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

TOWN OF NEW PALTZ
ULSTER COUNTY, NEW YORK
ROUTE 299 GATEWAY PUBLIC WORKSHOP SUMMARY NOTES



To: Town of New Paltz Route 299 Gateway Committee
From: Ted M. Kolankowski – Barton & Loguidice, D.P.C.
Re: March 1, 2018 - Summary Notes – Committee Public Hearing
Date: March 8, 2018

Meeting Location: Town of New Paltz Community Center
Meeting Time: 6:30 pm – 8:00 pm

SUMMARY NOTES

As a committee appointed as a 'Special Board' by the Town Board in February 2017 to study the Route 299 Gateway, the Committee developed a draft report to update the 1995 Town Comprehensive Plan as it pertains to the Route 299 Gateway Study Area. The draft report was determined to be ready for official review and public comment. To present the report and findings, this officially noticed Public Hearing for the Exit 18/Route 299 Gateway Area study was held at the New Paltz Community Center on Veteran's Drive in New Paltz. The meeting was held in advance of the Town Board meeting beginning at 6:30 PM and was attended by the Town Board, members of the Planning Board, members of the public, the Gateway Committee, and the Barton & Loguidice (B&L).

The workshop began with a presentation by Ted Kolankowski, Managing Landscape Architect with B&L who will be the new project manager. The presentation introduced the project, described existing conditions in the Study Area, and provided a summary of the recommendations contained in the study. The primary recommendation is to update the Town Comprehensive Plan to annex the Report and to adopt an amendment to the current zoning code in the gateway to establish new districts. A draft of the proposed new zoning district regulations, included in Appendix C of the report, was also summarized in the presentation. Slides from the presentation are attached (see Attachment #1).

Following the presentation, the committee resolved to open the hearing for public comment.

Ron Knapp of New Paltz read a statement from **Kitty Brown** (See the attachment #2). Key comments contained in Ms. Brown's letter include:

- Concerns that updating the Town 'Master Plan' will delay adoption of the needed code changes.
- "Recommendations provided in this plan are a 'good start'."
- Drive-thru appears encouraged throughout the report and proposed code. Could you provide a rationale of why this is desirable?
- How can we strengthen our Code to enforce limitations on grading and earthwork, protection for mature trees, and maintaining existing topography; as well as protection of other environmental resources?
- Can we add installation of solar panels as a requirement if a third story is requested?
- Can we require shade trees for parking lots and benches for pedestrians and bicyclists?
- Questions related to the granting of waivers and provision of specific conditions, enforcement measures, mandates and review process placement.

Joel Oppenheimer of New Paltz asked if the new document incorporated a higher level of environmental review, or established a requirement for a Full EIS based on project size.

- Higher level of review or established requirement/threshold where EIS is required.

Stacy Delarede of New Paltz, Town Zoning Enforcement Officer (ZEO) had specific recommendations pertaining to the draft Zoning Code provided in Appendix C.

- Recommended that district boundaries be concurrent with property lines and noted it is difficult to read the presented mapping to confirm.
- The current draft language includes use of should, shall and may; this should be reviewed and generally be replaced with 'shall'.
- Question about how to enforce certain provisions of the code, some related to the above comment.
- Can the contents of the Appendices be made available for review? Can we review larger format mapping?
- Carefully consider the naming of the Resort Overlay District. Should it be more generic and include the words 'planned development' to clearly identify it as a PDD?

Marty Irwin of New Paltz, Town Board Member had several comments and questions regarding the proposed Comprehensive Plan update and draft Code Amendments.

- Page 4 recommends incorporation of certain elements that may limit the future expansion of Route 299, will NYSDOT accept and is there sufficient ROW for those improvements and future road expansion?
- Have property owners in the study area been consulted?

- Terminology should be clarified regarding what type of district the Resort Overlay district and other districts will be. Are these new districts, overlays, etc...?
- The Empire State Trail is mentioned on Page 8, will these new districts be able to accommodate the Trail?
- Restrictions on the use, placement and appearance of roof-top equipment are not addressed. Note the need identified during review of the Net-Zero project.
- Floor to ceiling windows should be required for facades, such as those on the Gilded Otter. More detail and specific architectural design standards are needed.
- Explain why drive-thru's are precluded from restaurant uses but allowed in the Hamlet Overlay.
- The Main Street Mixed Use district includes only limited number of undeveloped sites, why are the new regulations needed if they will have such a minimal impact?
- The Report mentions a build-out analysis, how was this developed and did it take constrained lands into account?
- Pervious asphalt should not be precluded; can that be better accommodated in the report and draft code?
- Was a re-routing of Route 299 considered in the analysis?

