PE6.2

Mixed land uses = 1 point. Town Code Zoning: New zoning for Main Street Mixed Use District provides for mixed land uses

Section 140-22.2 Main Street Mixed Use District

A) Purpose: The objective of Main Street Mixed Use District is to ease the transition from the Village to the Town, and transition away from auto-oriented strip commercial development and extend the Village's walkable, mixed-use, "Main Street" character into the Town as properties are improved and redeveloped over time. With the changing commercial real estate landscape, mixed-use development will provide more development options including opportunities for upper-floor residential units that could offer the community much needed housing diversity and affordability.

D) Design Standards 1 c) Mixed-use buildings of two to three stories, with active uses (such as retail, restaurant, personal service) on the ground floor and residential or office uses on the upper levels, are preferred.

Promote compact building design and cluster development = 1 point. Town Code Zoning: Residential Cluster Subdivision Design provides for cluster development.

Section 121-25 Residential Cluster Subdivision Design

A) To further the goals of the Town of New Paltz Master Plan, enable and encourage flexibility of design and development of land within the Town in such a manner as to promote the most appropriate use of land, facilitate the adequate and economical use of streets and utilities, and preserve the natural and scenic qualities of open or wooded lands, the Town Board authorizes the Planning Board to approve, in the R-1, A-1.5 and A-3 Zoning Districts of the Town (hereafter referred to collectively as the “residential zoning districts”), a residential subdivision plan with clustered development, and further authorizes the Planning Board to require, in appropriate circumstances, the submission of a clustered development plan as a condition of subdivision plan approval.

Diversity of Housing Opportunities and Choices = 1 point. Town Code Zoning: Permitted Uses describes the variety of housing opportunities and choices available in the Town of New Paltz.

Section 140-8 Permitted Uses

A) In the following schedule:

[(1)](https://www.ecode360.com/9168683#9168683)"P" designates a use permitted by right.

[(2)](https://www.ecode360.com/9168684#9168684)"O" designates a use permitted subject to additional standards pursuant to § [140-52](https://www.ecode360.com/9169265#9169265) of this chapter by the Planning Board.

Permitted Uses

|  | **Districts** | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Use** | **A-1.5** | **A-3** | **R-1** | **R-V** | **B-2** | **I-1** | **WCF** | **FW** | **FF** | **GF** | **MSMU** | **GB** | **GH** |
| Residential Uses | | | | | | | | | | | | | |
| Detached one-family dwelling | P | P | P | P |  |  | O |  | O | O |  |  | P |
| Fraternity and sorority house |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Mobile home | O | O |  |  |  |  |  |  |  |  |  |  |  |
| Multifamily dwelling |  |  |  | P | O |  |  |  |  |  |  | O | O |
| Semidetached one-family dwelling |  |  | P |  |  |  |  |  |  |  |  |  |  |
| Dwelling, mixed use |  |  |  |  |  |  |  |  |  |  | O | O | P |

Where the zoning districts are the following eight districts:

|  |  |
| --- | --- |
| A-1.5 | Agriculture 1.5 |
| A-3 | Agriculture 3 |
| R-1 | Residence |
| R-V | Variable-Density Residence |
| B-2 | Highway Business |
| I-1 | Light Industrial |
| MHN | Mobile Home Neighborhood |
| WCF | Wireless Communications Facilities Overlay |
| FW | Floodway |
| FF | Flood Fringe |
| GF | General Floodplain |
| MSMU | Main Street Mixed Use |
| GB | Gateway Business |
| GH | Gateway Hamlet |

Walkable Neighborhoods = 1 point. Town Code new zoning for the Gateway area provides for sidewalks to enhance walkability of neighborhoods.

Section 140-22.1 Gateway Districts

F) Sidewalks. The development or redevelopment of any lot in the Gateway Districts shall provide a sidewalk along the full street frontage of said lot to connect adjacent lots and to enhance and provide definition to the street providing frontage for the lot.

[(1)](https://www.ecode360.com/34843308#34843308)All sidewalks shall be constructed of concrete or other material acceptable to the Planning Board which have a general tendency not to become slippery when wet.

