
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: Ted Kolankowski, RLA – Barton & Loguidice, D.P.C.
Re: March 22, 2018 Committee Meeting - Summary Notes
Date: March 26, 2018

Meeting Location: New Paltz Community Center
Meeting Time: 5:00 pm – 7:00 pm
Meeting Attendees: Committee: Susan Blickstein, Amanda Gotto, John Orfitelli, Matt DiDonna, Laura deNey, and Julie Seyfort-Lillis
Adele Ruger, P.B. Chair
Consultant: Ted Kolankowski with Barton & Loguidice
Others: Martin Irwin and George Lithgo

Summary Notes

This was the eight 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). In addition, the meeting was video-taped.

The meeting was primarily dedicated to the following agenda items:

- Meeting Objectives and Process Next Steps
- Recap – Review Notes from March 1st, 2018 Public Hearing
- Discuss Responses to Comments
- Discuss related Revisions to the Draft Comprehensive Plan Amendment and Recommended Zoning
- Public Comment
- Wrap-up and Adjournment

Recap

The draft notes from the March 1st, 2018 Public Hearing were circulated to the Committee in advance of this meeting. Items discussed as they related to changes in the Draft Comprehensive Plan Amendment and Recommended Zoning included:

- Discussion of Drive-Thru inclusion. The Committee felt that the proposed documents did not encourage drive-thru's as specific requirements are proposed to regulate where they may be appropriate.
- Strengthening Environmental Compliance, Tree Retention and Preserving Natural Topography. The Committee felt there was adequate emphasis in the documents and determined to review the proposed codes to strengthen language where appropriate.
- Architectural Treatments. The Committee agreed to review the proposed architectural standards and include screening and careful placement of rooftop equipment other than solar cells; restrictions on the height of equipment to 6'.
- Waivers. The Committee will provide specific parameters for criteria for review of waivers in the revised proposed codes.
- Alignment of Lot Lines with District Boundaries. The Committee agreed to review the proposed overlay area boundaries.
- Terminology (Should/Shall/May). The Committee reviewed the proposed codes to clarify the language where standards 'shall' be met subject to a request for a Variance where they cannot; and 'should' for standards that may be waived by the planning board. Language will be modified to better communicate the intent of the standard.
- Resort Overlay District. The Committee agreed that the Planned Resort District effectively communicates that this is both a resort and a planned development district.
- Resort Overlay District Reference in the Comprehensive Plan Update. The Committee reviewed the language that made specific references to Wildberry Lodge and agreed to modify the language to be less specific to the project, while still providing guidance toward development of the project that will be consistent with the goals of the comprehensive plan update.
- Transportation. The Committee discussed implications of the Empire State Trail on the transportation systems, and because the trail is being designed by NYSDOT, agreed that it would be unlikely Route 299 would be expanded further in the Gateway area. In addition, the future expansion of Route 299 would be contrary to the scale and character of the area as described in the Comprehensive Plan Update.
- Build Out Analyses. A detailed analysis was not prepared as it was not included in the scope of the project due to the existing of few undeveloped sites the study area. If it is later determined such an analysis is needed it can be done as part of the SEQRA review, see also the next topic.
- Future Cumulative Traffic Analysis. The Committee agreed that the Comprehensive Plan Update should include a statement on the importance of thorough cumulative analyses when development applications are considered as well as an updated overall Town/Village analysis so that decisions can be made on a more global and coordinated level with respect to future growth, future improvements to transportation infrastructure and collection of transportation mitigation fees.

Public Transportation in Code Update

- Want less car oriented transportation
- Bus accommodations at stops are needed, user comfort not currently considered.

Improving Amities for Public Transit

- Potential locations for transit stops need to be identified in future planning

Welcome Center

- Restrooms are needed
- Genesis Diner remodel as perfect location
- Volunteer staffing, resort owners can assist by MP

Draft Comprehensive Plan Amendment and Recommended Zoning

The Committee began discussion of the latest version of the Draft Comprehensive Plan Amendment and Recommended Zoning that was sent to members last week. The attached revised drafts document the changes agreed to by the committee.

Next Steps

The Committee will meet on April 2nd, 2018 to review the final edits and vote on their recommendation of the documents to the Town Board for consideration.

Public Comment

There was no public comment.

Wrap-up and Adjournment

The meeting was completed and adjourned at about 7:00 PM.