Julie Seyfert-Lillis of New Paltz, Town Board Member commented that it did not appear traffic impacts had not been thoroughly analyzed in the report.

February 26, 2018

Dear Supervisor Bettez and Members of the Town Board,

Thank you for enacting a moratorium on our Town Gateway district and I hope you will extend it for another 90 days.

Below are some comments for your Public Hearing, which I regret I cannot attend. In reading through the draft, there are some very good recommendations. I hope you will use the next 90 days to ask the committee to focus on this bullet 3, the zoning code amendments:

Facing increased development pressure in this "Gateway Corridor", the Town Board created the Route 299 Gateway Committee – a "Special Board" under Town Law § 272-a - on February 2, 2017 to: "solicit input from the community with workshops, interviews, and hearings, to review the Town Comprehensive Plan as it relates to the Route 299 Gateway area, and to revise the Plan and the Town's Zoning Code as needed to reflect the community's vision for this important entranceway to the Town and the Village." The Committee was tasked with the following:

- 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

I am concerned that the emphasis on updating the town Master Plan will result in significant delay.

The things that people value in communities has shifted as well, with more emphasis today on local economies, multi-modal transportation and complete streets, sustainable development practices, the integration of live, work, and play spaces, and placemaking in our conversations about community planning. Updating the Town's Comprehensive Plan, and the land use regulations that stem from it, is clearly in order.

Since 1995 we have known that our zoning needs updating. Every "New Master Plan" cycle simply delays that all-important process.

The town paid over \$86,000 to Peter J. Smith in 2009 and ended up with a 300 page plan that was never adopted because it was "vague, aspirational and did not contain clear recommendations for zoning amendments." I have countless emails from New Paltz Residents wishing to engage in discussion of the plan but daunted by having to download and wade through 300 pages.

The good news is that this draft serves as an excellent master plan revision. Yes, it lacks specificity in some areas (traffic management, benefits to the town for waivers from code) but if you decide to go down the "New Comprehensive Plan" Route, I urge you to consider simply incorporating this one into our 1999 plan. Nothing has changed in our community vision. So much of this is already philosophically in our old, but easily understood 1995 comprehensive plan.

I think this new draft accomplishes necessary revisions far more succinctly

The most important next step is to update our zoning. The recommendations included at the end of the plan are a good start.

- Preserve existing land forms and work with existing site features
- Maintain mature trees and preserve and supplement vegetative buffers along NYS Thruway and NYS Route 299. Require vegetated buffers on commercial properties adjacent to residential properties or districts.
- Buildings setback off the road ~ limited convenience/ADA- required parking in front of buildings with most parking at side or rear
- Strong bike/ped connections from Empire State Trail to building entrances

Here are some questions in addition to my comments:

Drive thru is encouraged throughout the proposal. Could you request a rationale of why this is desirable?

We have these limitations already. How can we strengthen our code to enforce them?

Page 14:



As with the other portions of the Study Area, the Gateway Committee would like to ensure that certain principles are incorporated into the final design for the site, such as:

- Limitations on clearing and grading to protect mature trees and maintain existing topography,
- Protection of environmental resources,

Can we add installation of solar panels as a requirement if 3rd story is requested?

Can we require trees for shade in parking lots and also for benches for pedestrians and cyclists?

Appendix c-14

(7). Maximum Building Height

(a). Stories 2

(b). Feet 30

(c). Maximum building height may be increased to 3 stories / 40 feet if community benefits are provided to the satisfaction of the Planning Board. Community benefits may include: Provision of at least 20% of units in the building as Affordable Housing (AH) units as defined by and meeting the requirements outlined in the Village of New Paltz code (Chapter 132); or LEED certification at Silver level or higher. A third story, if permitted by the Planning Board in return for community benefits, must be setback from the front façade a minimum of an additional 10 feet.

This is similar to what is already in our town code. Can we define under what conditions a waiver can be granted? How will this be enforced? Can we make it mandatory? Can we have a clear recommendation of where this goes in the site plan review process? (From Appendix c-20)

deep from the property line) along the driveway.

(e). On previously undeveloped sites, all trees 7" DBH or greater must be inventoried, and the design of the site shall consider opportunities to leave these trees undisturbed.

This plan is a great start. Thank you to The Gateway Committee Members and the Town Board.

Sincerely, Kitty Brown

