

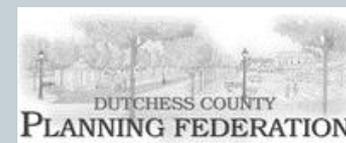
# The Ongoing Relationship Between Your Comprehensive Plan & Zoning Code



## *Dutchess County Planning Federation*

Dutchess County Farm & Home Center  
Millbrook, NY

November 29, 2017



# Comprehensive Plans and Zoning



## What is a Comprehensive Plan?

The definition of “**Town comprehensive plan**” identifies a document with both an immediate and a long-range view:

"town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the town* located outside the limits of any incorporated village or city.

Town Law §272-a (emphasis added).

# Comprehensive Plans and Zoning



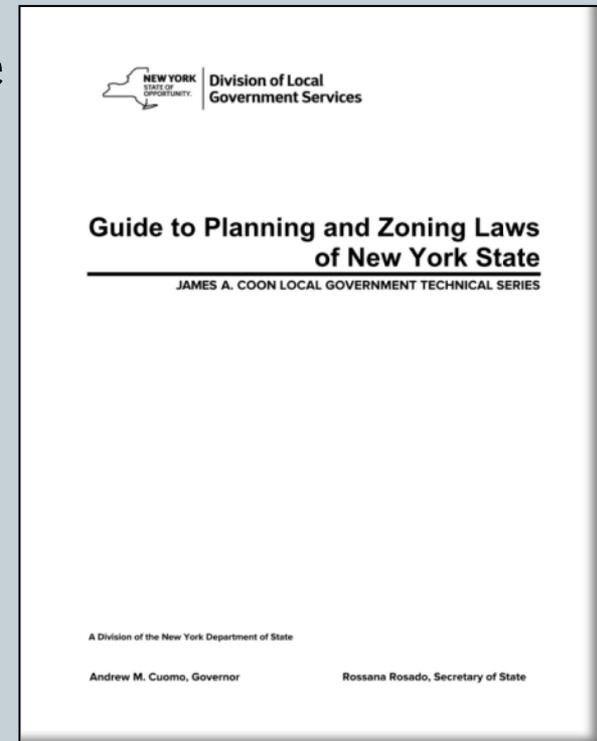
## What is a Comprehensive Plan?

City Law §28-a. City comprehensive plan.

Village Law §7-722. Village comprehensive plan.

General Municipal Law §239-d. County comprehensive plan.

[https://www.dos.ny.gov/lg/publications/Guide\\_to\\_planning\\_and\\_zoning\\_laws.pdf](https://www.dos.ny.gov/lg/publications/Guide_to_planning_and_zoning_laws.pdf)



# Comprehensive Plans and Zoning



## What is a Comprehensive Plan?

A Comprehensive Plan's primary role is to:

- Establish the community's vision for its future;
- Be directional about how to attain this vision; and
- Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.

# Comprehensive Plans and Zoning



## What is a Comprehensive Plan?

The Plan provides a venue for identifying:

- *The current state* – take stock of the situation – What do you cherish? What are your issues/concerns about the future?
- *The desired state* - what does the community want to be like in the future – what is its vision?
- *How* does the community intend to get there?

# Comprehensive Plans and Zoning



## What is a Comprehensive Plan?

- According to state law, the plan may include a wide range of topics “at the level of detail adapted to the special requirements of the town (or village, or city) ...”
- Topics such as residential growth, economic development, land-use, infrastructure, and community character might typically be addressed in a Comprehensive Plan

# Comprehensive Plans and Zoning



## What is a Comprehensive Plan?

### Benefits of adopting a Comprehensive Plan

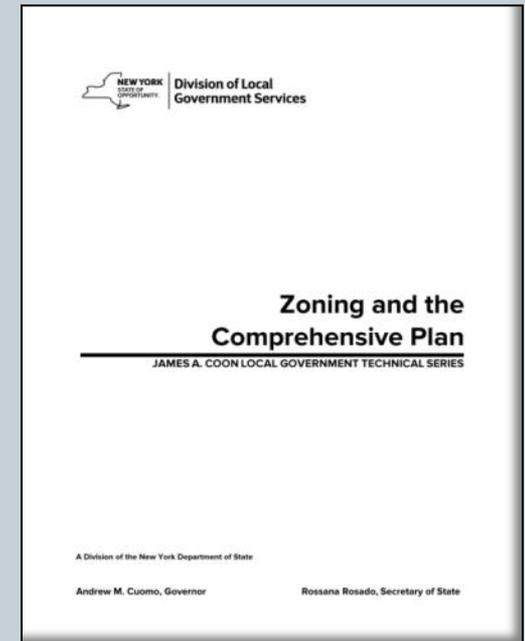
- All land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.
- All plans for capital projects of another governmental agency on land included in the comprehensive plan adopted pursuant to this section shall take such plan into consideration

# Comprehensive Plans and Zoning



## What is a Comprehensive Plan?

Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan



[https://www.dos.ny.gov/lg/publications/Zoning\\_and\\_the\\_Comprehensive\\_Plan.pdf](https://www.dos.ny.gov/lg/publications/Zoning_and_the_Comprehensive_Plan.pdf)

# Comprehensive Plans and Zoning



- **Zoning & Regulatory Measures:**
  - Development Guidelines or Standards
  - Innovative Zoning Techniques
  - SEQR Compliance
- **Potential Non-Regulatory Tools:**
  - Farmland and open space conservation
  - Purchase of development rights
  - Special districts (BID, SAD, etc.)
- **Capital Budgeting:**
  - Community Facilitates and Infrastructure
  - Phasing Strategy
  - Grants and Financing Opportunities
- **Organizational Capacity:**
  - Governmental, Non-profit, and Private Sector
  - Regional and Inter-municipal Connections

# Comprehensive Plans and Zoning



## Developing the Plan

- **Who prepares:**
  - Legislative body, Planning Board, or a “Special Board”
- **Referrals:**
  - Planning Board (“may”), County Planning Board (“shall”)
- **Public Hearings**
  - One or more during preparation, one or more prior to adoption
- **Adoption**
  - Legislative body, by resolution
- **Review**
  - Must set “the maximum intervals at which the adopted plan shall be reviewed”

# Comprehensive Plans and Zoning



## Ten Steps in preparing a Plan

1. **Plan to Plan** ✓
2. **Structure and Schedule the Process** ✓
3. Gather and Analyze Data
4. Identify Problems, Issues, and Concerns
5. Develop a "Vision" for the Plan
6. Develop Plan Goals and Objectives
7. Generate and Evaluate Plan Alternatives
8. Select and Develop a Preferred Plan
9. Adopt the Plan, Set Implementation Schedule
10. Monitor for Results and Impact

***The current state***



***The desired state***



***How to go from  
here to there***

By: Michael Chandler

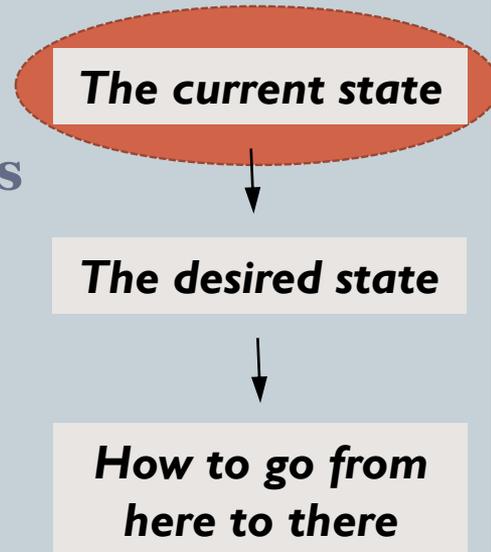
From: Planning Commissioners Journal #39, Summer 2000

