



Selkirk Yards Industrial District

Focus Group Meeting 2

Wednesday, February 25, 2009, 7:45 to 9:15 a.m.

Strengths, Weaknesses, Action Items

Presented by:

George Leveille, Chairman, Town of Bethlehem Planning Board



Selkirk Yards Industrial District

Strengths / Opportunities – building blocks

- AMD – potential to attract entourage companies
- Expansion of CSX – improved capabilities of the yards with the bypass track; increased desirability of rail
- Zoning and land use – largely in place for desired uses
- Availability of Land and existing buildings
- Proximity to Port of Albany - marine transportation
- Proximity to the Thruway; potential for new direct interchange
- Favorable perception of region
- Opportunities for collaboration; power, marketing, other
- Re-Writing of Transportation Bill (potential funding source)



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Weaknesses/Constraints – growth inhibiting elements

- Lack of municipal sewer
- Limited power grid and high cost
- Poor access to NYS Thruway and the Hudson River
- Lack of pre-approved (shovel ready) sites
- Front end costs to pre-approve sites (GEIS, public process)
- Lack of transit services
- Lack of reliable incentive programs
- Overall high cost structure
- Regulations that inhibit creative solutions like power sharing



Selkirk Yards Industrial District

Action items – advancing the strategy

- Explore municipal power district
- Develop GEIS for entire project area including MED land on 9W
- Organize group into “Selkirk Yards Working Group”
- Consider special assessment district (BID)
- Reconvene the group with those who were unable to attend due to weather
- Outline municipal sewer options
- Assist CSX in accomplishing the bypass track
- Complete the Clapper Road interchange feasibility study
- Cultivate opportunities to leverage AMD project
- Develop and prioritize infrastructure needs
- Lobby for continuation of economic development toolbox
- Explore collaborative opportunities with the Port District Commission