insurance program protects the homeowner's investment); and
3. Lessens the financial impacts on individuals, communities, and other involved parties (<https://www.fema.gov/flood-insurance>).

The Town of Bethlehem currently participates in the NFIP (community ID 361540A), and its current FIRM(s) became effective on 3/16/15. FIRMs are available via FEMA's Flood Map Service Center (<https://msc.fema.gov/portal/home>). Digital FIRM data is also available for Albany County via FEMA's National Flood Hazard Layer Viewer, which was referenced during the development of this annex. Information from this digital FIRM data was incorporated into this Hazard Mitigation Plan where appropriate (for example, when identifying which critical facilities are located in the floodplain).

The Town's local law governing floodplain development and NFIP compliance is located in Chapter 69: Flood Damage Prevention. The Town will continue to comply with the NFIP by enforcing floodplain management requirements and regulating new development in special flood hazard areas, among other required duties. Staff capabilities to implement the NFIP and local floodplain regulations are listed in Table 3-1 of this annex.

According to NFIP claims data provided by FEMA, there are 4 repetitive loss properties in the Town of Bethlehem. Repetitive loss properties are properties that have had at least two paid flood losses of more than \$1,000 each in any 10-year period since 1978.

4.5 Considerations for Future Hazards

No concerns about future changes in hazard impacts specific to the Town were identified during the hazard mitigation planning process. The effects of climate change and other factors on future hazard events in Albany County are covered in more detail in Section 6 of the main body of the HMP.

5 ASSETS AND VULNERABILITIES

5.1 Critical Facilities

FEMA defines a critical facility as one that provides services and functions essential to a community, especially during and after a disaster. Critical facilities should remain accessible and functional before, during and after disasters. Additionally, critical facilities include those that requires a special emergency response in the event of hazardous incidents, such as buildings that store hazardous materials. Examples of critical facilities include community lifelines, such as fire departments, EMS services, police stations, water and wastewater services, medical facilities, highway garages, and hazardous materials. They also include facilities such as Town halls, schools, and senior centers. In the hazard mitigation planning process, each jurisdiction ultimately decided which facilities they consider to be critical facilities for their community.

Table 5-1 denotes the name, type, and location of the critical facilities within the Town of Bethlehem and any particular vulnerabilities of note. More information about hazard vulnerability, including the vulnerability of community assets to natural hazard events, is included in Section 8 of the main body of the HMP. Additional vulnerabilities by location are assessed in the HAZUS analysis, included in the appendices of the HMP.

Table 5-1. Critical Facilities

[Table redacted due to sensitive content]

Per 2022 NYS Hazard Mitigation Planning Standards, jurisdictions must identify all of their critical facilities, determine the facilities' exposure to a 1% and 0.2% annual chance flood event, and document if the facilities are protected to a 0.2% annual chance flood event or previous worst case flood event (whichever is greater). For facilities that do not meet this level of protection, the jurisdiction must either include an action to meet or exceed this criterion or explain why it is not feasible to do so.

As indicated in Table 5-1, it is unknown whether several of the Town's critical facilities are protected to a 0.2% annual chance (500-year) flood event or previous worst case flood event (whichever is greater). The Town has included an action in Section 7.2: New Mitigation Actions related to these critical facilities. Section 9 of the main body of the HMP provides additional detail on how the County and local municipalities may assess critical facilities' level of protection to the 1% and 0.2% annual chance flood event.

5.2 High Hazard Potential Dams

According to the NYSDEC Division of Water Bureau and Flood Protection and Dam Safety, there are four hazard classifications of dams in New York State. A High Hazard Potential Dam is a dam located in an area where dam failure may cause loss of human life; serious damage to homes, industrial, or commercial buildings; essential public utilities; main highways or railroads; and will cause extensive economic loss.

The Town of Bethlehem does not have any high hazard potential dams located within the municipal boundaries. However, they are the owners of Vly Creek Reservoir Dam (Federal ID NY00096) and Vly Creek Reservoir Dike (Federal ID NY00097), both of which are high hazard potential dams located in the Town of New Scotland.

