

COMPREHENSIVE PLAN

www.shepstone.net/Bethel



Town of Bethel

Sullivan County, NY

Comprehensive Plan

Background Studies

Regional Location & History
Natural Features
Existing Land Use
Population & Economic Base
Housing



Goals and Objectives

Plans

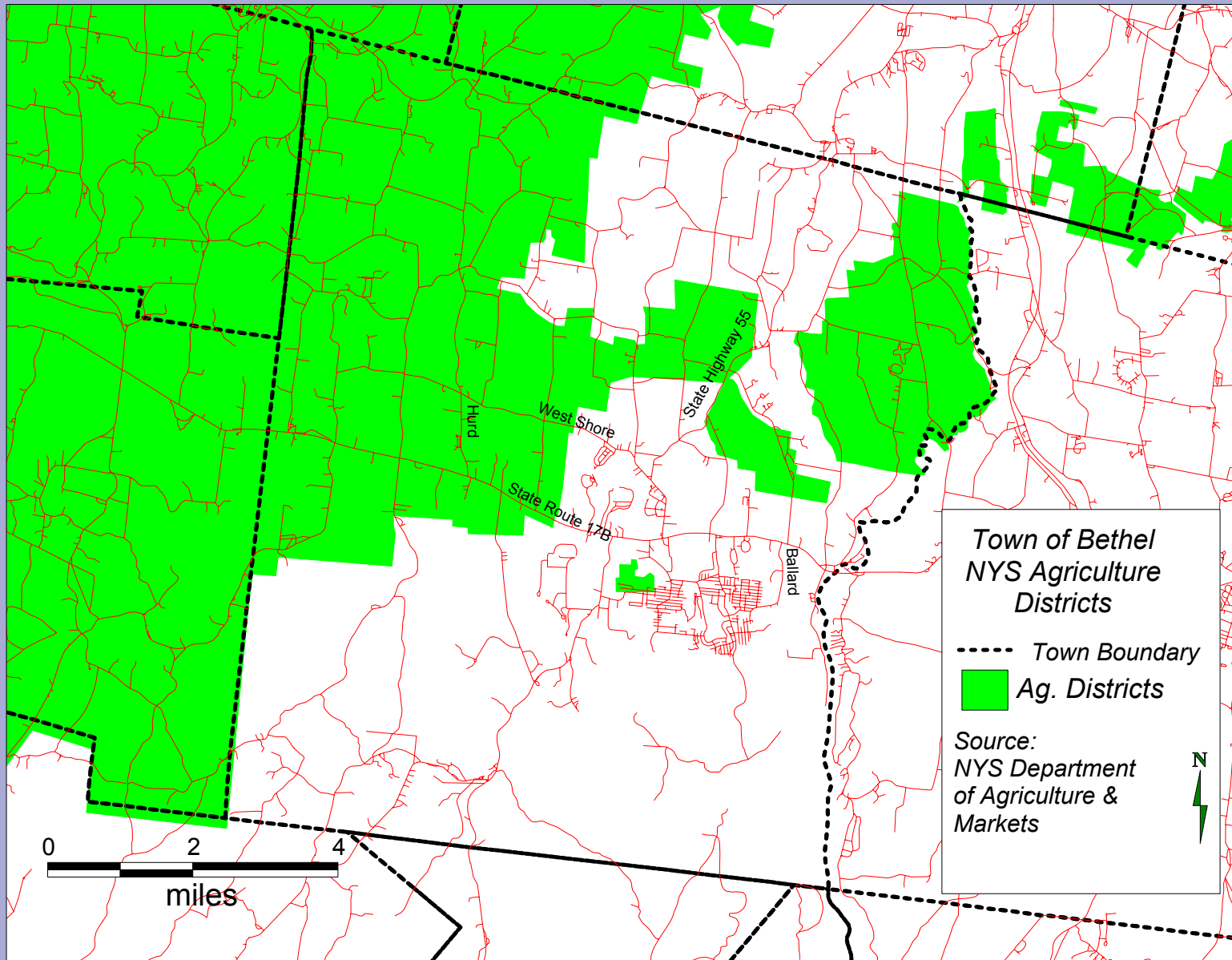
Land Use
Community Facilities & Recreation
Transportation
Tourism & Economic Development





