
TOWN OF NEW PALTZ- PLANNING AND ZONING FOR THE ROUTE 299 GATEWAY AREA

TOWN OF NEW PALTZ
ULSTER COUNTY, NEW YORK
ROUTE 299 GATEWAY COMMITTEE



To: Town of New Paltz Route 299 Gateway Committee
From: Michael Welti, AICP – Senior Land Use Planner – Barton & Loguidice, D.P.C.
Re: October 23, 2017 Committee Meeting - Summary Notes
Date: October 25, 2017

Meeting Location: Village Hall
Meeting Time: 5:00 pm – 6:30 pm
Meeting Attendees: Committee: Susan Blickstein, Amanda Gotto, Caryn Sobel (for John Orfitelli), and Laura deNey
Consultant: Michael Welti, AICP (Barton & Loguidice)
Others: Michael Calimano

Summary Notes

This was the fourth meeting of the Route 299 Gateway Committee for the Town of New Paltz Route 299 Gateway Planning and Zoning project. The meeting was attended by the members of the Gateway Committee, the Barton & Loguidice consulting team, and others (see above).

The meeting was primarily dedicated to the following agenda items:

- Welcome and Agenda Review
- Recap
- Project Schedule
- Initial Planning and Zoning Concepts
- Next Steps
- Public Comment
- Wrap-up and Adjournment

Welcome and Agenda Review – Mr. Welti reviewed the agenda.

Recap

Because the Committee was unable to meet since the June 14th Public Workshop, there was a brief discussion about the workshop. Mr. Welti also gave a quick synopsis of the meetings he and Ms. Blickstein had in August with the representatives of four (4) proposed developments in the Study area; and a short summary of the Gateway Roundtable discussion held in August with representatives of the various Village/ Town

committees. It was noted that a representative from the Chamber of Commerce and from the Police Department also participated in the Roundtable.

Project Schedule

The Committee discussed the project schedule going forward. It was noted that the 9-month moratorium on development in the Study Area was adopted on May 4, 2017 and, therefore, the moratorium will expire in early February 2018. The Committee recognized the need to accelerate its work and to complete its recommendations in December in order to forward these to the Town Board for adoption.

Initial Planning and Zoning Concepts

Mr. Welti distributed a working draft of planning and zoning concepts for the Study Area. As a result of previous committee discussions and public input received to date, the concepts were organized around several sub-areas. Although virtually all of the Study Area has been zoned as B-2 (commercial) for decades, an important notion that has emerged through this study is recognition that the Study Area should not be viewed as one uniform thing. Instead, different parts of the Study Area have different characteristics that should be maintained and/or enhanced through planning and zoning that recognizes these differences. The sub-areas were identified on a preliminary plan graphic as: Main Street Business Overlay, Gateway Business Overlay, Hamlet Overlay, Resort Development PDD, and Residential. The remainder of the working draft included objectives and characteristics for each of these areas. The Committee worked through these and made suggestions as follows:

Main Street Business Overlay

- There was discussion about building height and the idea of allowing a possible third story – limiting this to a “partial” third-story and/or requiring a setback of that story from the front façade were suggested. The notion of using a possible third floor as an incentive (incentive zoning) was also discussed. Energy efficiency (green buildings), low-impact site development and more green infrastructure, and affordable housing were mentioned as possible public benefits that could be encouraged through incentive zoning.
- There was discussion about possible limitations on building footprint size in this area. The notion of encouraging more vertical development by allowing somewhat larger building footprints for buildings that contain at least two useable floors was generally supported.
- In addition to maintaining a significant vegetated buffer along the Thruway, it was suggested that buffers should also be required when development is adjacent to a residential district.
- When discussing limitations on clearing and grading, we should distinguish between currently undeveloped sites - where there is the most opportunity to design a site with sensitivity to mature trees and existing topography, and to incorporate green infrastructure - and redevelopment sites where those opportunities may be more limited.

Gateway Business Overlay

- In the objective for this area, incorporate language about possible synergy with SUNY New Paltz and their need for research space.
- Encourage or require that low impact development (LID)/green infrastructure be incorporated on development and redevelopment sites
- In addition to preserving and supplementing vegetative buffers along the NYS Thruway and NYS Route 299, require vegetated buffers on commercial properties that are adjacent to residential properties or residential districts.
- Discussion about limitations on building footprint size – perhaps this should only be applicable to retail uses in the Gateway Business Overlay (with the possible exception of supermarkets – photo of the supermarket in Beekman was viewed positively)

Hamlet Overlay

- The notion of sidewalks with a planted buffer between the sidewalk and the street was strongly supported – however, the buffer may only be necessary on portions of the hamlet that front NYS Route 299. Elsewhere in the hamlet, sidewalks or pathways might be closer to the roadway.
- Desire for a limitation of building footprint size in the hamlet too.
- Discussion about the relationship of these recommendations to the work of the Historic Preservation Commission – should work together well.
- It was noted that the Dutchess County Greenway Plan document contains some nice graphics that might be useful for our project

Resort PDD and Residential

- Committee concurred with the recommendations for these sub-areas.
- In discussing the R-1 zoning for the residential area, it was noted that the provisions of the Town's Variable-Density Residence (R-V) District could still be applied to larger parcels here; however, the R-V District functions as a floating zone (rezoning) and requires approval by the Town Board.

Next Steps

The Committee selected Monday, November 20th, 5:00 PM as the date/time of its next meeting. Mr. Welti will contact the Town to determine an available location. He will also send draft zoning language to the Committee for their review in advance of the meeting (target of 11/15).

Public Comment

There was no public comment.

Wrap-up and Adjournment

The meeting was completed and adjourned at about 6:30 PM.