# Comprehensive Plans and Zoning



## Ten Steps in preparing a Plan

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By: Michael Chandler

From: Planning Commissioners Journal #39, Summer 2000

# Comprehensive Plans and Zoning



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# Comprehensive Plans and Zoning



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# Comprehensive Plans and Zoning



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By: Michael Chandler

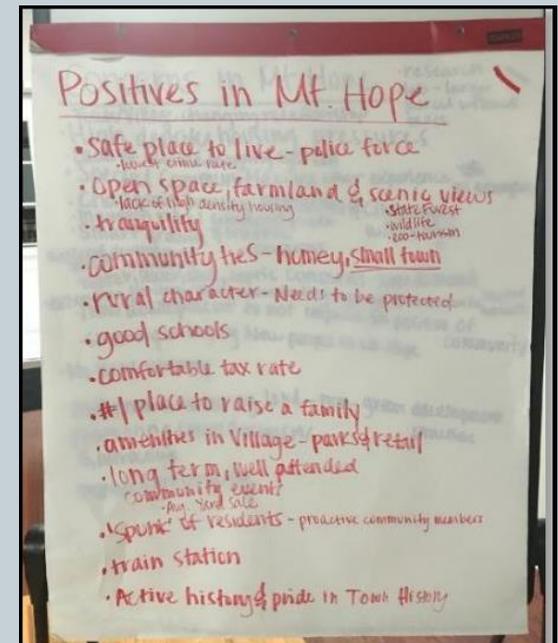
From: Planning Commissioners Journal #39, Summer 2000

# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

- CPUC Kick-off Meeting – June 9, 2016
- Monthly CPUC Meetings



# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

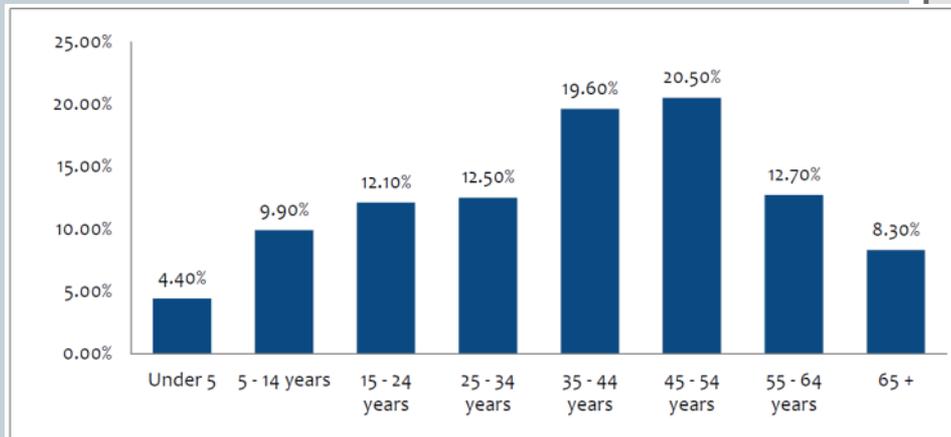
### The Current State

- **Municipal Documents**
  - 1991 Mount Hope Comprehensive Plan
  - Town Zoning and Subdivision Regulations
- **Countywide Documents**
  - 1998 Orange County Agriculture and Farmland Protection Plan
  - 2004 Orange County Open Space Plan
  - 2010 Orange County Comprehensive Plan
  - 2010 Orange County Design Manual
  - 2010 Orange County Water Management Plan

# Comprehensive Plans and Zoning

## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

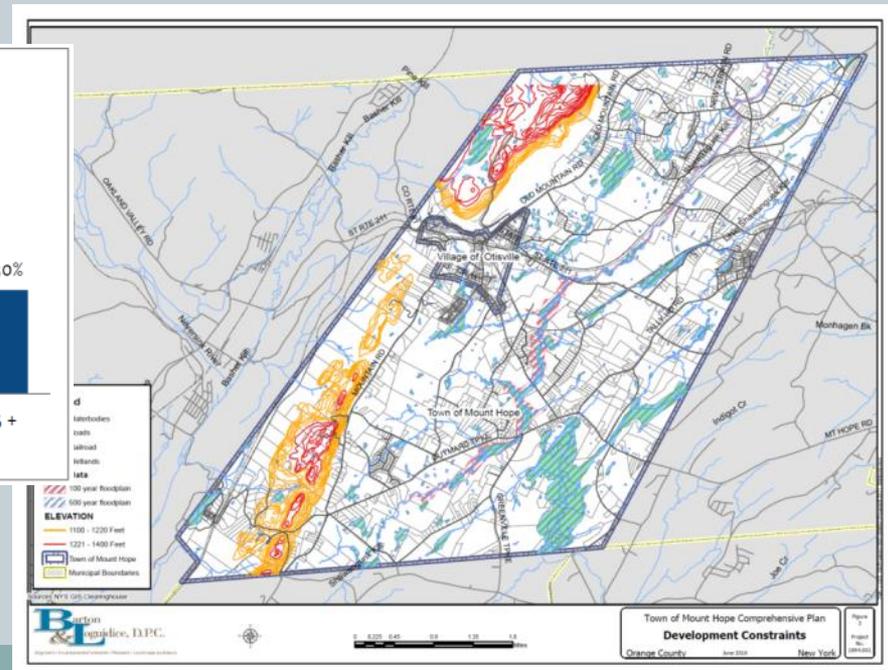
### The Current State



### Population by Age Cohort

Median Age in 1990 was 30

Median Age in 2014 was 41



# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

### The Current State



**Mount Hope Comprehensive Plan Update  
Public Workshop**

HELP DEVELOP A VISION FOR THE TOWN OF MOUNT HOPE



**To Learn More:**

**When:** Tuesday, September 20, 2016 7:00 P.M.

**Where:** Community Center, 7-11 Baker Street, Mount Hope, NY

**Why:** The Town of Mount Hope Comprehensive Plan Update Committee (CPUC) is sponsoring an Issues Identification Workshop on Tuesday September 20, 2016 at 7:00 PM at the Community Center (7-11 Baker Street). The Town is currently updating its comprehensive plan to establish the community's vision for the future regarding a variety of topics such as residential growth, economic development, land use, infrastructure and community character.

The purpose of this initial public workshop is to introduce the community to the comprehensive plan process. We will also work together to define the Town's strengths and identify issues and concerns that should be addressed through the planning process. Residents, property owners, business owners, and all others who are interested in the future of the Town are encouraged to participate in this workshop.

The Comprehensive Plan Update Committee was established by the Town to prepare the comprehensive plan update. The Committee's recommendations will ultimately be forwarded to the Town Board for adoption. For additional information about upcoming meetings, or to review notes from past meetings, please visit the Town website at <http://townofmounthope.org>.