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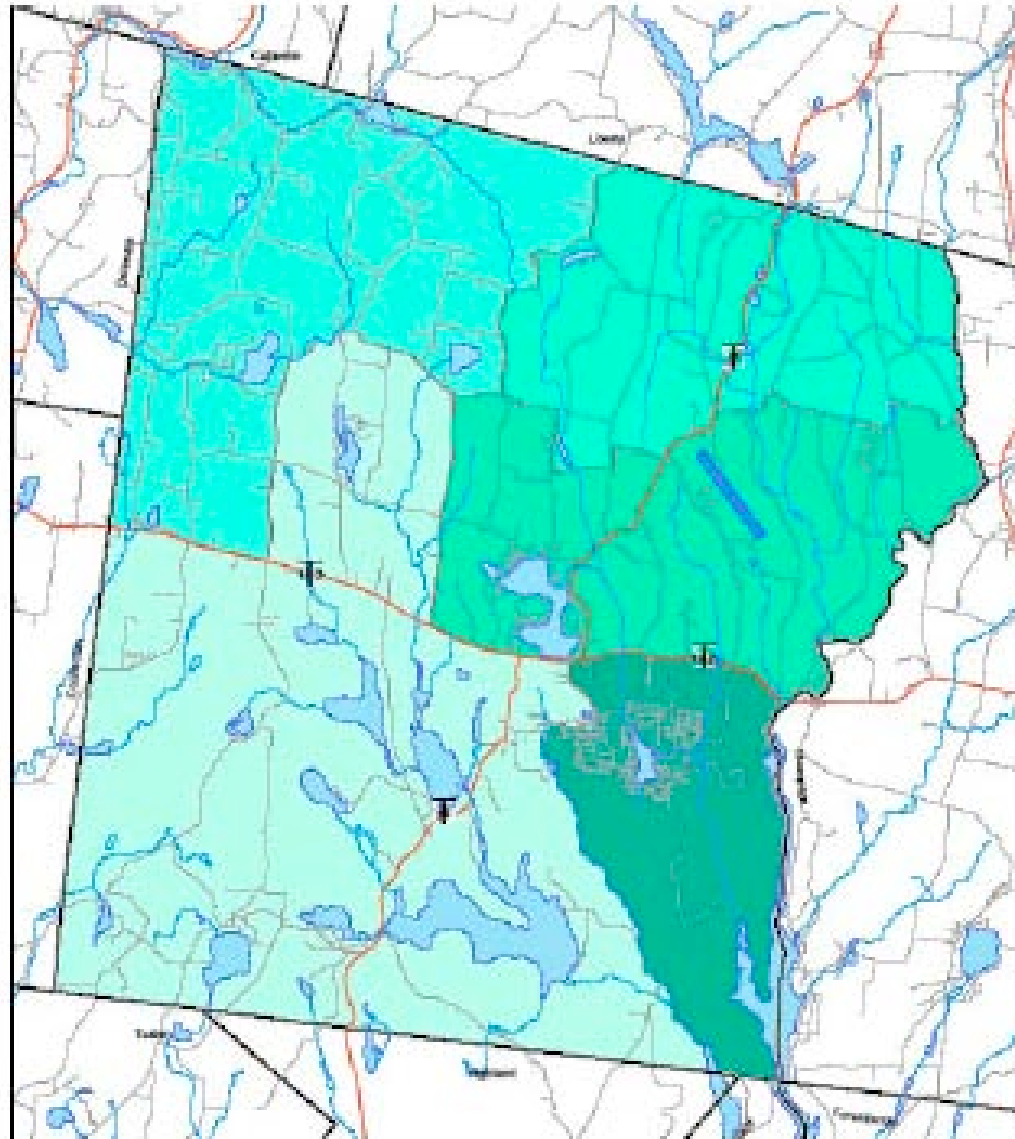
Ag Districts





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Density



Population Density Map

-  Town Boundary
-  Lakes and Ponds
-  Rivers and Streams
-  Main Roads
-  Other Roads