5.3 Additional Jurisdiction/Public Identified Vulnerabilities

In addition to critical facilities, it is important to take a holistic approach to identifying assets in the jurisdiction and how they may be vulnerable to the hazards identified in the HMP. Examples of other assets considered include:

- People (residents, workers, visiting populations, and socially vulnerable populations like seniors, individuals with disabilities, lower-income individuals, etc.)
- Other structures (community centers, historic places, planned capital improvement)
- Economic assets (major employers, primary economic sectors, key infrastructure like telecommunications networks)
- Natural, historic and cultural resources (areas of conservation, beaches, parks, critical habitats)
- Critical facilities and infrastructure (hospitals, law enforcement, water, power)
- Community activities (major local events such as festivals or economic events like farming or fishing)

Aside from critical facilities listed in Table 5-1, the Town of Bethlehem has identified the following additional assets for consideration in hazard mitigation planning:

Table 5-2. Additional Assets

[Table redacted due to sensitive content]

6 SUMMARY OF HAZARD IMPACTS AND VULNERABILITIES

6.1 Flood

The Town of Bethlehem has ranked their overall vulnerability to flood events as moderate, as indicated in Table 4-2. According to Town representatives, flood events occur regularly in the jurisdiction and affect one or two problem areas within the jurisdiction, causing moderate damage. The Town feels they are well prepared for flood events.

Information on flood event records (Section 4.2 of this annex), high hazard potential dams (Section 5.2), floodplain statistics (Section 4.3), and participation in the NFIP (Section 4.4) are described above, illustrating the impact of flooding on critical facilities and other structures. The Town is particularly concerned about the impacts of flooding on properties in the floodplain, roads, and the wellfield. The Town does utilize cellar pumping after rainstorms, and is part of the Hudson Valley Flood Network.

Future vulnerability to flood events is determined by many factors, such as climate change, land use, and population changes, as well as the implementation of mitigation and adaptation strategies. Climate change is expected to increase the Town's future vulnerability to flood events. These trends are further described in Section 4.1 of this annex and in Section 6 of the main body of the HMP.

6.2 Severe Storm

The Town of Bethlehem has ranked their overall vulnerability to severe storm events as high, as indicated in Table 4-2. According to Town representatives, severe storms occur regularly in the jurisdiction and affect the entire jurisdiction, with the potential to cause major damage. However, the most frequent storms cause only minor damage. The Town feels they are moderately prepared for severe storm events.

Records of severe storm events are described in Section 4.2 of this annex. Impacts to the Town from severe storm events include fallen trees from severe winds, which can damage overhead utility lines, resulting in power outages. These events are likely to result in damages to private and public infrastructure and property. In addition, during severe winter storm events, roadway safety is a primary concern and impacts the safety of residents and operation of critical facilities. Damages to the Town's critical infrastructure or primary transportation routes would be particularly impactful to residents.

Future vulnerability to severe storm events is determined by many factors, such as climate change, land use, and population changes, as well as the implementation of mitigation and adaptation strategies. Climate change is expected to change the types of severe storm events that the Town is vulnerable to, likely making the Town more vulnerable to severe thunderstorm, windstorm, and hail events and less vulnerable to heavy snow, ice storms, winter storms and winter weather. These trends are further described in Section 4.1 of this annex and in Section 6 of the main body of the HMP.

6.3 Drought

The Town of Bethlehem has ranked their overall vulnerability to drought events as low, as indicated in Table 4-2. According to Town representatives, drought events occur rarely in the jurisdiction and affect one or two problem areas within the jurisdiction, causing minor damage. The Town feels they are well prepared for drought events.