**Who Should Attend:** Residents, Property Owners, Business Owners, and all others who are interested in the future of the Town of Mount Hope

Sponsored by the Town of Mount Hope Comprehensive Plan Update Committee  
If you have special needs, due to a handicap please contact Town Hall (941) 386-1400



Issues Identification Workshop – September 2016

# Comprehensive Plans and Zoning

## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

### The Desired State



Visioning Workshop – December 2016

### Preliminary Vision and Goals

#### Vision Statement

The Town of Mount Hope is a vibrant rural community that has conserved active farmland and protected its abundant natural resources and scenic beauty while guiding appropriate residential and commercial growth in and around the Village of Otisville, in the Town's small hamlets, and in other well-defined, compact development areas. The Town provides cost-efficient services to its residents, maintains public safety, and celebrates its history and welcoming visit to its rural character.



### Preliminary Vision and Goals

#### Goals

Maintain Mount Hope's rural character by working with landowners to encourage stewardship, preserving farmland and supporting efforts to diversify and enhance the economic prospects of agriculture, and partnering with regional conservation organizations on open space conservation and trail development.



# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

How do we go from here to there

### **Plan Recommendations:**

- Update Land Use Regulations to Preservation of Rural Character
- Promote Open Space and Farmland Conservation
- Develop a Vision for an Interconnected Network of Open Space and Recreational Resources
- Protect Environmental Resources
- Promote Rural Business Development
- Additional Town-wide Recommendations

# Comprehensive Plans and Zoning



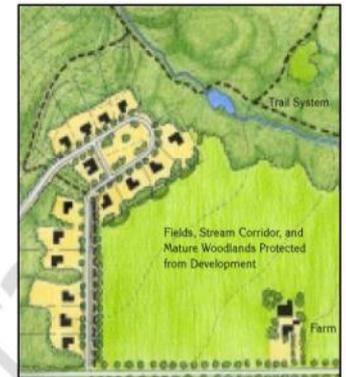
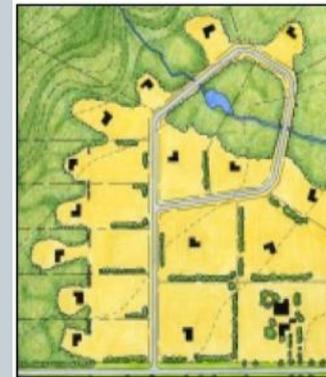
## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

Update Land Use Regulations to Preserve Rural Character

- Review residential density
- Separate concepts of “density” and “lot size”
- Conservation Subdivision Design
- Discourage frontage development
- Incentive Zoning



Frontage development along a rural road in Mount Hope (Google Earth)



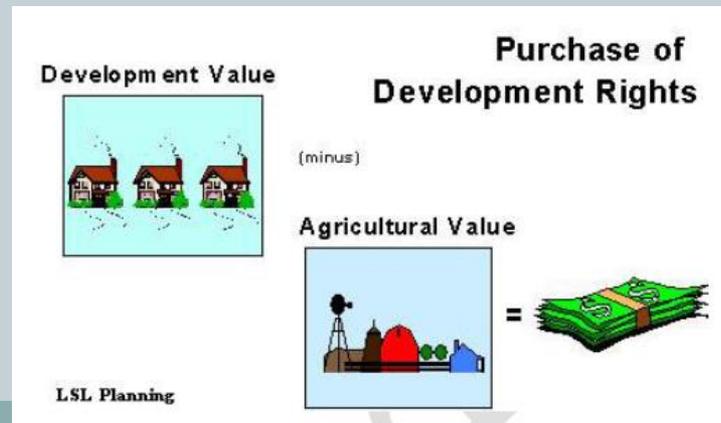
A comparison of a conventional subdivision (left) with a conservation subdivision (right). In both cases, a total of 16 residential lots were created. A conservation easement ensures that the open land preserved as part of the conservation subdivision (right) cannot be further subdivided or developed in the future.

# Comprehensive Plans and Zoning

## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

Promote Open Space and Farmland Conservation

- Conservation Easements
- Purchase of Development Rights (PDR)
- Funding



**ORANGE COUNTY LAND TRUST**

*Preserving Our Natural and Agricultural Heritage Since 1992* *October 2016*

Orange County Land Trust  
PO Box 240  
Monticello, NY 13952  
845.534.5300  
info@oclt.org

Click here to view our current donation guidelines to the Orange County Land Trust

**Dear Friends,**

By far the biggest news this month was the announcement of the State's Farmland Protection Implementation Program funding in the Mid-Hudson Valley region. Five farmland preservation projects were selected for funding and were pleased to announce that two were awarded one of these critical grants. Much more on this tremendous news below!

**For the land,**

Orange County Land Trust  
Board of Directors, Staff and Volunteers

**OCLET Receives Grant to Protect 197 Acres of Farmland**

We have been awarded a New York State Farmland Protection Implementation Grant to conserve 197 acres of farmland in the Town of Mount Hope. Conserving this farmland will enable Otisville-based Farmer's Daughter to affordably purchase the property, ensuring that the land remains in agricultural use.

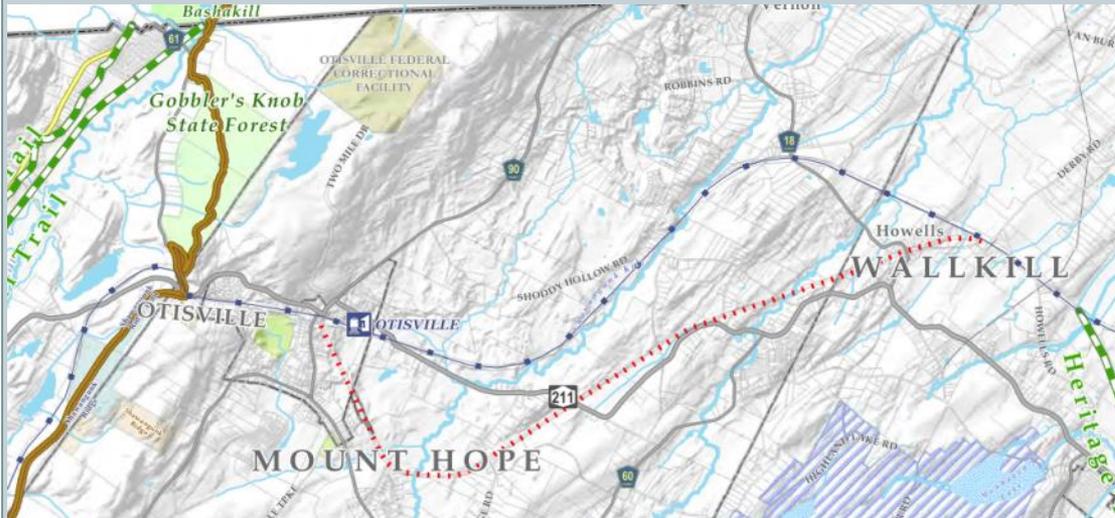
We applaud Governor Cuomo, Department of Agriculture & Markets Commissioner Richard Ball, and the State Legislature for their commitment to farmland preservation. We would also like to thank Scenic Hudson, Orange County Government, the County's Agricultural and Farmland Protection Board, and the Town of Mount Hope for their support.