Population Density

-  Very Low
-  Low
-  Medium
-  High
-  Very High

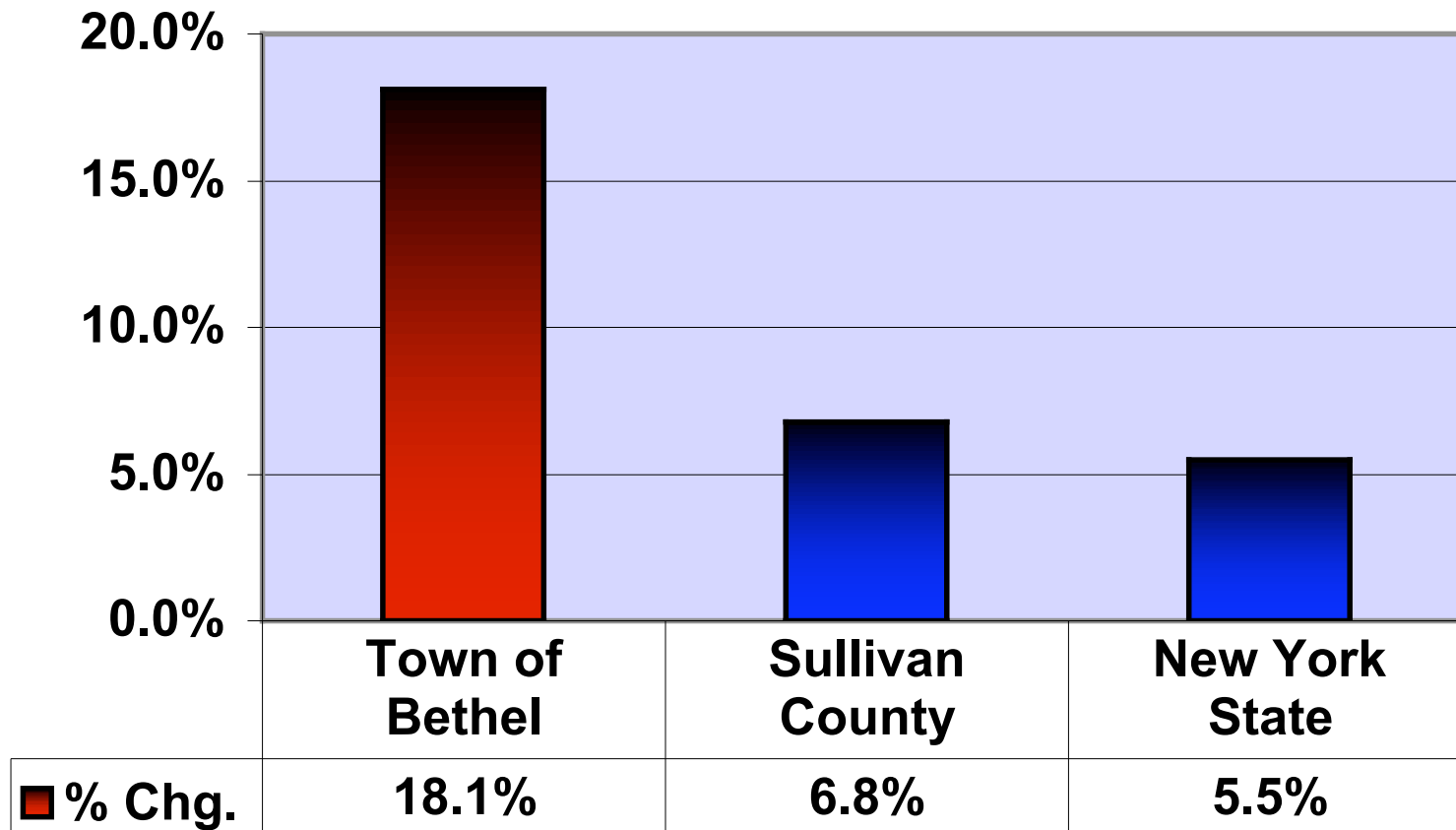
Created by the Sullivan County
Division of Planning and
Community Development
August, 2004



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Growth

Rates of Growth, 1990-2000





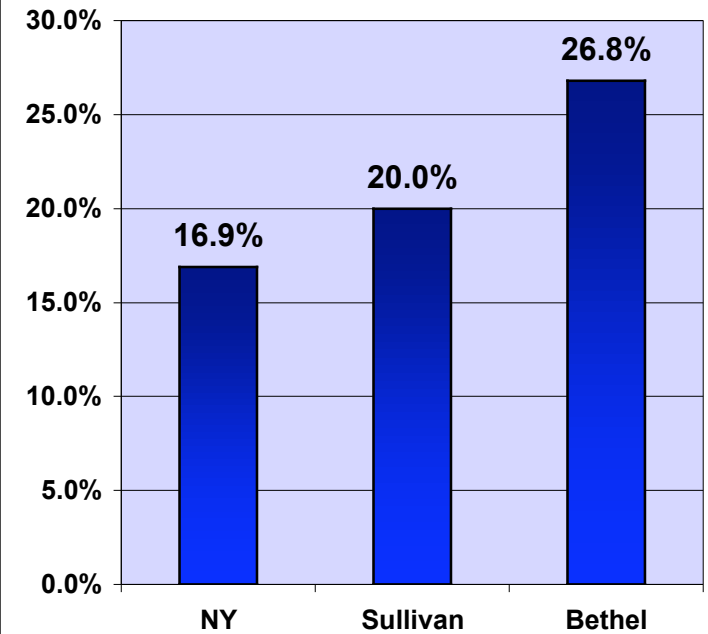
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Incomes