The Town of Bethlehem is served by a public water supply. This water supply, and certain critical facilities (e.g. the Town's water treatment plant and sewage treatment plant) could be susceptible to impacts during a drought due to low water yields. Additionally, any residents who rely on private wells would also be susceptible to the impacts from a drought due to low water yields. In particular, the Town is concerned about lowering reservoir levels and worries about water supply for customers. This is a long-term concern over multiple years.

Future vulnerability to drought events is determined by many factors, such as climate change, land use, and population changes, as well as the implementation of mitigation and adaptation strategies. Climate change is expected to increase the Town's future vulnerability to drought events. These trends are further described in Section 4.1 of this annex and in Section 6 of the main body of the HMP.

6.4 Extreme Temperatures

The Town of Bethlehem has ranked their overall vulnerability to extreme temperature events as high, as indicated in Table 4-2. According to Town representatives, extreme temperature events occur regularly in the jurisdiction and affect the entire jurisdiction, causing moderate damage. The Town feels they are moderately prepared for extreme temperature events.

Extreme temperature events tend to have greater impacts on vulnerable populations, including older adults (over 65 years), young children (under 5 years), individuals with health complications, and individuals who cannot afford to sufficiently heat or cool their homes. Approximately 5.0% of the population in the Town is under 5 years old, and 20.8% of the population is over 65 years old. Approximately 9.4% of the residents of the Town have a disability (excluding any institutionalized residents and active-duty military members) some of whom have health problems that make them more vulnerable to extreme heat or cold. Approximately 4.5% of the Town's population is below the poverty level. Many residents within these populations are at a higher risk of being impacted by extreme temperature events.

Future vulnerability to extreme temperature events is determined by many factors, such as climate change, land use, and population changes, as well as the implementation of mitigation and adaptation strategies. Climate change is expected to increase the Town's future vulnerability to extreme heat events and decrease its vulnerability to extreme cold events. These trends are further described in Section 4.1 of this annex and in Section 6 of the main body of the HMP.

6.5 Landslide

The Town of Bethlehem has ranked their overall vulnerability to landslide events as high, as indicated in Table 4-2. According to Town representatives, landslide events occur regularly in the jurisdiction (about once per year) and affect one or two problem areas within the jurisdiction, causing major damage. The Town feels they are moderately prepared for landslide events.

Landslides can impact the structural integrity of buildings, roads, and other infrastructure in the Town. They can also impact transportation flow and the provision of supplies, can degrade the natural environment, and have the potential to cause injury and death. The Town is particularly concerned about the impacts of landslides on areas with steep slopes, and has indicated that landslides have previously occurred in the Normanskill and Delaware areas.

Future vulnerability to landslide events is determined by many factors, such as climate change, land use, and population changes, as well as the implementation of mitigation and adaptation strategies. For example, underlying conditions that impact landslides, such as bedrock stability and heavy rain events, are influenced by climate-related trends, such as temperature increases and extreme precipitation events. These trends are further described in Section 4.1 of this annex and in Section 6 of the main body of the HMP.

6.6 Jurisdictional Priorities

Taking into account the identified natural hazards, potential impacts, assets, and vulnerabilities identified above, key vulnerabilities and priorities to be addressed in this HMP were identified for the Town.

Top concerns about hazard mitigation in the Town included:

- The same priorities as in the 2018 HMP
- Flooding
- Issue with drought – lowering reservoir levels and worry about water supply for customers (long-term concern over multiple years)
- Flood, severe storms, and landslides are tied together

The following populations were identified as being particularly vulnerable to hazards:

- Floodplains are vulnerable
- Certain areas in the landslide area
- Sheriff's Special Needs Registry – people who are on life support, oxygen, cannot evacuate. Throughout the town. The Town has a senior services department and may be asked to check in on these individuals.
- Whole community would be vulnerable to heat/cold, and hurricanes

The plan was revised to reflect the following changes in community priorities since the 2018 HMP Update:

- The Town has not identified any changes in priorities since the 2018 HMP Update.

