
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: April 17, 2017 Committee Meeting - Summary Notes
Date: April 19, 2017

Meeting Location: Village Hall
Meeting Time: 7:00 pm – 9:00pm
Meeting Attendees: Committee: Lagusta Yearwood, Joe Douso, Matt DiDonna, Caryn Sobel, Susan Blickstein, Neil Bettez, and Laura deNey
Consultant: Michael Welti, AICP (Barton & Loguidice)
Others: Dan Torres, John Gotto, and Amanda Gotto

Summary Notes

This was the second 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
- Committee Business
- Information about the Study Area
- Sample Design Guidelines / Standards
- First Public Workshop
- Next Steps
- Public Comment
- Wrap-up and Adjournment

Welcome and Agenda Review

Michael Welti (B&L) reviewed the agenda. For the benefit of those in attendance who were not members of the committee, he noted that there was a place for public comment at the end of the agenda and asked that they reserve their comments to that time.

Neil Bettez, Supervisor, asked if he could update the committee on a couple of matters from the Town Board as part of the agenda. Mr. Welti suggested that he do so now. Mr. Bettez noted that the State budget agreement includes funding for the Empire State Trail. This is good news for New Paltz because it means that funding will be available over the next two years to complete the connection between the Hudson Valley Rail Trail in Lloyd and the Wallkill Valley Rail Trail in New Paltz. This connection will pass through the Gateway area that the committee is studying, making the work of the committee even timelier. The project manager from Alta Planning and Design, working for the Hudson River Valley Greenway, has already been in touch with the Town. Mr. Bettez hopes to schedule a preliminary meeting with her in the next week or two. Mr. Welti, from B&L, will be invited to this meeting as well. There was some follow-up discussion about the future trail connection and the various alternatives that have been studied in the past.

Mr. Bettez also noted that the Town Board will likely be voting on the proposed moratorium for the Gateway area at its meeting on May 4th. If approved, the moratorium would be in place for 9 months from the date the local law is filed with the State.

Committee Business

The Committee reviewed the meeting notes from their first meeting on March 20th. It was agreed that the notes were complete. Mr. Welti said that he would work with the Town to make them available to the public at Town Hall and on the Town website.

Mr. Welti also noted that he has been in touch with the Kathy Preston, Assistant to the Supervisor, and Rosanna Mazzaccari, Town Clerk, about coordination between the committee and the Town. He noted that coordination needs to be improved to ensure that future meetings are announced in a timely manner, meeting rooms are reserved, and information is made available for interested members of the public. Following this meeting, Mr. Welti will be back in touch with them to implement some of the items that have been discussed. For example, the Town will create a page for the committee on the Town's website so that information can be provided in a central location. Everyone agreed that this would be helpful. Mr. Welti also asked if the committee had an actual chairperson. It was noted that Susan Blickstein would serve that role as needed.

Information about the Study Area

The committee reviewed a preliminary draft of an existing conditions report for the Study Area that was prepared by B&L and distributed via email last week. The bulk of the meeting was spent discussing the preliminary report, asking questions, and suggesting additional information that would be useful for the committee going forward. Feedback included, but was not limited to, the following:

- The boundary of the B-2 Zoning District in the vicinity of Brouck Ferris Blvd. was discussed. There is some question about the precise location of this boundary that will be clarified.

- We need to reference the Town wetlands law as well as federal and state programs.
- The Environmental Conservation Board has some additional environmental resource data about the Gateway Study Area to share – this will be emailed to B&L. We should also look at the MS4 map.
- When we go to the public, we should also have a map showing the proposed location of the Wallkill Valley Rail Trail – Hudson Valley Rail Trail connector through the study area.
- A map showing the water and sewer districts in the vicinity of the study area would also be helpful.
- There was discussion about the demographic data – it was suggested that age distribution, data about seasonal housing, and housing units by type be included.
- The section on existing zoning was discussed at length. Portions of this section will be rewritten to make it easier to follow for those who are unfamiliar with the zoning. Should also look at some of the definitions (i.e. shopping center and maximum lot coverage) and consider whether/how mixed-uses are addressed.
- The vision statement from the current comprehensive plan (1995) should be included. It should be made clearer that the draft comprehensive plan update from 2011 was never adopted and that it, therefore, does not have any official status as a policy document. Should also add some commentary or conclusion about what the current comprehensive plan (1995) says about the Study Area and how this compares to contemporary planning principles.

Members of the committee will email any additional comments or suggestions about the preliminary draft to Mr. Welti by next Thursday, April 27th. It was also suggested that some of the existing studies relevant to the study area be posted on the committee's webpage so that members of the committee and the public could review them if desired.

The discussion about existing conditions in the study area launched a number of additional discussions about issues and concerns that members of the committee have been thinking about since the first meeting. One member had some questions about the zoning and noted that he is particularly concerned about water quality. It was noted that the proposed Pilgrim Pipeline, a very controversial project in New Paltz, would pass through the corridor (NYS Thruway right-of-way). Another member would like to showcase green infrastructure and sustainability in the recommendations for the study area. There was discussion about the Ohioville hamlet and the HPC's interest in establishing a historic district there. A building under construction just south of the Ohioville hamlet prompted a discussion about how building height is measured based on the Town's zoning. It was suggested that this should be done from the existing grade instead of the finished grade.

Sample Design Guidelines/ Standards

Mr. Welti passed around a few examples of design guidelines / standards from other places to give members of the committee a sense of how these are organized. One example was from the Town of Marbletown. Another was from the Village of Cambridge; and the final example was the Orange County Design Manual produced by the Orange County Planning Department, the Regional Plan Association, and the Lincoln Institute of Land Policy.

First Public Workshop

Mr. Welti reminded the committee that his intention is to hold the committee's first public workshop before the school year ends and summer begins. The committee agreed that an evening during the first or second week of June would be appropriate. Wednesday, June 14th was suggested as a preferred date if a suitable room is available. The Community Center is the preferred location. It was also suggested that the Hampton Inn (located in the Study Area) could be an alternative if they have a suitable room and are willing to host. Mr. Welti will follow-up with the Town to make arrangements.

Next Steps

The committee would like to meet once more before the public workshop. Monday, May 22nd is the tentative date. Mr. Welti will coordinate with the Town to secure a room. The committee liked meeting in this room at Village Hall if it is available.

Public Comment

It was noted that Ulster County just published a design guidelines document that we should look at. The committee should also include feedback from the Planning Board as part of its process. Finally, the committee was reminded that the study area is really defined by the Route 299 Corridor - a very important east-west transportation route. We should consider what types of land uses and businesses would have the least traffic impact in the future.

The committee should consider including an open space component to its work as it looks at the future of the study area.

Wrap-up and Adjournment

The meeting was completed and adjourned at 9:00 pm.