[(2)](https://www.ecode360.com/34843309#34843309)All sidewalks shall be a minimum of five feet wide and shall be designed to be consistent with the Americans with Disability Act Accessibility Guidelines, as well as standards of the applicable highway agency if sidewalks are proposed within the right of way.

Foster Distinctive Attractive Communities with a Strong Sense of Place = 1 point. Town Code: The new Gateway area zonings were adopted to secure the community character and sense of place the Town of New Paltz is known for.

Section 140-22-2 Main Street Mixed Use District

A) Purpose: The objective of Main Street Mixed Use District is to ease the transition from the Village to the Town, and transition away from auto-oriented strip commercial development and extend the Village's walkable, mixed-use, "Main Street" character into the Town as properties are improved and redeveloped over time. With the changing commercial real estate landscape, mixed-use development will provide more development options including opportunities for upper-floor residential units that could offer the community much needed housing diversity and affordability. Physical, environmental, and economic constraints on the expansion of roadway infrastructure require that mobility options such as walking, bicycling, and public transportation be provided in the MSMU. The Empire State Trail traverses this District, with pedestrians guided to Main Street and bicyclists directed up North Putt Corners Road to Henry W. Dubois Drive. Development in the MSMU should be organized and designed to support a multi-modal transportation system.

Section 140-22.3 Gateway Business District

A) Purpose. [(1)](https://www.ecode360.com/34843386#34843386)As the primary entranceway to New Paltz and a gateway to the Shawangunk Mountains from the NYS Thruway and points east, this portion of the Route 299 corridor is home to a small number of small-scale commercial establishments. Much of the area is vacant and constrained to development due to an abundance of wetlands and limited infrastructure. The importance of NYS Route 299 as a regional east-west highway and the intersection of Route 299 with Exit 18 of the NYS Thruway require that vehicular access to Route 299 be carefully managed. With the development of New York State's Empire Trail, the Hudson Valley Rail Trail and the Wallkill Valley Rail Trail are connected. The Empire State Trail is a tremendous recreational asset for residents and visitors and a catalyst for economic growth in New Paltz.

[(2)](https://www.ecode360.com/34843387#34843387)The objective of the GB District is to improve the aesthetic quality of development in the corridor, ensure that environmental resources are protected, and manage access to NYS Route 299 for the safety of drivers, bicyclists, and pedestrians who utilize this corridor. The GB District encourages a variety of uses. Development should be focused on welcoming visitors to New Paltz.

Section 140-22.4 Gateway Hamlet District

A) Purpose. [(1)](https://www.ecode360.com/34843427#34843427)The Hamlet of Ohioville is a traditional crossroads settlement that was established years ago at the intersection of Ohioville Road and Old Route 299 (New Paltz Road). Construction of Exit 18 of the NYS Thruway and the reconstruction of NYS Route 299 changed its context but characteristics of the old mixed-use hamlet remain and are worthy of preservation. In other words, Ohioville is different than other parts of the Gateway corridor.

[(2)](https://www.ecode360.com/34843428#34843428)The objective of the Gateway Hamlet District is to provide land use regulations and design standards that ensure that the unique characteristics of the Ohioville Hamlet are preserved and enhanced. The traditional hamlet settlement pattern found in Ohioville is characterized by smaller lots and mixed uses in a compact, walkable layout. Maintaining and extending this form to the south side of NYS Route 299 and reconnecting to Paradies Lane will establish Ohioville as a unique place on the road to New Paltz. The Empire State Trail brings pedestrians and bicyclists into the hamlet, further encouraging development of a compact, safe, and walkable layout.

Preserve open space, farmland, natural beauty, and important natural areas = 1 point. Town Code: Agricultural and Open Space Preservation and Acquisition provides for protection of open space, farmland, natural beauty, and important natural areas.

