

To: Town Board, Town of New Paltz

From: Julie Seyfert-Lillis, Town Board Liaison to Ad-Hoc Gateway (Exit 18) Committee

Re: Report Addendum

Date: 9/12/16

Throughout the process of the Ad-Hoc Committee, the current deficiencies of the B-2 District were reviewed to understand a potential scope of a planning study necessary to update the zoning. The primary deficiencies identified were as follows:

- 1) Insufficient/lack of regulation of impervious coverage;
- 2) Lack of design guidelines to adequately address massing and scale of buildings at the entrance to the community;
- 3) Permitted uses may no longer reflect realistic market conditions and/or community vision for the area;
- 4) Site planning/design standards do not adequately address pedestrian and bicycle circulation, a major concern given this area's linkage between two important rail trails;
- 5) Outdated parking and access requirements and standards that emphasize auto-orientation rather than the needs and safety of all modes of travel and emergency response providers;
- 6) Outdated buffer, landscaping and tree preservation standards; and,
- 7) Other issues to be identified during the planning study.

The current B-2 Zoning District in the study area (referred to as the "gateway" by the Committee) is a conventional, auto-oriented strip commercial district reminiscent of 1970s commercial development. Older strip development like the Stop and Shop (now Tops) Plaza and Shop Rite Plaza are consistent with the B-2 Zoning District. However, planning concepts such as greenway design and gateway design, provide new opportunities to revisit outdated commercial zoning to better maintain the Town's character as infill development occurs over time.

In this primarily commercial district, control over the form and function of development is vital to maintaining the character of the Town. The New Paltz area is known for abundant amenities such as the Mohonk Mountain House, the Mohonk Preserve, hiking trails and rock climbing, SUNY New Paltz, a vibrant village, important historical sites, and more. These amenities make New Paltz a great place to live, work, and visit. Developing a vision and updating the zoning for this important gateway to New Paltz will help to maintain New Paltz's unique small-town character and quality of life, which are key components of the Town's vision as noted in its Comprehensive Plan. Establishing well-defined zoning and a predictable development review process would make it easier for developers, members of the Planning Board and ZBA, and the public to understand what is desired and what is expected from new development in the gateway.

To address these concerns, the Committee identified the need for a planning process with the following scope, as noted in its Report.

Over a nine month period, a committee appointed by the Town Board will work with a planner to revise the plan and the Town's Zoning Code as needed to reflect the community's vision for this important entranceway to the Town and Village. The Route 299 Gateway area is generally understood to be the section of Route 299 from North/South Putt Corners Road to North/South Ohioville Road, with its depth to the north and south of Route 299 defined by the boundary of the B-2 Zoning District.

The expected outcome of the study will be an amendment to the Town's Comprehensive Plan as it relates to this corridor (if needed), and the development of an Overlay Zoning District for the Route 299 Gateway Area that addresses the form and function of development in the corridor. Illustrated design guidelines/standards will be incorporated into the Overlay Zoning District regulations along with solutions for other important planning issues identified with the Committee such as: access management, trail connections, impervious coverage, low impact development, etc.

The following is the scope of tasks to accomplish this:

Task 1: Coordination/ Meetings

Planning consultant will meet monthly with the Town's Gateway Committee.. Topics to be discussed at first meeting include: scope and timeline, discussion of the corridor (issues and opportunities), and planning of initial public outreach opportunities.

Task 2: Analysis of Existing Conditions

Planning consultant will prepare a concise summary of existing conditions in the Gateway area in text, photos and maps. The purpose of this analysis will be to further understanding of the issues and opportunities related to development in the Gateway. The analysis will consider information pulled from existing data sources including, but not limited to: existing zoning, previous plans, environmental resources, rail trail connection, general transportation data, infrastructure, planned public improvements, known development proposals, etc.

Task 3: Community Outreach

Planning consultant will work with the committee to solicit input from the community throughout the process through a variety of techniques including the following (in sequence).

- Interactive Public Workshop
- Interviews/Stakeholder Meetings (2 total) -
- Joint Town Board/Planning Board meeting Presentation and Discussion
- Public Hearings (2)

Task 4: Preparation of Report and Zoning Amendments

Based on the analysis and community outreach process, the Planning consultant will prepare a *Draft Report and Draft Zoning Amendments* for consideration at a public hearing. A *Final Draft Report and Final Draft Zoning Amendments* will then be forwarded to the Town Board for adoption. Once adopted the *Adopted Report and Zoning Amendments* - reflecting any additional changes that may have been necessary during the adoption process - will be prepared.

Task 5: Adoption/SEQR

Planning consultant will work with the Town Board and the assigned attorney on behalf of the Town to advance the *Final Draft Report and Final Draft Zoning Amendments* to adoption in accordance with Town Law, General Municipal Law, and SEQR. This includes attendance at public hearings and the preparation of a Full Environmental Assessment Form (EAF) for consideration by the Town Board. The Town will execute any required publication, notification, or referral of documents to the public or to other entities.