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February 28, 2019

**Michael Zierler**

Town of New Paltz  
52 Clearwater Road,  
PO Box 550  
New Paltz, NY 12561

**Re: Land Use Assumption, Gateway District Zoning Change**

Dear Michael,

Based on the Town's request, Alta Planning + Design has reviewed the proposed Gateway Zoning language for the purposes of determining changes in land use that may be affected by the proposed zoning language. Land Use Assumptions are not an exact science. They are a prediction of potential highest and best uses for properties within the study area. This land use assumption takes into account the existing use and conditions of each parcel within the study zone, and the potential development of the parcels within the current and proposed zoning. This assumptions study only accounts for proposed change in zoning, but intentionally is not influenced by individual proposed uses affecting other nearby uses.

Based on our review, parcels that appear to be currently developed and occupied are assumed to remain in their current developed state for the next decade. Parcels that are unoccupied, underdeveloped, or contain abandoned uses are assumed for new development potential within the next decade. The study also takes into account known environmental or property constraints that would typically preclude land development, such as surface waters, wetlands, rights of way or utility easements. The assumption of constraints for this study is based on readily available public information or other available base information provided by the Town.

In general, the proposed changes in zoning do not appear to have a major impact on land development intensity, however the refined design standards within the proposed regulations do appear to promote a higher quality of pedestrian-oriented design. It is important to note that our study identified the wide right of way for Route 299 combined with the existence of environmental constraints as a major factor that may preclude the higher intensity of land development that the proposed Gateway Overlay zones might otherwise allow.

We are open to any additional feedback or additional information from the Town that may influence the assumptions that have been prepared for this study.

Sincerely,

Alta Planning + Design, Inc.

A handwritten signature in blue ink, appearing to read "Adam A. Supplee", is written over a light blue circular stamp.

Adam A. Supplee, RLA, AICP, LEED AP  
Principal

CC: Lindsay Zefting, PE; Senior Engineering Associate

**Projected Buildout Assumptions**

Note: Parcels Shown are those only assume to be affected by development or redevelopment