Click [here](#) for the Governor's press release on the farmland protection program grants.

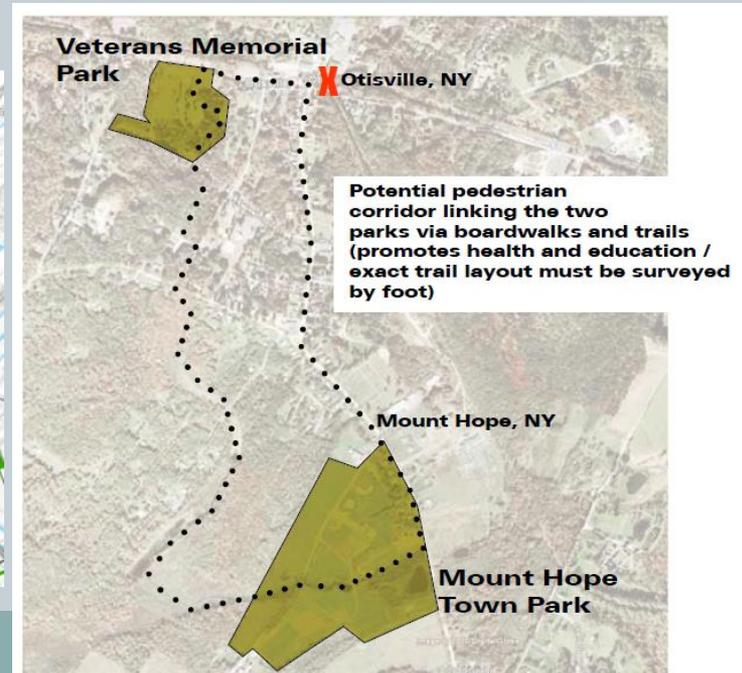
# Comprehensive Plans and Zoning

## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

Develop a Vision for an Interconnected Network of Open Space and Recreational Resources



Above: Orange County Heritage Trail Extension  
Right: Otisville – Mount Hope Trail Network



# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

Protect Environmental Resources



Example of parking area bioswale from the Stormwater Coalition of Tompkins County

# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

Promote Rural Business Development



# Comprehensive Plans and Zoning

## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

Promote Rural Business Development



**Crossroads**  
Crossroads are places that already have some of the ingredients of a new center but at lower densities; perhaps there are some auto-oriented commercial uses often there may be a fire station, town hall or other civic uses; it is surrounded by developable lands that are suitable for future walkable neighborhoods. This area is already a destination for the local community. New development at the crossroads has the potential to complete the mix of land uses to create a new compact, mixed-use place with a distinct identity for the community.

**Crossroads Diagnostic:**

- It is the intersection of two important roads.
- It is a local destination for convenience shopping.
- It is not intensively developed—buildings are not close enough to each other to make a compact walkable place and existing buildings are surrounded primarily by undeveloped land.
- The current land use pattern is unclear—the uses are primarily auto-oriented commercial uses, but there may be some residential uses or some civic uses built as a part of or for the center.
- Infrastructure can support introduction of the Crossroads Diagnostic and can also support compact neighborhoods around the new center.

**PLACES**



**PLACES**

**Details**

**Crossroads**

**New Rural Commercial District**

A new rural commercial center is a linear aggregation of small and medium sized buildings along the road "backbone" often used for the building for "retail uses." It is well organized and designed to be a vibrant and convenient one and half to two mile long strip.

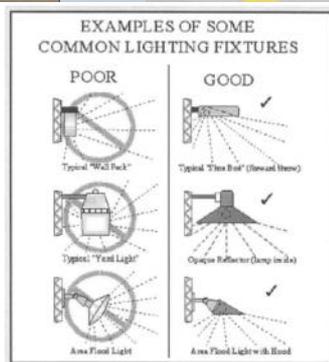
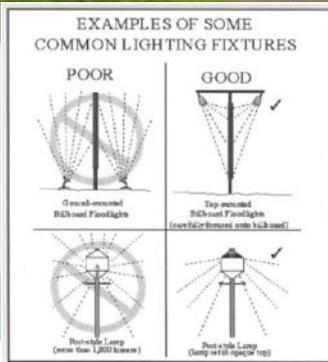
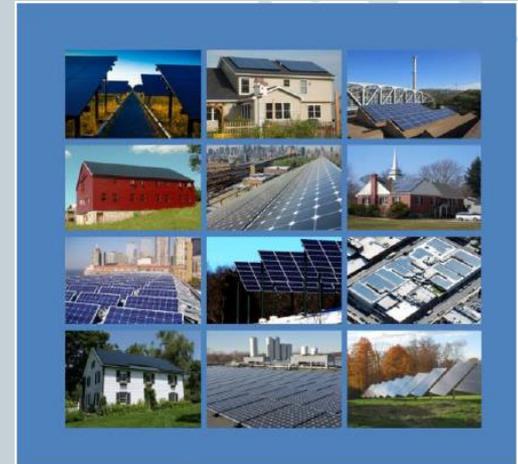
- Intentionally mix traffic oriented and walkable pedestrian friendly.
- The open spaces between the buildings are well designed to be vibrant and comfortable one and half to two mile long strip.
- Building are used to define the way and there are no uniform setbacks, but all buildings have a positive relationship to the street with windows directly facing the street.
- Design guidelines include higher trip speeds or faster through road-way signage.



# Comprehensive Plans and Zoning

## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

### Additional Town-wide Recommendations



**New York State  
Model Solar Energy Law**

May 2016

# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

### **Implementation:**

#### Short-term Priority Projects

- Update Land Use Regulations – underway
- Aquifer Study – underway
- Open Space Conservation and Recreation Plan
- Adopt a Right-to-Farm Law

#### Medium-term Projects

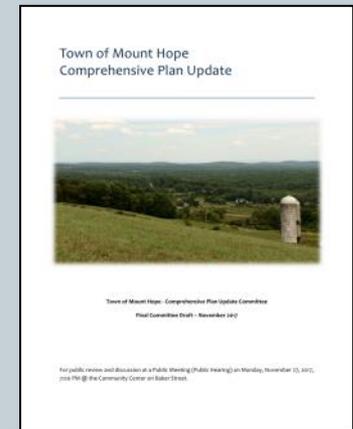
#### Long-term Project

# Comprehensive Plans and Zoning



## Example: Town of Mount Hope *Comprehensive Plan Update and Zoning*

- Final Committee Draft – November 2017
- Committee Public Hearing – November 27<sup>th</sup>
- Next Steps:
  - Comprehensive Plan – Town Board
  - Zoning Amendments – CPUC then Town Board

