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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: Ted Kolankowski, Landscape Architect, RLA LEED AP – Barton & Loguidice, D.P.C.  
Re: March 20, 2017 Committee Meeting - Summary Notes  
Date: March 22, 2017

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Meeting Location: Community Center Conference Room  
Meeting Time: 7:00 pm – 9:00pm  
Meeting Attendees: Committee: Lagusta Yearwood, Joe Douso, Matt DiDonna, John Orfitelli, Susan Blickstein, Peter Kaufman, and Laura deNey  
Consultant: Michael Welti, AICP and Ted Kolankowski, RLA, LEED AP (Barton & Loguidice)  
Others: Dan Torres, Marty Irwin, Stacy Delarede

## Summary Notes

This was the kick-off 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, Introductions, and Agenda Review
- Review Project Scope, Timeline, and Budget
- Information about the Study Area
- Committee Discussion – Issues and Opportunities
- Next Steps
- Public Comment
- Wrap-up and Adjournment

### Welcome, Introductions, and Agenda Review

The meeting began with introductions of all who were present. Michael Welti (B&L) then reviewed the agenda. It was noted that the committee will be meeting approximately once a month for the 9 month duration of the project. It was also determined that a larger conference room will be needed for upcoming meetings. The Committee discussed the preparation of notes of these Committee meetings, and it

was agreed that notes would be posted on the Town's website after the Committee reviews and approves them.

### Review Project Scope, Timeline, and Budget

Overall objectives of the project include:

- Examine the current state of the corridor and consider the effectiveness of existing zoning
- Create a vision for the corridor
- Prepare zoning code amendments to support the community's vision for the area including design guidelines and standards for future development
- Make recommendation to the Town Board regarding the need to update the comprehensive plan with regard to the study area and propose zoning changes for Town Board approval

The committee moved on to review the boundaries of the preliminary study area. The expected outcome of the project will be an amendment to the Town's Comprehensive Plan as it relates to the Route 299 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. This will include the development of illustrated design guidelines and standards along with solutions for other important planning issues identified with the Committee. These may include, but are not limited to: access management, trail connections, impervious coverage, and low impact development.

The project team will be reviewing existing planning documents such as, the existing zoning, previous planning documents, environmental resources located within the area, general transportation data, infrastructure, planned public improvements, known development proposals, and more. The review and analysis of these documents will be used to guide discussion with the Gateway Committee and eventually with the public at the first public workshop.

Community outreach will include a visioning workshop in May of June of 2017, a joint presentation to the Town Board and Planning Board, and two public hearings – one sponsored by the Gateway Committee and the other by the Town Board, in accordance with Town Law.

Following the joint presentation to the Town Board and Planning Board the project team will draft a report and zoning amendments that will be the subject of the committee's public hearing. Feedback on these draft documents will then inform the Final Report and the Final Zoning Amendments. These documents will then be the subject of the Town Board's public hearing.

The project team will also be involved in the adoption of the zoning amendments and SEQR compliance.

The project is projected to be carried out over a nine month period beginning in March and nearing completion in November.

The budget breakdown was also reviewed.

### Information about the Study Area

A preliminary list of existing planning, transportation, and trail studies was presented to the Committee. The committee provided comments and feedback based on their knowledge of the corridor and the availability of other sources of information:

- Zoning and traffic along the route are concerns of both the Town of New Paltz and Lloyd
- Loss of land to big box development is a concern
- Complete streets and a shift away from vehicles being the predominant user
  - An off road trail may be a good way to utilize the corridor without compromising traffic flow
- NYSDOT is planning to design a proposed connection between the Hudson Valley Rail Trail and the Walkkill Valley Rail Trail via Route 299
- Suggest illustrated design standards to make the regulations easy to understand
- Increased development on the strip will increase traffic congestion in the area – this will need to be mitigated

Other studies, suggested to be added to the items reviewed, included:

- Bicycle Master Plan for the Town and Village of New Paltz
- North Putt Corners Study
- The 2011 Comprehensive Plan Update (that was not adopted)
- Examples of gateway zoning from other communities

It was also noted that the team should speak to the County Planning Department and Chris White, in particular, about the Bicycle Master Plan. It was also suggested that the team reach out to the Town/Village Transportation Implementation Committee.

### Committee Discussion – Issues and Opportunities

Positive Characteristics of the Corridor, as identified by the Gateway Committee include:

- The corridor is not overly developed
- The Ohioville hamlet area is historically unique
  - This can be seen in the building's architecture
- The area has important natural features such as wetlands
- The more walkable the area the more people will get out and experience the area

Negative Characteristics of the Corridor, as identified by the Gateway Committee include:

- B-2 zoning encourages development such as the ShopRite Plaza, percent of lot coverage in the zone is too high (65%)

- A buffer between commercial areas and residential neighborhoods should be included
- Larger developments are bringing more traffic congestion issues
- Current parking standards allocate too much of the parcel to pavement

#### Next Steps

The next Gateway Committee meeting will be held on Monday, April 17<sup>th</sup> at 7:00 PM. The committee will be looking to move the meeting to a different site to provide more space.

#### Public Comment

Three members of the public were present. However, no substantive comments were recorded.

#### Wrap-up and Adjournment

The meeting was completed and adjourned just after 9:00 pm.