Incomes, 2000

Geographic Area	Median Family Income	Per Capita Income
New York State	\$51,691	\$23,389
Sullivan County	\$43,458	\$18,892
Bethel Town	\$37,321	\$25,335

Households with Retirement Income, 2000

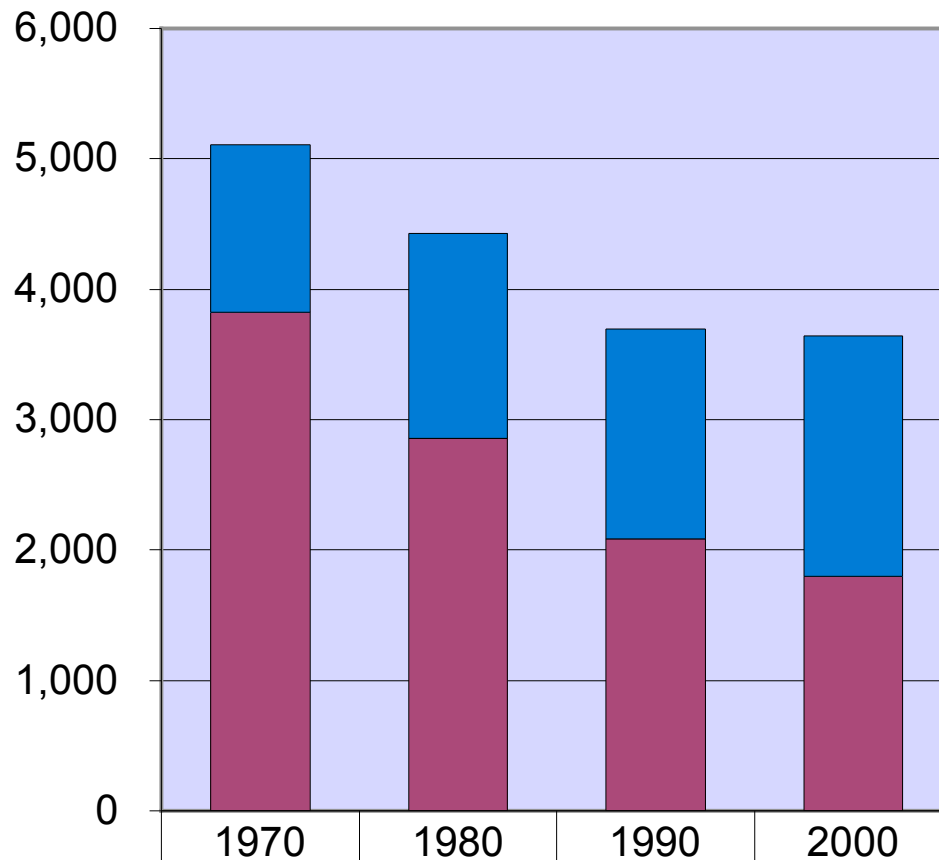




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Housing

Housing, 1970-2000



■ Permanent	1,282	1,569	1,611	1,846
■ Seasonal	3,825	2,857	2,082	1,795

**Now more
permanent
homes than
seasonal**



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Land Use

Existing Land Use

Land Use	Acres
Agriculture	5,798.07
Airport	338.65
Commercial	877.79
Farmstead	165.68
Forest	40,614.35
Industrial	189.96
Institutional	148.40
Meadow	1,917.22
Newly Graded	147.45
Open Space	308.80
Residential	3,373.36
Residential Med-High Density	554.01
Unknown	33.97
Water	3,125.87
Total Acres	57,593.59

**Forests and
Farmland
Define Bethel's
Character**



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Key Points:

- **Bethel is on the urban edge**
- **Bethel is growing unusually fast**
- **Bethel is the County's melting pot**
- **Bethel is a senior community**
- **Bethel is getting better**

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Community Survey



500 Permanent Residents
250 Other Property Owners
(Randomly Chosen by Computer)

Conducted August, 2003

274 Responses
36.5% Response

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Vision of Bethel Next 10-20 Years:

	Very Important	Important	Not Important
A "clean and green" environment	202	52	6
Preservation of historical heritage	129	94	29
Profitable farms and farmland preservation	128	117	9
More local shopping opportunities (e.g. groceries, gifts)	117	78	59
Higher quality development	116	109	31
Development of the tourism industry	101	112	43
Improved recreational facilities for residents	92	130	37
More small-scale industrial jobs	78	111	68
More second-home development	55	93	107
A thriving timber industry	34	103	114



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Land Use Regulations

	Very Important	Important	Somewhat Important	Not That Important
Density of development	185	59	32	4
Impact on streams	161	77	19	2
Proximity of commercial development to residences	157	67	27	8
Preserving existing trees at new development sites	142	71	33	16
Commercial site design	139	73	35	12
Protection of farmland	139	83	31	5
Scenic impact	128	100	29	3
Business signs	122	88	41	13
Historic character	119	83	43	17
Landscaping	119	97	43	5
Hillside development	112	76	45	13



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Regulating Rt. 17B Development:

	Agree	Disagree	Not Sure
Protect agricultural districts in the vicinity of the project and along Route 17B from incompatible development (higher density residential, high traffic commercial, etc.)	207	22	22
Allow some commercial development but establish strict landscape and site design criteria to apply to such development.	202	26	17
Establish an Architectural Review Board or similar board to review the design of new buildings and site plans along the Route 17B, based on design standards that that will achieve high quality development.	192	40	23
Restrict the range of new commercial uses along 17B to less intensive activities (bed and breakfasts, sit-down dining, small shops, professional offices, etc.) excluding big box stores, convenience stores and gas stations, fast-food, auto dealers, etc.)	166	59	24
Restrict all new commercial development to the White Lake vicinity.	59	119	44
Allow full range of commercial uses all along Route 17B.	59	167	27



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Plan Goals:

1. Maintaining Bethel's existing mixed-use character with a blend of working farm, recreational, residential and hamlet commercial landscapes.

- 1) Reinforce the New York State Agricultural Districts.
- 2) Rezone Route 17B to strengthen W. Lake as center.
- 3) Zone large undeveloped areas for 1–2 acre lots.
- 4) Accommodate large-scale low-density projects in RD, PAC and PUD districts.
- 5) Limit the spread of retail commercial and other high-density uses along Route 17B
- 6) Restrict gaming by limiting the scope, size and location of such activities.
- 7) Use the PAC Performing Arts Center District to illustrate desirable development patterns.
- 8) Encourage redevelopment of existing bungalow colonies.
- 9) Create an overlay zone to protect high quality conservation areas within the Town.
- 10) Provide opportunities for start-up owner occupied housing.





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Plan Goals:

2. Provide for the protection of public health and safety for all Bethel residents now and in the future.

1) Minimize development of floodplain areas.

2) Use traffic access management tools.

3) Limit the use of highly developed water bodies by motorized watercraft.

4) Enforce nuisance laws relating to loud, high traffic or other high impact activities.

5) Reduce abandoned structures, poorly maintained properties and unsightly land uses.

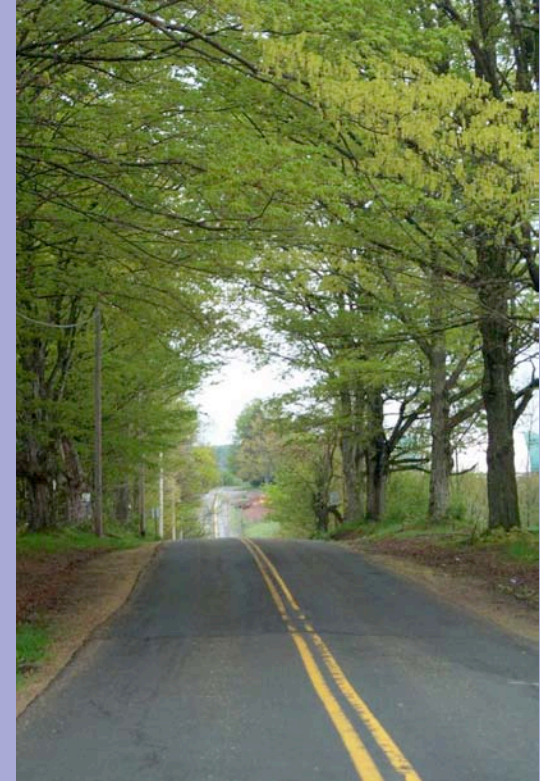




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Plan Goals:

- 3. Preserve the natural and working landscape character of existing roads while promoting safe, efficient and uncongested circulation of traffic.**
 - 1) Apply landscaping, parking & sign standards on Rt.'s 17-B & 55.
 - 2) Review grading plans to preserve natural topography and cover.
 - 3) Scale street widths and alignments to neighborhood demands.
 - 4) Encourage private roads subject to standards.
 - 5) Minimize curb cuts and require joint accesses.
 - 6) Provide for bicycling, walking and vehicular connections.
 - 7) Restrict road and other clearing prior to development approvals.
 - 8) Encourage convenience shopping areas in developing regions.
 - 9) Develop lighting and landscaping standards that soften impacts.