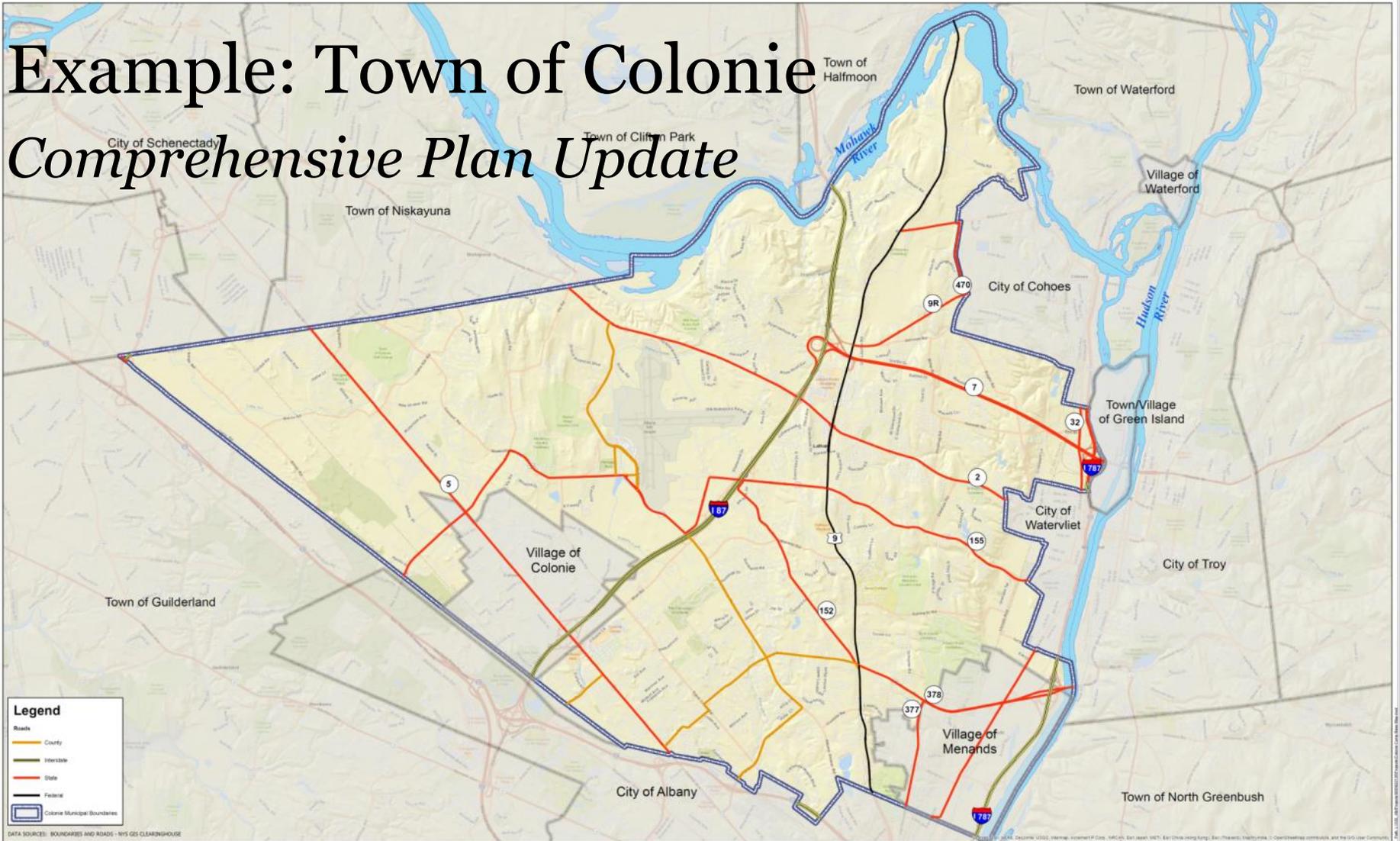


Thursday, November 16, 2017 • TIMES HERALD-RECORD 43

Legals	Legals
<b>PUBLIC HEARING NOTICE TOWN OF MOUNT HOPE</b>	
The Town of Mount Hope Comprehensive Plan Update Committee (CPUC) will hold a public hearing in accordance with Town Law §72-a on Monday, November 27, 2017 at 7:00 PM at the Mount Hope Senior Center, 7-11 Baker Street, Otseville NY. The Town is currently updating its comprehensive plan to address topics such as residential growth, economic development, land use, infrastructure and community character. The Committee has prepared a draft version of the Comprehensive Plan Update. The Draft Plan is available for public review at the Town Clerk's office at 1706 Route 211 West, Otseville NY, Monday through Friday 8:00am to 4:00pm and on the Town's website: <a href="http://www.mounthope.org">http://www.mounthope.org</a> . All interested parties will be heard at that time.	
Dated: November 13, 2017	
Kathleen A. Myers Town Clerk Town of Mount Hope	
NOTICE OF SALE SUPREME COURT COUNTY OF ORANGE Deutsche Bank National Trust Company, As	

# Comprehensive Plans and Zoning

## Example: Town of Colonie *Comprehensive Plan Update*



**Legend**

- Roads
- County
- Interstate
- State
- Federal
- Colonie Municipal Boundaries

DATA SOURCE: BOUNDARIES AND ROADS - NYS GIS CLEARINGHOUSE

**Barton & Loguidice, D.P.C.**  
Engineers - Environmental Scientists - Planners - Landscape Architects

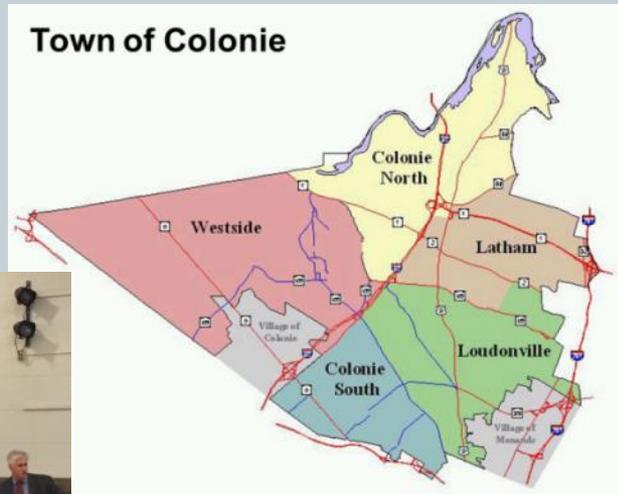


1 inch = 3,500 feet

Town of Colonie Comprehensive Plan Update		Figure
<b>Town of Colonie Base Map</b>		Project No.
Albany County	November 2016	922.135
	New York	

# Comprehensive Plans and Zoning

## Example: Town of Colonie *Comprehensive Plan Update*



### Town of Colonie Comprehensive Plan Update Community Workshops



#### HELP DEVELOP A VISION FOR THE TOWN OF COLONIE

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) is sponsoring a series of **Community Workshops** at locations around Town in November and December. The Town is beginning the process of updating its 2005 Comprehensive Plan. The updated plan will establish the community's vision for the future through the discussion of topics such as residential growth, economic development, land use, infrastructure, and community character.

The purpose of these initial Community Workshops is to introduce the public to the Comprehensive Plan process. We will also work together to define the Town's strengths and identify issues and concerns that should be addressed through this planning process. Residents, property owners, business owners, and all others who are interested in the future of the Town are encouraged to participate in any one of these workshops.

The CPAC was established by the Town to prepare the comprehensive plan update. The Committee's recommendations will ultimately be forwarded to the Town Board for adoption. For additional information about upcoming meetings, or to review notes from past meetings, please visit the Planning and Economic Development Department's (PEDD) website at <http://www.coloniegodd.org>.