Additional concerns that the Town would like addressed in the plan include:

- None identified

6.7 Additional Impacts

Additional impacts of the hazards are summarized in the problem descriptions in the Town's past and new mitigation actions, as described in the following sections.

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7 MITIGATION STRATEGY AND IMPLEMENTATION

7.1 Past, Completed, and Ongoing Initiatives

The Town had proposed 16 mitigation actions in the 2018 Albany County HMP Update. The status of each action is summarized below, along with the Town’s decision about whether to include the action in the 2024 HMP Update. Any revisions to actions proposed in 2018 are indicated below.

Table 7-1. Status of 2018 Mitigation Actions

Name	Description	Hazard(s) Mitigated	Lead Agency	Status	
				(Completed, In Progress, No Progress, Discontinued)	Carried into 2024 HMP Update? (Yes/No)
Emergency Shelter Plan	Establish location to provide sheltering for residents due to emergency conditions that meet the NYS OEM/FEMA requirements, including ADA and generated power	Not Stated	Bethlehem Emergency Management Office Director	In progress	Yes
McCormack and Thoreau Culvert Construction	Design and construction for culverts currently experiencing flooding and washouts during heavy rains	Flood	Town of Bethlehem Highway Department Superintendent	Discontinued	No

Name	Description	Hazard(s) Mitigated	Lead Agency	Status	
				(Completed, In Progress, No Progress, Discontinued)	Carried into 2024 HMP Update? (Yes/No)
Culvert improvements – Krumkill Road Culvert	N/A	Flood	Not specified	Completed	No
Culvert improvements – Vlomankill Culvert	N/A	Flood	Not specified	Discontinued	No
Culvert improvements – Philippin Kill Culvert	N/A	Flood	Not specified	Discontinued	No
Culvert improvements – Dowers Kill Culvert	N/A	Flood	Not specified	Discontinued	No
Correct continual drainage problems on Adams St. East	N/A	Flood	Not specified	Discontinued	No
Install Bladder Gate System at Vly Creek Dam	N/A	Flood	Not specified	Completed	No
Construction of Vly Creek emergency Access Road	N/A	Flood	DPW	No progress	Yes
Stabilization of Henry Hudson Park Shoreline	N/A	Flood	Town Parks Department	No progress	Yes (recommendation of LWRP)
Addition of effluent pump at Dinmore Rd. pump station	N/A	Flood	DPW	No progress	Yes

Name	Description	Hazard(s) Mitigated	Lead Agency	Status	
				(Completed, In Progress, No Progress, Discontinued)	Carried into 2024 HMP Update? (Yes/No)
Replacement of Kenwood Ave. water tank and communication stabilization	N/A	Severe Storm	DPW	No progress	Yes (cellular antennas and water storage)
Replacement of Intercept Sewer at the Dowerskill Creek	N/A	Flood, Severe Storms	DPW	In progress (have done some sections)	Yes
Emergency Services communications tower upgrade	N/A	Multiple Hazards (Flood, Severe Storm, Drought, Landslide, Extreme Temperatures)	Police Department	In progress (there have been some upgrades, but tower has not been upgraded and cannot take more weight. Not currently an project)	Yes
Reinforcement of aerial towers at 5 - Bethlehem fire houses	N/A	Multiple Hazards (Flood, Severe Storm, Drought, Landslide, Extreme Temperatures)	Emergency Management	No progress	Yes

Name	Description	Hazard(s)		Status	
		Mitigated	Lead Agency	(Completed, In Progress, No Progress, Discontinued)	Carried into 2024 HMP Update? (Yes/No)
Establish duplicate operational ability at Parks Department and mobile communications vehicle (especially radio equipment) for police and dispatch center	N/A	Multiple Hazards (Flood, Severe Storm, Drought, Landslide, Extreme Temperatures)	Police Department	In progress	Yes (as revised)