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Plan Goals:

4. **Protect surface and groundwater supplies from pollution, maintain high quality physical environments and preserve wildlife habitats.**
 - 1) Apply sewage and stormwater planning requirements to site plan reviews.
 - 2) Promote conservation subdivision design practices.
 - 3) Protect sensitive areas such as eagle habitats and wetlands.
 - 4) Protect recreational water bodies with management programs.





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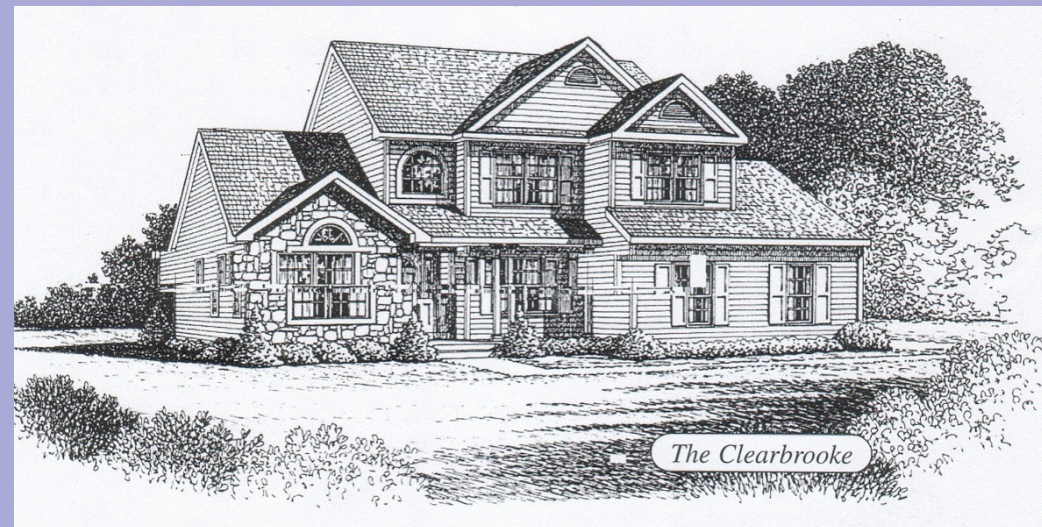
Plan Goals:

5. Use positive incentive based programs to guide development.

- 1) Offer bonuses for protecting open spaces and important natural features.
- 2) Encourage low impact home occupations.

6. Encourage flexibility in development of land to facilitate economical provision of streets and utilities, preserve open space and provide varied housing choices.

- 1) Require both passive and active open spaces with new development.
- 2) Encourage use of conservation subdivision design at the sketch plan stage.
- 3) Require developers to maximize open space value by ensuring its high visibility.
- 4) Allow for new planned unit developments that provide for starter housing.





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Plan Goals:

5. **Promote the economic development of the Town of Bethel so as to improve incomes, create new business and employment opportunities and raise the standard of living within the community.**
 - 1) Work with the Partnership and IDA to provide incentives for non-gaming tourism businesses complementing Bethel Woods.
 - 2) Create incentives for agricultural, light metal fabrication, wood processing businesses taking advantage of natural resources.
 - 3) Develop infrastructure and new business uses at the County Airport.
 - 4) Encourage utilization of available funds for building/facade renovations.
 - 5) Continue developing and increasing public access to recreational resources of the Town.
 - 6) Support high-end second-homes as part of the housing mix, balanced with starter housing.
 - 7) Use BLDC to promote public/private partnerships for continued revitalization.