#### Workshops will be held:

**Thursday, November 10, 2016 6:30 - 8:30 P.M.**  
Forts Ferry Elementary Auditorium  
95 Forts Ferry Rd, Latham, NY 12110

**Tuesday, November 29, 2016 6:30 - 8:30 P.M.**  
Loudonville Elementary Auditorium  
349 Osborne Rd, Albany, NY 12211

**Thursday, December 1, 2016 6:30 - 8:30 P.M.**  
Shaker Junior High Auditorium  
475 Watervliet Shaker Rd, Latham, NY 12110

**Wednesday, December 7, 2016 6:30 - 8:30 P.M.**  
Lisakill Middle School Auditorium  
68 Waterman Ave, Albany, NY 12205

**Wednesday, December 14, 2016 6:30 - 8:30 P.M.**  
The Crossings Main Meeting Room  
580 Albany Shaker R.d, Loudonville, NY 12111



Sponsored by the Town of Colonie Comprehensive Plan Advisory Committee  
For more special needs see for a handbook please contact: Town of Colonie Planning and Economic Development Department (315) 785-2791



# Comprehensive Plans and Zoning

## Example: Town of Colonie *Comprehensive Plan Update*



TOWN OF COLONIE  
COMPREHENSIVE PLAN UPDATE



March xx, 2017

Dear [mail merge name of respondent]

You have been selected at random to take part in a survey that will inform the Town of Colonie Comprehensive Planning Process.

Please take just a moment to read on.

Periodically, the Town of Colonie, evaluates its planning priorities, sort of like when a business or institution writes a strategic plan or when a family meets to work out plans for its future. The Town is currently working on a new plan, and in order to get input from a representative sample of residents, we are working with the Siena College Research Institute (SCRI) to do just that.

We are asking you, as part of scientific process designed and managed by SCRI, to be one of those representative citizens. In addition to the opportunity for any citizen to express their opinions at public meetings or by contacting me at any time, this survey is being sent to a small, randomly selected sample of citizens from around town. Some may regularly attend town meetings, some may never have been to a meeting or event. We need the input of each of you regardless of your experience with town government or town services.

It will only take a short time to sit down and fill this survey out and return it to SCRI. SCRI will tabulate the results and present those results to the Town and all citizens in ways that summarize the results. Your name and your responses will not be made public and SCRI will guarantee both your anonymity and confidentiality.

SCRI has put a coding number on the survey in order to keep track of who has completed the survey. You can

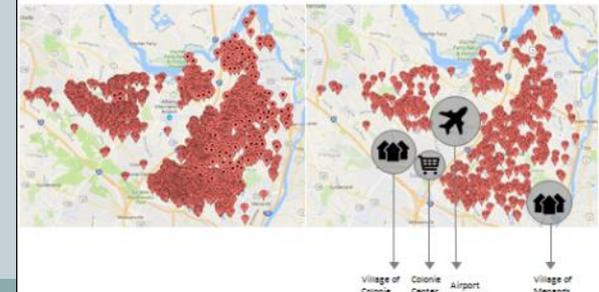
### Methodology

- Total sample of 2,000 Town of Colonie Registered Voters
- 607 Completed Surveys
- April 3 - June 12, 2017
- Multi-methodological: Mail, Web and Phone

### Town of Colonie Geography

SAMPLE

COMPLETES



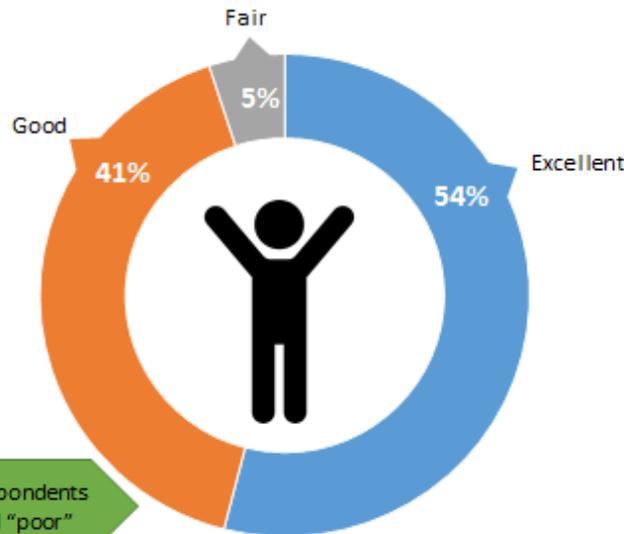
# Comprehensive Plans and Zoning

## Example: Town of Colonie *Comprehensive Plan Update*



### Town of Colonie Rating

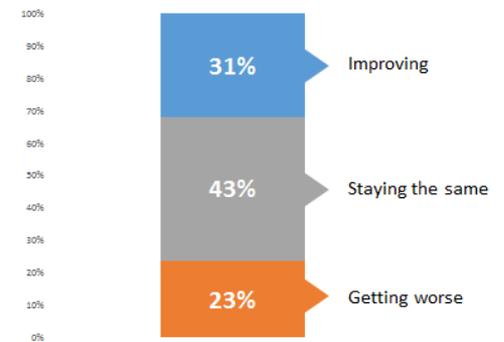
How would you rate the Town of Colonie as a place to live?



0% of respondents answered "poor"

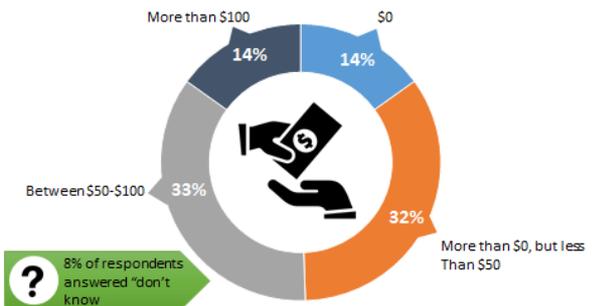
### Quality of Life

Overall, would you say the quality of life in the Town of Colonie is...



### Amount Willing to Pay for Amenities

For the types of amenities I just mentioned, how much in total might your household be willing to pay on an annual basis?



8% of respondents answered "don't know"

# Comprehensive Plans and Zoning

## Example: Town of Colonie *Comprehensive Plan Update*



Town of Colonie Comprehensive Plan Update  
Draft Vision and Goals – July 2017

[For Review and Discussion by the Comprehensive Plan Advisory Committee (CPAC)]

### Vision Statement

In the Year 2030...

The Town of Colonie is a well-managed and forward-thinking suburban community in the heart Capital District. It has an exceptional quality of life with strong, well-established neighborhood excellent schools, and generous amenities such as parks, trails, and conserved open lands. Its location makes it both convenient and busy, yet the Town has worked with its regional partners to ensure that the impacts of traffic are controlled and that safe and attractive transportation options are available for all. The Town balances fiscal responsibility with long-term infrastructure maintenance and great community services. It protects its natural resources, promotes environmentally sustainable development practices, and carefully guides development and redevelopment in its existing commercial and industrial areas to support the tax base and create and retain jobs. Colonie's varied housing stock meets the diverse needs of the community and, in combination with relatively low taxes, the Town has retained its status as an affordable and desirable community for living, learning, and doing business.

