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

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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: May 23, 2017 Committee Meeting - Summary Notes**  
Date: May 24, 2017

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Meeting Location: Community Center  
Meeting Time: 7:00 pm – 9:00pm  
Meeting Attendees: Committee: Susan Blickstein, Joe Douso, Matt DiDonna, Amanda Gotto, John Orfitelli, Peter Kaufman and Laura deNey  
Consultant: Michael Welti, AICP (Barton & Loguidice)  
Others: Jeremy Warg, Dylan Scribani, and Kaylene Keeney

## Summary Notes

This was the third 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
- Public Workshop – Wednesday, June 14<sup>th</sup>
- Next Steps
- Public Comment
- Wrap-up and Adjournment

### Welcome and Agenda Review

Michael Welti (B&L) reviewed the agenda. Following a question from a member of the committee, there was a discussion about the committee's role and the types of things that the committee could consider going forward. It was noted that there are a lot of environmental resources in the Study Area, and the protection of these resources as development occurs is an important concern for members of the committee. As it turns

its attention to the substance of the zoning, the committee should consider important details such as the definition of “impervious coverage” in the existing zoning.

### Committee Business

It was noted that since the last meeting, the Town Board adopted a moratorium for this area. The moratorium is for a period of 9 months from filing of the local law.

On April 25<sup>th</sup>, Mr. Welti and Ms. Blickstein meet with the Director of the Hudson River Valley Greenway, the new Director of the Empire State Trail, and their consultant from Alta Planning and Design, to discuss the State’s Empire State Trail Initiative. It appears that the proposed trail connecting the Hudson Valley Rail Trail to the Walkkill Valley Rail Trail – that would run through the Study Area – will be part of the Empire State Trail. The official designation of the Empire State Trail’s route will be made soon and work on various segments will be completed over the next two years. It is not yet known what specific improvements in New Paltz will be funded by the State. This will likely be worked out over the next several months.

The Committee reviewed the draft meeting notes from its last meeting on April 17<sup>th</sup>. Several modifications were recommended. The committee agreed that Mr. Welti should make the revisions and then send the notes to the Town for posting on the Committee’s page of the Town’s website.

It was noted that since the last Committee meeting, the Town did create a page for the Committee on the Town’s website. Initial information about the study was included on the page. The committee was pleased with the page. It was suggested that future committee meeting dates (through the end of the year) be added to the calendar and that agendas should be posted in advance of future meetings so that people will have the opportunity to know what will be discussed.

### Information about the Study Area

Mr. Welti distributed a series of updated maps of the Study Area to the committee. The text of the Existing Conditions report is also being revised based on the Committee’s comments. The text will be emailed to the Committee as a .pdf file in the coming days. There was some discussion about the updated maps. In particular, the Environmental Resources map, and the Water and Sewer District maps were of interest to the committee.

### Public Workshop – Wednesday, June 14<sup>th</sup>

The Committee discussed the upcoming public workshop. The workshop has been scheduled for Wednesday, June 14<sup>th</sup> from 7:00 PM to 9:00 PM at the Community Center. The purpose of the public workshop will be to introduce the community to the project, to provide some background information about the study area, the planning context, and possible outcomes of the study, and to provide the community with an opportunity to share their ideas about the future of this area with the Committee. Mr. Welti

described the meeting format which will be a combination of presentation and small group discussion facilitated by B&L.

The Committee then discussed ways to publicize the workshop. Mr. Welti distributed draft copies of a press release and flyer for members to review. The Committee suggested a number of refinements. Mr. Welti said that he would make these changes and send the final versions to the Town as soon as possible. The press release will go to the local papers. The Committee talked about visible locations around Town where the flyer could be posted. An announcement of the workshop should be located in a prominent spot on the Town's homepage and distributed via any available social media.

#### Next Steps

Going forward the Committee has set aside the 4<sup>th</sup> Tuesdays of the month for its meetings; however, it will not meet every month. The next meetings will be on June 27<sup>th</sup> and August 22<sup>nd</sup>. The Committee will not meet in July.

The Committee discussed future interviews / stakeholder meetings. Mr. Welti would like to conduct these in July, after the public workshop and the committee's next meeting. The Committee suggested discussions with the owners/developers of the four projects proposed in the Study Area, and perhaps a roundtable meeting of the chairpersons of the Town's various committees. It was also suggested that the heads of the Chamber of Commerce, Police and Fire Departments be invited to the roundtable.

#### Public Comment

There was no public comment.

#### Wrap-up and Adjournment

The meeting was completed and adjourned at about 8:30 PM.