Section 44-1 Legislative Findings

A) The State of New York, by various legislative enactments, including but not limited to General Municipal Law § 247 and Environmental Conservation Law § 49-0301, has found that the rapid growth and spread of suburban development is encroaching upon or eliminating many open areas and spaces of varied size and character, including many having significant scenic or aesthetic values, which areas and spaces if preserved and maintained in their present open state would constitute important physical, social, aesthetic or economic assets to existing or impending suburban development. The legislature has determined that the acquisition of open spaces and areas is a valid public purpose and that the expenditure of Town funds to acquire legal interests and rights in such lands is in furtherance of such purpose and is a proper expenditure of public funds for public purposes.

[B.](https://www.ecode360.com/9166304#9166304)The Town of New Paltz supports such public purposes and finds that such purposes can be achieved by instituting a program for the acquisition of interests or rights in real property for the preservation of open spaces and farmland. Such a program would be consistent with the New Paltz Open Space Plan adopted in June 2006. The Town Board further moved toward local funding for the acquisition of open spaces and areas, particularly the purchase of development rights (PDR), by placing a bonding proposition on the November 2006 general election ballot. A majority of voters in the Town approved such proposition, authorizing the expenditure of $2,000,000 for the acquisition of open spaces and areas, including, among other things, development rights. This chapter is intended to indicate generally and in particular the procedures to be employed by the Town to protect and conserve open spaces as characterized in the New Paltz Open Space Plan.

Strengthen and Direct Development Towards Existing Community Centers, Hamlets, or Urban Areas = 1 point. In addition to the Gateway zoning that promotes development in the Business Zone, Town Code provides for an Environmental Conservation Board to review and advise on development proposals to assure existing undeveloped areas are protected.

Section 12-1 Environmental Conservation Board, Legislative Intent

The preservation and improvement of the quality of the natural and man-made environment within the Town of New Paltz, in the face of population growth, urbanization and technologic change, with their accompanying demands on natural resources, are found to be of increasing and vital importance to the health, welfare and economic well-being of present and future inhabitants of the Town of New Paltz. It is recognized that the biologic integrity of the natural environment on which man is dependent for survival and the natural and functional beauty of our surroundings which condition the quality of our life experience cannot be protected without the full cooperation and participation of all the people of the Town working in partnership with local and state officials and with various public and private institutions, agencies and organizations. Establishment of a Conservation Board is a necessary step in fostering unified action on environmental problems.

Promote Density that Facilitates Non-Car Transportation Options = 1 point. The Town Comprehensive Plan was revised in part in 2019 and recognizes the need to focus development in existing developed areas and to emphasize multi-modal transportation. The new Gateway Districts focus on promoting more dense housing and multi-modal transportation options for pedestrians and cyclists. And residential and commercial properties are required by Town Code to provide bicycle racks and access lanes.

Comprehensive Plan, amended 2019, page 4

For the most part, these broad goals remain relevant today, though more specific objectives are necessary to inform development in the Route 299 Gateway area. As such, the Ad-hoc committee developed elements of an initial vision and objectives to guide this effort for the Route 299 Gateway Corridor, as follows:

•To ensure the New Paltz Exit 18 gateway area gives a sense of 'arrival' to visitors, commuters and locals alike, reflecting the unique natural resources and cultural assets of New Paltz, including New Paltz's small town, rural character.

•To prevent inefficient, uncoordinated development that impairs the mobility and safety of those who travel by car, on foot, by bicycle or via public or private transit.

•To effectively integrate Complete Streets/rail trail connections given regional trail assets and the key link between the Wallkill Rail Trail and the Hudson Valley Rail Trail that traverses this area.

•To balance development with protection of our natural resources--trees, wetlands, plant and animal species, and clean air.

•To utilize "smart growth" principles, prioritizing redevelopment of existing altered areas and maximizing use of green infrastructure and sustainable design.

These objectives have been carried forward in the Route 299 Gateway Committee’s work and are reflected in this Plan Amendment and the Plan Concept presented herein.

Section 140-22.2,.3,.4 Gateway Areas ( as described previously)

Section 140-52 Site Plan Review B) 2 (o) 1-7 An appropriate plan for bicycle parking facilities