### Goals

To achieve this vision, the Town of Colonie has established a set of goals to guide decision-making. These goals address a wide range of issues that have been raised through the public involvement process and through the development of an inventory and analysis of existing conditions. The goals are as follows:

- Accommodate the provision of a range of housing types in appropriate locations to meet the diverse needs of Colonie's residents. Provide incentives for affordability and to encourage mixed-income developments. (M)
- Protect existing neighborhoods from encroaching commercial and higher density residential development. Work with neighborhood groups to identify and address quality of life concerns. (M)
- Improve mobility throughout the Town. This

*Note: In most cases, the Goals from the 2005 Comprehensive Plan have been modified. In a few instances, a Goal presented here is the same as a Goal from the 2005 Comprehensive Plan or is entirely new. We have used the following notations to help show this:*

*M = modified goal*

*S = same as a 2005 goal*

*N = entirely new goal*



Town of Colonie Comprehensive Plan Update  
Draft Vision and Goals – July 2017

[For Review and Discussion by the Comprehensive Plan Advisory Committee (CPAC)]

*Note: In most cases, the Goals from the 2005 Comprehensive Plan have been modified. In a few instances, a Goal presented here is the same as a Goal from the 2005 Comprehensive Plan or is entirely new. We have used the following notations to help show this:*

*M = modified goal*

*S = same as a 2005 goal*

*N = entirely new goal*

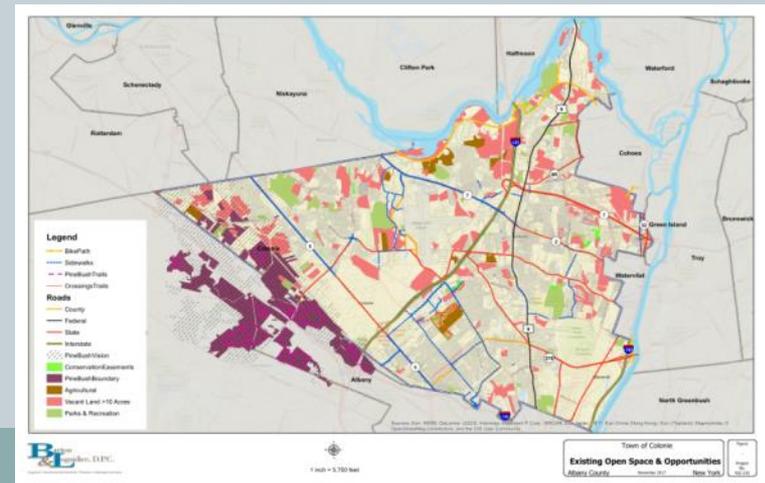
# Comprehensive Plans and Zoning



## Example: Town of Colonie *Comprehensive Plan Update*

Major Initiatives (Preliminary Ideas as of November 2017):

- Open Space Conservation Program
- Complete Streets / Active Transportation Planning
- Zoning Updates – *Refinements*
- Zombie Properties
- Infrastructure
- Climate Smart Communities

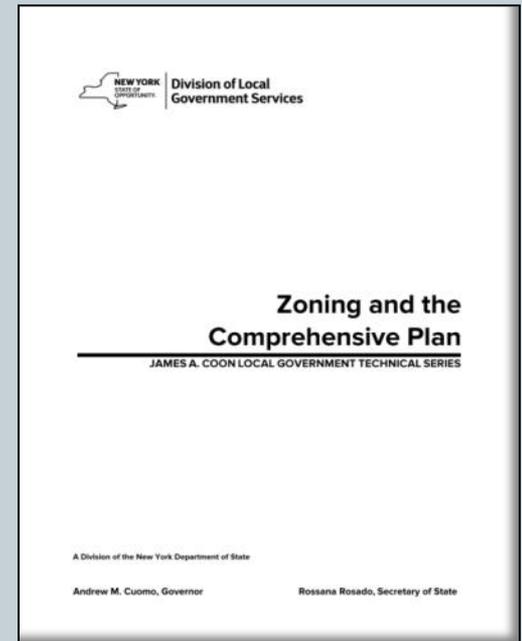


# Comprehensive Plans and Zoning

## Relationship of Zoning to the Comprehensive Plan

New York requires that zoning be adopted in accordance with a well-considered or comprehensive plan.

[https://www.dos.ny.gov/lg/publications/Zoning\\_and\\_the\\_Comprehensive\\_Plan.pdf](https://www.dos.ny.gov/lg/publications/Zoning_and_the_Comprehensive_Plan.pdf)



# Comprehensive Plans and Zoning

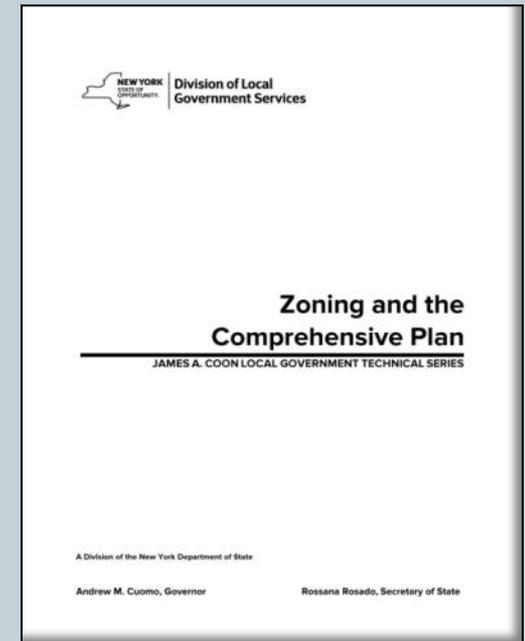


## Relationship of Zoning to the Comprehensive Plan

The comprehensive plan is insurance that the ordinance bears a “reasonable relation between the end sought to be achieved by the regulation and the means used to achieve that end.”

Fred F. French Investing Co., Inc. v. City of New York (1976)

[https://www.dos.ny.gov/lg/publications/Zoning\\_and\\_the\\_Comprehensive\\_Plan.pdf](https://www.dos.ny.gov/lg/publications/Zoning_and_the_Comprehensive_Plan.pdf)



# Comprehensive Plans and Zoning



## Examples of Zoning Innovations to Implement a Comprehensive Plan

*“Plans are only good intentions unless they immediately degenerate into hard work.”*

Peter Drucker

# Comprehensive Plans and Zoning



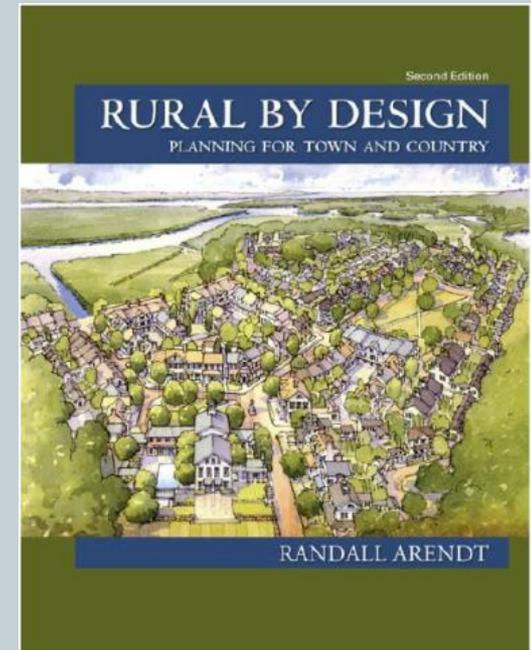
## Example: Town of Mount Hope

### **Conservation Subdivision Design** (term coined by Randall Arendt)

Uses open space resources present on a site to be developed as the starting point for design (In the same way that a golf-course community is designed).