7.2 New Mitigation Actions

In addition to the actions carried over from the 2018 HMP, the Town of Bethlehem identified new mitigation actions for inclusion in the 2024 HMP Update, in conjunction with the project team. First, a list of actions was brainstormed based on the capabilities, hazard identification, impacts, and vulnerabilities described above. This included consideration to the ways that the Town could expand and improve the identified capabilities to achieve mitigation, as described in Section 3 of this annex. Then, a more comprehensive range of actions were evaluated as described in Section 9 of the main body of the HMP. Finally, actions that tied in most closely with the vulnerabilities identified by the Town were selected for inclusion in the HMP. These actions are included in the table below. (Note that in the table, CF = Critical Facility, EHP = Environmental and Historic Preservation.) The actions also help address climate change in the Town, since many of the hazards profiled in this HMP may be worsened by climate change. The effects of climate change on these hazards are described in Section 4.1 and Section 6 of this annex, as well as in Section 6 of the main body of the HMP.

Table 7-2. New Mitigation Actions*

Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem MH1	Emergency Communications Upgrades	G1, G5	All Hazards (Flood, Severe Storm, Extreme Temperatures, Landslides, Drought)	Currently, all emergency communications and dispatching equipment and personnel for the Town are at one vulnerable location.	Upgrade redundancies of communications, locations, and equipment to ensure that a secondary dispatch/communications and equipment are available. Also, update the Town's mobile communications system.	Yes	None	1 year	Police Department	High	This will increase the ability of the Town to keep residents safe during all hazards.	US HMGP, US BRIC, NYS HM RLF, FEMA EMPG, NYS Climate Smart Communities	High
T Bethlehem L1	Facility Landslide Mitigation Strategy	G2, G5, G6	Landslide	Landslides occur most years in the municipality, and can be large or small. While areas at risk of landslide have been identified and some development restrictions have been implemented, there are still some facilities within those areas that are at risk of landslides.	Conduct an investigation of the most suitable methods to protect facilities that are in areas at risk for landslides. This may include measures like buttressing existing slopes, notifying homeowners of any funding opportunities for landslide mitigation that may become available, and/or other measures as identified by the investigation.	Yes	Potentially	3-5 years	Economic Development & Planning	Medium	This action would reduce the risk of landslides and their potential impact on the Town's facilities and private property owners.	US HMGP, US BRIC, NYS HM RLF, USGS Landslides Hazards Program	Medium
T Bethlehem L2	Utility Landslide Mitigation Strategy	G1, G5	Landslide	There are several utilities that are currently at the top of steep slopes. If there is a slope failure, homes serviced would lose power.	Partner with National Grid to relocate utilities on Town roads away from steep slopes.	No	Potentially	3-5 years	Economic Development & Planning	High	This action would reduce the potential impact of landslides on utilities within the Town.	US HMGP, US BRIC, NYS HM RLF, USGS Landslides Hazards Program	Medium

Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem MH2	Stormwater Mitigation Strategy for Roads	G1, G2, G5, G6	Landslide, Flood, Severe Storm	Town roads sometimes flood, especially during severe storm events. When landslides occur, this makes flooding along these roads worse.	Retrofit existing Town roads with stormwater facilities to buffer roads from stormwater runoff.	No	Potentially	3-5 years	Public Works, Highway	High	This action would reduce flooding on Town roads.	US CDBG-MIT, US HMGP, US Flood Mitigation Assistance, NYS HM RLF, US BRIC, DOT BIL Grants, USGS Landslides Hazards Program	Medium

