

# REFERRAL RESPONSE



## ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2014083

**Municipality** New Paltz Town  
**Referring Agency** Local Governing Body  
**Type of Referral** Amend Zoning Statute

**Local File Number**

**Name of Applicant** Town of New Paltz  
**Name of Project** Standards for Site development plans  
**Project Location**

**Description** Replace Subdivision D Site plan review with new standards for site development plan aproval

**UCPB Decision**

**Advisory Comments**

**See Attachments**



**Referral Officer**

Representing the Ulster County Planning Board

**Date Received** 5/6/2014

**Date Reviewed** 6/4/2014

**Form Date** 6/5/2014

**Status** Reviewed



Dennis Doyle, Director

Susan Zimet, Supervisor  
Town of New Paltz  
P.O. Box 550  
New Paltz, N.Y. 12561

## RECOMMENDATION

**REFERRAL NO:** 2014-083  
**DATE REVIEWED:** 06/04/14

### **Re: Standards for Site Development Plan Approval – Zoning Statute Amendment**

#### **Summary**

This is a proposal to replace the Town's existing site development standards with a greater focus on traffic impacts and to also refer them, within the statute, to a separately adopted guideline document for access management.

The following materials were received for review:

Cover letter dated 5/5/14 from Rosanna Mazzaccari, Town Clerk  
Proposed local law  
Draft Access Management Standards

#### **Recommendations**

The Ulster County Planning Board (UCPB) has no issue with, and commends the Town for, their development of new site development plan standards and associated access management guidelines. The UCPB, however, believes the site development process would be more transparent and easier for applicants to navigate the review process if the standards are easily found within the law as opposed to a second document. The guidelines, by placing them within the law, need not become standards, but can continue as guidelines simply by stating "Planning Board will consider the following guidelines in its review" or something similar to that effect.

#### **Advisory Comment**

The proposed access management guidelines should be included within the zoning amendment for the reasons outlined above.

Reviewing Officer

  
Robert Leibowitz - AICP  
Principal Planner

# FINAL ACTION REPORT FORM



Per GML 239-m and -n FINAL ACTION REPORTS ARE REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS AFTER FILING

Complete the local agency final action box, add the local file number, include any required submittals, and sign the form

**Name of Project:** Standards for Site development plans

**Referral Number:** 2014083

**UCPB Decision:** Advisory Comments

### Required Submittals:

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

### Local Agency Final Action:

Approve      Disapprove     

**Member Vote:** Yes:  No:

- County Planning Board Decision - Reviewed no County Impact
- Concurs with County Planning Board Modifications or Disapproval
- Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked)

**Local File Number:**

**Municipality:** New Paltz Town

**Referring Agency:** Local Governing Body

**Type of Referral:** Amend Zoning Statute

**Name of Applicant:** Town of New Paltz

### Project Location

**Description:** Replace Subdivision D Site plan review with new standards for site development plan approval

Required Submittals Attached

Resolution Attached

**Local Officer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

### ~ For Ulster County Planning Board Use Only ~

### Local Board Decision:

**Original Date Received:** 5/6/2014

**Original Review Date:** 6/4/2014

**Final Action Date Received:**

**Status:** Reviewed

### Return Form to:

Referral Officer  
Ulster County Planning Board  
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

UCPB Date Stamp