

# Ulster County Planning Board



Dennis Doyle, Director

## RECOMMENDATION

Neil Bettez, Supervisor  
Town of New Paltz  
P.O. Box 550  
New Paltz, N.Y. 12561

REFERRAL NO: 2019-054  
2019-055  
DATE REVIEWED: 4/3/2019

### Re: 299 Gateway Area – Zoning Map and Statute Amendments

#### Summary

This is a proposal to amend the Town's Zoning Map and Zoning Statute with a focus on the I-87/Route 299 Gateway area. The proposed amendments generally are a hybrid form-based zoning code. The zoning map creates a system of overlays over the B-2 district that is then reflected in the code. The map provides for a Planned Resort Development District with no corresponding section in the code itself. Rezoning of several parcels in the B-2 zoning district to R-1 zoning classification is shown that would effectively eliminate multifamily housing in this area. The statute creates a new design aesthetic for the area and seeks to foster regional multi-modal connections within it.

The following materials were received for review:

- UCPB Referral Form
- Final Report of the Town of New Paltz Route 299 Gateway Committee, April 2019.

#### Discussion

The Ulster County Planning Board (UCPB) is pleased to see the Town's move towards creating a zoning statute that uses a form-based code with graphics to give residents, developers, and officials a clear understanding of the desired outcomes for the long-term development of the Route 299 Gateway Area. The updated standards take into consideration several of the UCPBs previous requirements by 1) removing an overall gateway overlay district with sub districts and instead simply creates new zoning districts that conform to the ideas found in the original draft. 2) The UCPB raised the issue of removal of lands from the B-2 district and the impacts that would have on the availability of housing, while the earlier edition did not allow for multi-family housing in the gateway districts. The MSMU requires multi-story and encourages mixed use. Both the gateway hamlet and gateway business districts now allow multi-family structures through the Town's site plan review processes. 3) The Town has now crafted standards that relate to the proposed Resort Overlay District.

The UCPBs offers the following comments:

#### Recommendations – Zoning Map – 2019-054

#### Geographic Information System

Ulster County maintains a geodatabase of all the zoning district maps countywide.

**Advisory Comment**

Once adopted, we would ask that the shape file of new zoning districts be submitted to the Ulster County Planning Department for inclusion in its geodatabase.

**Recommendations -- Zoning Statute -- 2019-055**

**Organization**

The proposed zoning amendments create the three gateway districts comprised of a portion of the former B-2 districts and begins with a graphic-heavy/form-based approach for the MSMU district. The subsequent sections for the GB and GH districts have a similar layout to the law, but frequently refer the reader back to the MSMU or the appendices. For greater ease of use for potential developers, the planning board, and residents it may be more efficient to combine the three gateway districts into a single section of the code with tables illustrating the differences in bulk standards between the three districts, where necessary, and remove any repetition between the districts as well. For example, all three districts require parking in the rear or where not practicable, on the side of new buildings. The language found in the MSMU would be sufficient for all three districts in that case. It may also be illustrative to have conceptual drawings of all three districts that clearly shows the intensity of development/lot coverage/size and scope envisioned for each of these districts side by side while showing access management and landscaping, etc. to help foster predictable outcomes for the area.

Reviewing Officer



Robert A. Leibowitz, AICP  
Principal Planner

Cc: Mike Calimano, UCPB



## RECOMMENDATION

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REFERRAL NO: 2019-053  
DATE REVIEWED: 4/3/2019

### Re: 299 Gateway Area – Comprehensive Plan

#### Summary

This is a proposal to amend the Town's Comprehensive Plan with a focus on the I-87/Route 299 Gateway area to create a new design aesthetic and to foster regional multi-modal connections within this area.

The following materials were received for review:

- UCPB Referral Form
- Final Report of the Town of New Paltz Route 299 Gateway Committee, April 2018.
- Full EAF

#### Discussion

The Ulster County Planning Board (UCPB) recognizes and applauds the substantial effort the Town has made in developing revisions to its comprehensive plan for the Route 299 gateway area. The focus of the plan on design guidelines for different typologies, helps to foster predictable outcomes for the area not only in terms of aesthetics, but for traffic management, stormwater controls, and environmental protection.

The UCPBs offers the following advisory comments:

#### Recommendations

##### Final Draft Comprehensive Plan Amendment

The report provided is the report provided for referral in 2018 and still does not appear to be a true "final" comprehensive plan amendment. Within the document the use of the word "perhaps" is utilized multiple times and ranges of figures are given rather than more firm goals and final figures.

##### Advisory Comment

Prior to adoption, all language should be set to read as goals and policy with a more certain/precise tone.

##### North of Route 299

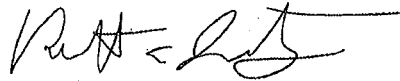
The northern portion of Route 299, zoned industrial, was not incorporated into the Gateway Study Area.

2019-053 299 Gateway Area  
Comprehensive Plan

**Advisory Comment**

The UCPB recognizes that this area was not included in the scope of the work given to the Town's ad-hoc community; the Comprehensive Plan amendment should at least acknowledge this area and set some long-term goals for it. It is noted that wetlands constrain a great deal of the parcels found within the I-1 zoning district north of Route 299.

Reviewing Officer

A handwritten signature in black ink, appearing to read 'R. Leibowitz', with a long horizontal line extending to the right.

Robert A. Leibowitz, AICP  
Principal Planner

Cc: Mike Calimano, UCPB