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Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem MH3	Redundancy Plan for Water Plants and Sewer Pump Stations	G2, G5, G6	Severe Storm, Flood, Landslide, Extreme Temperatures	Currently, water plants and sewer pump stations are monitored and partly run through the existing Scada system. The Scada system allows for pressure monitoring, opening and closing valves, and a series of communication links. However, the Town does not have sufficient redundancy built into the system; therefore, if one link goes down, the Town may lose ability to communicate between facilities. This could occur during a variety of hazards including storms, floods, landslides, extreme temperatures (e.g. if radio equipment overheats).	Assess opportunities to upgrade communication system redundancy in water plants and sewer pump stations, either through the existing Scada system or outside of it. Implement the most suitable measures once they have been identified.	Yes	Potentially	3-5 years	Public Works	High	This action would reduce the vulnerability of the water and sewer systems to floods, storms, landslides, and extreme temperatures, by ensuring that the Town has sufficient ability to communicate between systems even when one of the links is compromised during one of these hazards.	US HMGP, US BRIC, US Flood Mitigation Assistance, US HUD CDBG-MIT, NYS HM RLF, NYSEFC Clean Water State Revolving Fund, NYSEFC WIIA, NYSDEC WQIP, EPA Congressional Earmark Funds, Bipartisan Infrastructure Law Funding, USGS Landslides Hazards Program	Medium

Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem D1	Leak Detection Upgrades	G2, G3, G6	Drought	Currently, leak detection happens on a semi-regular basis (every few years), but could be more regular.	Implement more frequent and accurate leak detection measures in public water systems. This may happen through additional and/or improved electronic sensing mechanisms.	Yes	Potentially	1-3 years	Public Works	Medium	This action would enhance the Town's ability to detect and correct leaks in water systems, making droughts less severe.	US HMGP, US BRIC, US Flood Mitigation Assistance, US HUD CDBG-MIT, NYS HM RLF, NYSEFC Clean Water State Revolving Fund, EPA Congressional Earmark Funds, Bipartisan Infrastructure Law Funding, WaterSMART Drought Response Program	Medium

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Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem MH4	Purchase Generators	G1, G5, G6	Extreme Temperatures, Severe Storms, Flood	During extreme temperature events, floods, and severe storm events, there are several facilities that can serve as warming/cooling centers or shelters. However, not all of these facilities have generated power, such as the buildings of some faith organizations and service groups. This limits the Town's ability to provide shelter and heat/cooling during these events, and creates use conflicts for existing facilities that serve as shelters.	Purchase/lease mobile generators so that they could be used at the most appropriate site (e.g. if one part of Town is not functional, having mobile generators would allow mobility). If infeasible at a particular site, purchase a standby generator for that site as needed.	Yes	No	1-3 years	Building Division	Medium	This action would increase the Town's ability to provide shelter and heat/cooling during extreme temperatures, severe storms, and floods.	US CDBG-MIT, US HMGP, NYS HM RLF	High
T Bethlehem MH5	Electrical Improvements to Town Facilities	G1, G5, G6	Extreme Temperatures, Severe Storms, Flood	Some Town facilities that can serve in sheltering capabilities do not have the electrical infrastructure necessary to plug in generators.	Implement electrical improvements to Town facilities to facilitate the use of portable generators, including the isolation of critical circuits.	Yes	Potentially	1-3 years	Building Division	Medium	This action would allow more Town facilities to host generators, which would increase the Town's ability to provide shelter and heat/cooling during extreme temperatures, severe storms, and floods.	US CDBG-MIT, US HMGP, NYS HM RLF	Medium

Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem F1	Culvert Upgrades on Wemple Road	G1, G5, G6	Flood	Culverts along Wemple Rd at NYS Route 9W are in need of upgrade and repair. When flooding occurs, these culverts can overflow.	Implement culvert and other needed upgrades along Wemple Rd at NYS Route 9W.	No	Potentially	1 year	Highway	Medium	This action would reduce flooding along Wemple Road and NYS Route 9W.	US CDBG-MIT, US HMGP, US Flood Mitigation Assistance, NYS HM RLF, US BRIC, DOT BIL Grants	Medium
T Bethlehem F2	Resilience Assessment for Bethlehem WWTP and Bethlehem Wells	G2, G3, G5	Flood, Severe Storms	The Bethlehem WWTP is at a major flood risk according to the Albany County Climate Resiliency Plan (page 116).	Work with Albany County to conduct a resilience assessment for the Bethlehem Wastewater Treatment Plant and Bethlehem Wells, as recommended in the Albany County Climate Resiliency Plan (page 203). As part of this assessment, identify and implement mitigation measures that address the challenges presented by sea level rise and flooding and enable these facilities to continue functioning effectively even under conditions of higher Hudson River levels and more extreme storm events. Actions may include installing pumps in sewer treatment plant to help manage flooding.	Yes	Potentially	3-5 years	Public Works	Medium	This action would enable critical facilities to continue functioning even during flooding and severe storms.	US HMGP, US BRIC, US Flood Mitigation Assistance, US HUD CDBG-MIT, NYS HM RLF, NYSEFC Clean Water State Revolving Fund, NYSEFC WIA, NYSDEC WQIP, EPA Congressional Earmark Funds, Bipartisan Infrastructure Law Funding	Medium

Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem F3	Vulnerability Assessment and Flood Protection for Critical Facilities	G1, G2, G5, G6	Flood	Some of the Town's critical facilities may not be protected against the 0.2% chance flood event or previous worst case flood event. This leaves these facilities vulnerable to becoming inoperable during flood events..	Conduct vulnerability assessments for the critical facilities identified in the Town's annex to this HMP update, to determine their level of protection against a 0.2% chance flood event (or previous worst case flood, if greater than the 0.2% chance flood), where unknown. If/when funding is available, protect any unprotected facilities to an 0.2% chance flood event (or previous worst case flood event, if applicable), through engineering design, building retrofits, or other measures, as necessary and feasible. These facilities are identified in Table 5-1 of the jurisdictional annex.	Yes	Potentially	3-5 years	Building Division, Public Works	High	This action would reduce the vulnerability of critical facilities to flood events.	DASNY State and Municipal Facilities Program, US HMGP, US BRIC, US Flood Mitigation Assistance, US HUD CDBG-MIT, NYS HM RLF, NYS CSC, FEMA EOC Grant Program	Medium

Project #	Project Name	Goal/Objective being Met	Hazard to be Mitigated	Description of the Problem	Description of the Solution	Related to CF?	EHP Issues	Estimated Timeline	Lead Agency	Estimated Costs	Estimated Benefits	Potential Funding Sources	Priority
T Bethlehem MH6	Increase Resilience at Municipal Facilities and Key Assets	G1, G2, G5, G6	Multiple Hazards (Flood, Severe Storm, Extreme Temperatures, Landslides)	According to Albany County's Climate Resiliency Plan, several municipal facilities throughout the County are vulnerable to natural hazards such as flooding, severe storms, extreme temperatures, and landslides, especially older buildings and buildings that serve vulnerable populations. Some facilities in the Town of Bethlehem may fall into this category.	Partner with Albany County to assess additional opportunities to increase resilience at critical facilities and other key assets. This may include, but is not limited to, action items detailed in the Albany County Climate Resiliency Plan page 180-197, such as: 1) Assess municipal buildings for resilient retrofit opportunities, 2) Assess municipal properties for resilient site improvements, and 3) Assess climate risks and identify proactive solutions for climate resilience at a local level. Particular facilities of interest may include, but are not limited to, the ones listed in the Climate Resiliency Plan (Chapter 3 and pages 180-197), as well as the ones listed in the Critical Facilities section of the jurisdictional annex.	Yes	Potentially	3-5 years	Building Division, Public Works	High	This action would reduce the vulnerability of the community's critical facilities to natural hazards including storms, floods, and extreme temperatures.	DASNY State and Municipal Facilities Program, US HMGP, US BRIC, US Flood Mitigation Assistance, US HUD CDBG-MIT, NYS HM RLF, NYS CSC, FEMA EOC Grant Program	Medium
T Bethlehem F4	Intermunicipal Water Storage Feasibility Study	G1, G2, G3, G4, G5, G6	Flood	Flooding is an issue in the municipality, as described in the Hazard Identification and Risk Assessment section of the municipality's annex. Additional water storage areas upstream of the municipality may present an opportunity to reduce flood risk.	Explore the potential for intermunicipal agreements for water storage areas upstream of the Town, as described in the "Bethlehem and Voorheesville Case Study" section of the Albany County Climate Analysis (https://arcg.is/1PObHP).	No	Potentially	3-5 years	Public Works	High	If additional water storage areas were identified, this would reduce the risk of flooding in the municipality.	FEMA HMGP, FEMA BRIC, NYS HM RLF, US CDBG-MIT, FEMA Emergency Management Performance Grant (EMPG), USDA/NRCS EWPP, NYS CSC, DASNY State and Municipal Facilities Program, NYSEFC CWSRF, NFWF NCRF, DOT BIL	Medium