Parcel	Map Label	Owner	Acreage	Assumed Developable Acres	Max Imp Cover- B-2	Max Imp Cover- Gateway	Gateway Overlay Zone	Potential Use- Gateway	Assumed Maximum Development Potential, Overlay Zone	Assumed Potential Buildout-B-2	Road Frontage (s)	Existing Condition Assumptions	Notes
08601200040051000000	01	BFB New Paltz LLC	6.3	4.31	50%	85%	1	Assume 50% office building and 50% retail/ service business with MF above	1 office building, 29,000 sf 2 9,000 sf buildings with 1st flr business and 36 two-bedroom apts residential above (also suitable for gas station use on corner)	One 30,000 sf office building	North Putt Corners Rd Main St	Wooded Lot, undeveloped	Increased lot coverage allowance provides more development in the gateway zone.
08601200050270000000	02	RRJ Capital, LLC	1.85	1.00	50%	65%	2	Assume redeveloped restaurant with parking	Assume redeveloped restaurant, no change from underlying zoning	Assume redeveloped restaurant	Main St and NY State Thruway	abandoned 5,500 sf restaurant site, approx. 50% cover	Due to setbacks and parking requirements, site would not yield any greater restaurant area than current layout. The site appears to currently be under-parked
08601200050032000000	03	Chang & Lin Inc	11.9	5.82	50%	65%	2	Assume Office Complex	Assume Office Complex, max buildout, 2 lots with 26,500 sf office each= 53,000 sf office	Assume Office Complex, max buildout, 2 lots with 26,500 sf office each= 53,000 sf office		Former site of 87 Motel, only parking development remains, approximately 50% wetlands	Entire Lot is not within the B-2/ Gateway zoning boundary, but calculations assume that it is within the B-2/ Gateway. B-2 and overlay yield is the same due to environmental constraints restricts development more than imperv cover limitations.
08700900020162000000	04	534 New Paltz, LLC	0.31	n/a	n/a	n/a	2	(see HV properties below)	(new development of this parcel alone would likely yield a smaller use)	(new development of this parcel alone would likely yield a smaller use)	150 lf along Main St, Rt 299.	Existing Adult Use: Blue Moon Cabaret Exotic Dancers	Small lot, nearly 100% impervious cover, Nonconforming Use. Existing use has parking within the ROW, new uses would not be permitted to keep this nonconforming parking.
08700900020161000000	05	H V Properties LLC	0.75	0.71	50%	65%	2	Potential new Bar/ Nightclub/ Restaurant (when combined with 534 New Paltz parcel)	3,500 sf restaurant with 50 parking spaces	3,000 sf restaurant with 40 parking spaces	Main St. frontage. 200 lf when combined with 534 New Paltz	Converted single family home associated with Blue Moon Cabaret	
08700900020211000000	06	Tantillo, Joseph G Jr	2.1	1.88	50%	70%	3	Potential for minor subdivision to allow for 1 additional SF Detached dwelling	existing diner, existing SF Dwelling, plus one additional SF Detached three bedroom dwelling	no additional development	Main St and Ohioville Rd.	Restaurant: College Diner Also includes an empty "lot" which possibly formerly contained 2 buildings, also a SFD dwelling, possibly unoccupied.	Tax records indicate 2.1 acres, parcel area appears to be 1.8 acres. Front parking lot is located within the ROW, but parking area within the lot could be reconfigured to allow all parking within the current paved lot area, allowing for subdivision or additional development.
08700900010120000000	07	Vlavis, Laurie A.	2.5	>2.5 ac	50%	70%	3	potential retail or service business on 1st floor with residential above	Subdivide to allow two lots with 5,000 sf buildings each, = 10,000 sf retail or service business with 20 DU's above	Subdivide to allow two lots with 5,000 sf buildings each, = 10,000 sf retail or service business with 20 DU's above	NW Quadrant of Ohioville Rd and Main St. 140', ±.		Lot configuration and road frontage abnormal due to road and ROW realignment. If ROW is transferred to this owner, there is potential that this will become a corner lot of a signalized intersection, prime for development. Due to abnormal lot configuration, differences in lot coverage do not appear to impact development potential between B-2 and Gateway overlay zoning
08700900020383000000	08	Mangelli as Trustee, Lill	42.7	2.73	50%	25%	R1	potential R-1 use, 1 acre SFD Dwellings	Potential for 7 single family detached, 1 acre lots (with existing SFD dwelling to remain), this total could double if municipal water and sewer are provided	Assume Office Complex, max buildout, 90,000 sf office. Or existing plans for this parcel include a 60 apartment unit complex (2 BR).	limited useable frontage	existing SFD dwelling	For B2 use, the study assumes access to Main Street Through one of the parcels to the north. The R1 use would access through Brook Ferris Blvd. 35% of parcel is undevelopable due to wetlands.
08601200050123200000	09	Wildberry Lodge LLC	57.26	35.00	50%	50%	pro	Planned Resort	Wildberry Lodge PRO, 13,000 SF Conference Area, 3,000 SF Restaurant, 140 Guest Rooms. Additional 6,000 SF Restaurant. 10 room, therapy spa. Approximately 20 acres of additional outdoor recreation amenities. or 120,000 SF office complex	Hotel, max buildout 340 guest rooms or 120,000 SF office complex I-1 zoned parcel relatively undevelopable due to wetlands		Southern Parcel (08601200050123100000) I-1 zoning is relatively undevelopable due wetland constraints, per "PRELIMINARY NATURAL RESOURCE INVENTORY FOR THE NEW PALTZ GATEWAY", Feb 2019.	Potential buildout projected from plans for Wildberry Resort, preferred alternative 2/07/2017.
08601200050123100000	10												