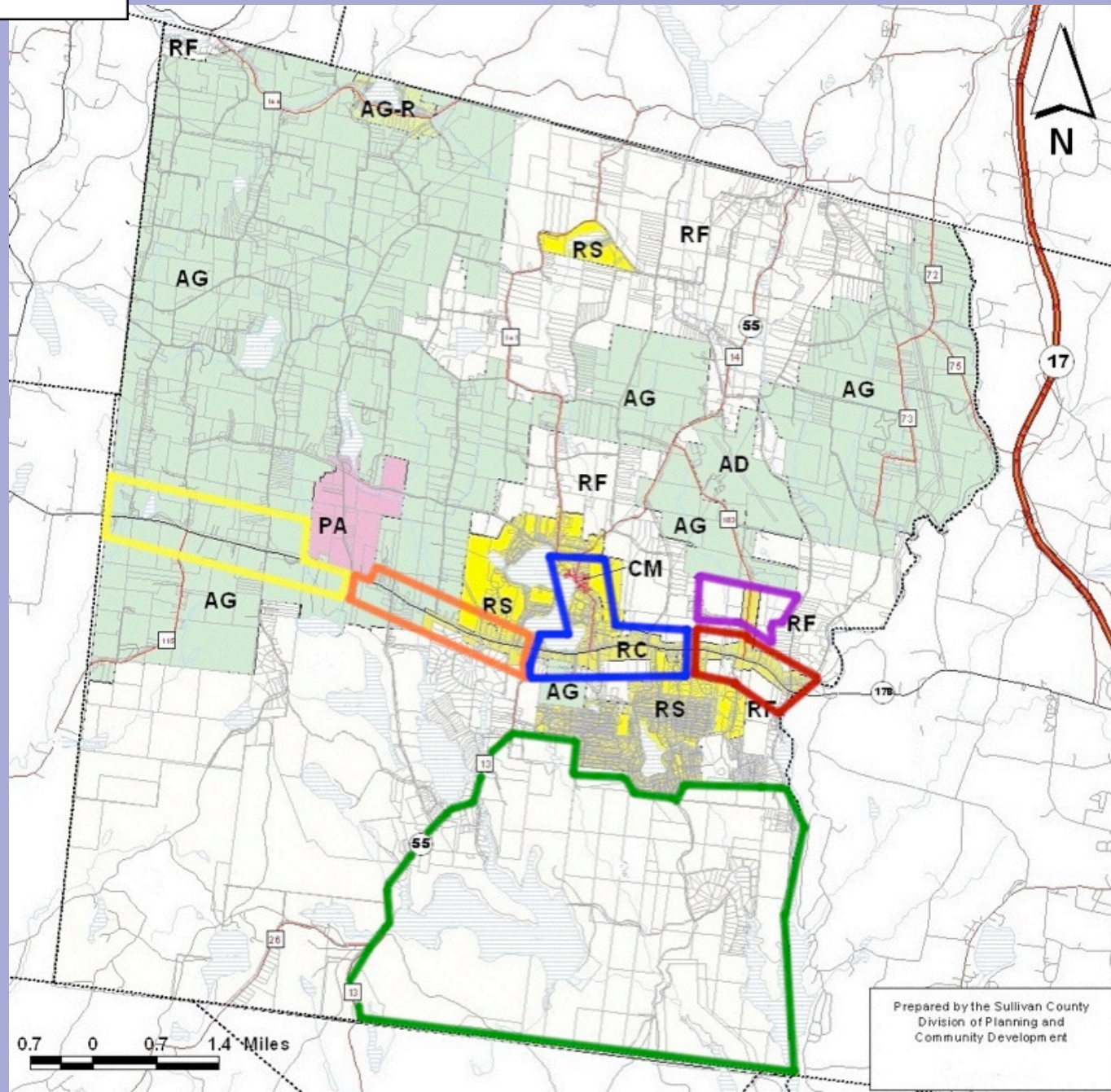


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Future Land Use

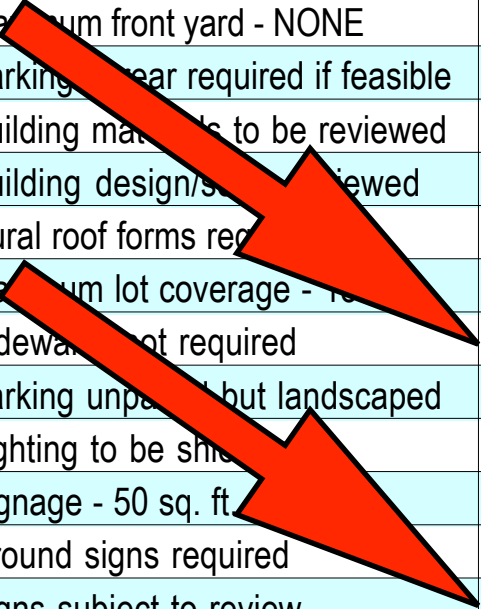


Proposed Route 17b Zoning Districts

R-17b Rural	G-17b Gateway	H-17b Hamlet	C-17b Commercial
Route 17b from Town of Cocheton line to Perry Road	Route 17b from Perry Road to Route 55 South	Route 17b from Rt. 55 South to P. Grove Rd. (and Rt. 55 N. to Kauneonga Lake)	Route 17b from Pine Grove Road to Town of Thompson Line
Principal Uses	Principal Uses	Principal Uses	Principal Uses
Agriculture Cemeteries Churches and synagogues Essential services Nurseries and greenhouses One-family detached dwellings Parks and playgrounds Public and private schools	Agriculture Cemeteries Churches and synagogues Essential services Nurseries and greenhouses One-family detached dwellings Parks and playgrounds Public and private schools	Bed and breakfasts Cemeteries Churches and synagogues Community buildings Essential services Greenhouses Neighborhood stores One-family detached dwellings Parks and playgrounds Professional and business offices Restaurants (except drive-in) Two-family dwellings	Bed and breakfasts Cemeteries Churches and synagogues Community buildings Essential services Neighborhood stores Nurseries and greenhouses One-family detached dwellings Parks and playgrounds Professional and business offices Restaurants (except drive-in) Two-family dwellings
Special Uses	Special Uses	Special Uses	Special Uses
Bed and breakfasts Community buildings Recreation and amusement uses Professional and business offices	Bed and breakfasts Campgrounds and RV parks Community buildings Hotels, motels and resorts Light retail uses Professional and business offices Recreation and amusement uses Restaurants (except drive-in)	Day care services Hotels, motels and resorts Multi-family dwellings Public and private schools Recreation and amusement uses Restaurants (drive-in) Retail and service uses (other)	Auto-related uses Campgrounds and RV parks Community buildings Multi-family dwellings Recreation and amusement uses Restaurants (drive-in) Retail and service uses (other)
Minimum Lot Size	Minimum Lot Size	Minimum Lot Size	Minimum Lot Size
2 acres	1 acre	0.25 acre with public sewer 1 acre without public sewer	1 acre

Proposed Route 17b Zoning Districts

R-17b Rural	G-17b Gateway	H-17b Hamlet	C-17b Commercial