*Note: CF = Critical Facility, EHP = Environmental and Historic Preservation.

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7.3 Mitigation Action Prioritization

Each of the Town’s proposed mitigation actions were evaluated and prioritized according to the criteria listed in Section 9 of the main body of the HMP. This includes a cost-benefit review of the proposed actions. The results are included in Table 7-3.

Table 7-3. New Mitigation Action Prioritization

Mitigation Action ID	Mitigation Action Name	Ability to Increase Resilience	Economic Feasibility	Low Environmental Impact	Ability to Implement	Total Score	Priority
T Bethlehem MH1	Emergency Communications Upgrades	3	1	3	3	10	High
T Bethlehem L1	Facility Landslide Mitigation Strategy	3	2	2	2	9	Medium
T Bethlehem L2	Utility Landslide Mitigation Strategy	2	1	2	2	7	Medium
T Bethlehem MH2	Stormwater Mitigation Strategy for Roads	3	1	2	3	9	Medium
T Bethlehem MH3	Redundancy Plan for Water Plants and Sewer Pump Stations	2	1	2	2	7	Medium
T Bethlehem D1	Leak Detection Upgrades	2	2	3	2	9	Medium
T Bethlehem MH4	Purchase Generators	3	2	2	3	10	High
T Bethlehem MH5	Electrical Improvements to Town Facilities	3	2	2	2	9	Medium

Mitigation Action ID	Mitigation Action Name	Ability to Increase Resilience	Economic Feasibility	Low Environmental Impact	Ability to Implement	Total Score	Priority
T Bethlehem F1	Culvert Upgrades on Wemple Road	2	2	2	3	9	Medium
T Bethlehem F2	Resilience Assessment for Bethlehem WWTP and Bethlehem Wells	3	2	2	2	9	Medium
T Bethlehem F3	Vulnerability Assessment and Flood Protection for Critical Facilities	2	1	2	2	7	Medium
T Bethlehem MH6	Increase Resilience at Municipal Facilities and Key Assets	2	1	2	2	7	Medium
T Bethlehem F4	Intermunicipal Water Storage Feasibility Study	3	1	2	2	8	Medium

Note: Feasibility/effectiveness is rated as follows: 1 = Poor, 2 = Moderate, 3 = Good. Priority is determined as follows based on total score: 4-6 = Low, 7-9 = Medium, 10-12 = High.

7.4 Mitigation Action Implementation and Administration

The Town's new mitigation actions will be implemented and administered via the lead agencies listed in Table 7-2 of this annex, using the timeframes, prioritization, and funding sources in Sections 7.2 and 7.3 as a guide. Further details about implementation of mitigation actions for all jurisdictions in Albany County, as well as a description of funding sources, are described in Sections 9 and 10 of the main body of the HMP.

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8 ADDITIONAL PUBLIC INVOLVEMENT

Public input was solicited to guide the development of the HMP through two public information meetings and a community survey. A summary of the findings of these outreach activities can be found in Section 3 of the main body of the HMP. The Town of Bethlehem may continue to seek public participation in hazard mitigation planning after HMP approval by including discussion of the HMP as an agenda item at public Town Board meetings and by offering opportunities for members of the public to participate in the implementation of relevant mitigation actions.

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