Route 17b from Town of Cocheton line to Perry Road	Route 17b from Perry Road to Route 55 South	Route 17b from Rt. 55 South to P. Grove Rd. (and Rt. 55 N. to Kauneonga Lake)	Route 17b from Pine Grove Road to Town of Thompson Line
Design Requirements	Design Requirements	Design Requirements	Design Requirements
Commercial landscaping required	Commercial landscaping required	Commercial landscaping required	Commercial landscaping required
Minimum front yard - 50 feet	Minimum front yard - 40 feet	Minimum front yard - 15 feet	Minimum front yard - 40 feet
Maximum front yard - NONE	Maximum front yard - NONE	Maximum front yard - 30 feet	Maximum front yard - NONE
Parking in rear encouraged	Parking in rear required if feasible	Parking in rear required if feasible	Parking in rear encouraged
Building materials to be reviewed	Building materials to be reviewed	Building materials to be reviewed	Building materials to be reviewed
Building design/scale unrestricted	Building design/scale reviewed	Building design/scale reviewed	Building design/scale reviewed
Rural roof forms required	Rural roof forms required	Rural roof forms encouraged	Rural roof forms encouraged
Maximum lot coverage - 10%	Maximum lot coverage - 10%	Maximum lot coverage - 50%	Maximum lot coverage - 25%
Sidewalks not required	Sidewalks not required	Sidewalks required and reviewed	Sidewalks not required
Parking unpaved but landscaped	Parking unpaved but landscaped	Parking areas paved/landscaped	Parking areas paved/landscaped
Lighting to be shielded	Lighting to be shielded	Lighting to be shielded/decorative	Lighting to be shielded
Signage - 50 sq. ft. maximum	Signage - 50 sq. ft. maximum	Signage - 100 sq. ft. maximum	Signage - 150 sq. ft. maximum
Ground signs required	Ground signs required	Ground signs preferred	Ground signs preferred
Signs subject to review	Signs subject to review	Master sign plan required	Master sign plan required
Utilities above/below ground	Utilities below ground*	Utilities below ground*	Utilities above/below ground
Maximum height - 35 feet	Maximum height - 35 feet	Maximum height - 35 feet	Maximum height - 35 feet
Mixed-uses permitted	Mixed-uses permitted	Mixed 2-story uses encouraged	Mixed-uses permitted





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Other Recommendations:

Public Beach

Town Hall & Community Center

Expand Sewage System

Public Sidewalks

Highway CIP

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