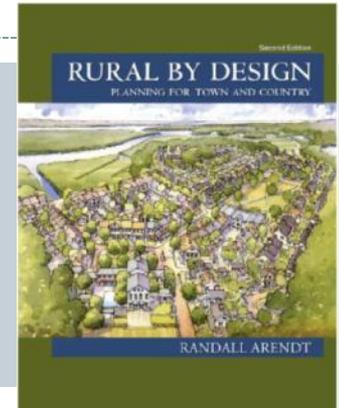
The **four-step conservation subdivision design process** is quite simple:

1. Identify conservation areas – potential development areas follow once the conservation areas have been “greenlined”.
2. Locate house sites
3. Align streets and trails
4. Draw in the lot lines



# Comprehensive Plans and Zoning

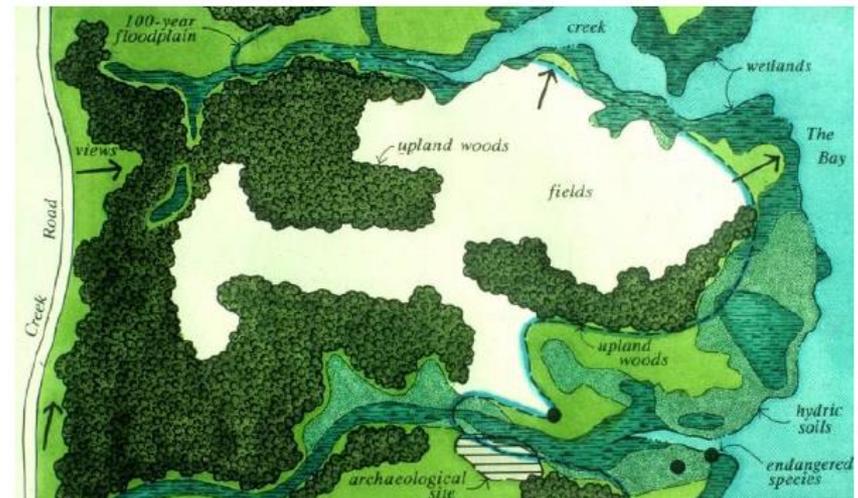
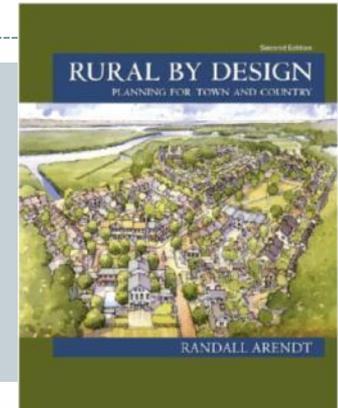
## Example: Town of Mount Hope



**Figures 19-5 A and B: Predevelopment Situation and “Yield Plan”.** The land prior to development, shown in Fig. 19-5A, consists of roughly 80 percent upland, almost equally divided between farmland and forest, with the remainder being wetlands and floodplains. The conventional layout of 72 houselots (Fig. 19-5B) also serves as a “Yield Plan”, demonstrating the number of houselots the property would ordinarily support in a standard plat with no usable open space. Source: Arendt 1993

# Comprehensive Plans and Zoning

## Example: Town of Mount Hope

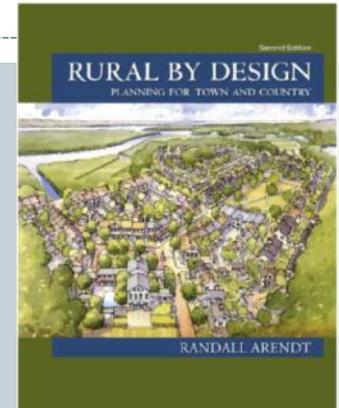


**Figures 19-6 A and B: Step One, Identifying Primary and Secondary Conservation Areas.** The first step involves identifying Primary Conservation Areas (Fig. 19-6A, limited to wetlands, floodplains and steep slopes), and Secondary Conservation Areas (Fig. 19-6B) including those unprotected elements of the natural and cultural landscape that deserve to be spared from clearing, grading, and development. In this example the mature upland forest habitat is of critical environmental importance, while the farmland's ecological value is negligible

Source: Arendt 1993

# Comprehensive Plans and Zoning

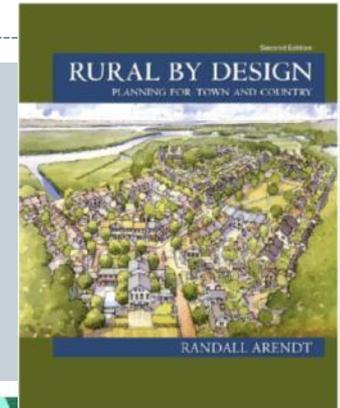
## Example: Town of Mount Hope



Figures 19-7 A and B: Potential Development Areas and Step Two, Locating House Sites. Delineating

# Comprehensive Plans and Zoning

## Example: Town of Mount Hope



**Figures 19-8 A and B: Step Three, Aligning Streets and Trails; and Step Four, Drawing in the Lot Lines.** The third step consists of tracing a logical alignment for local streets to access the 72 homes and for informal footpaths to connect various parts of the neighborhood, providing recreational space while building community among residents (Fig. 19-8A). The final step involves drawing in the lot lines, perhaps the least important part of the process. Successful developers of open space subdivisions know that most buyers prefer homes in attractive park-like settings, and that views of protected open space enable them to sell lots or houses faster and at premium prices (Fig. 19-8B). Such homes also tend to appreciate more in value, compared with those on lots in standard “cookie-cutter” developments offering neither views nor nearby open space Source: Arendt 1993

# Comprehensive Plans and Zoning

## Example: Town of Mount Hope

### Design Guidelines



### Accessory Apartments / Granny Flats

Site Organization

Mixed-Use Nodes (continued)

**Short-term Treatment**

If improvements are being made to an existing building that is not located at the sidewalk edge:

- Consolidate points of access from the street
- Use landscaping – such as hedges, shrubs, or low walls of stone, wood, wrought iron, or an acceptable substitute – to screen parking and create an edge along the sidewalk.

**Building Location:**

New buildings in the Village Center should be constructed at or near the sidewalk to create a consistent street wall and “sense of enclosure” for pedestrians. A small setback could be appropriate to accommodate room for outdoor seating or a small courtyard (not for parking).

If improvements are being made to an existing building that is not located at the sidewalk edge, efforts should be made to bring the façade closer to the sidewalk (if appropriate) and/or to use landscaping or a low wall to define the interior side of the sidewalk edge.

**Top:** New mixed-use infill between existing buildings  
**Middle:** New mixed-use buildings in a new development.  
**Bottom:** New gas station with building close to the street and pumps in rear.

A collection of images illustrating building location guidelines. It includes a street view with a dashed circle around a building, a close-up of a building facade near a sidewalk, and a photograph of a gas station with a building close to the street.

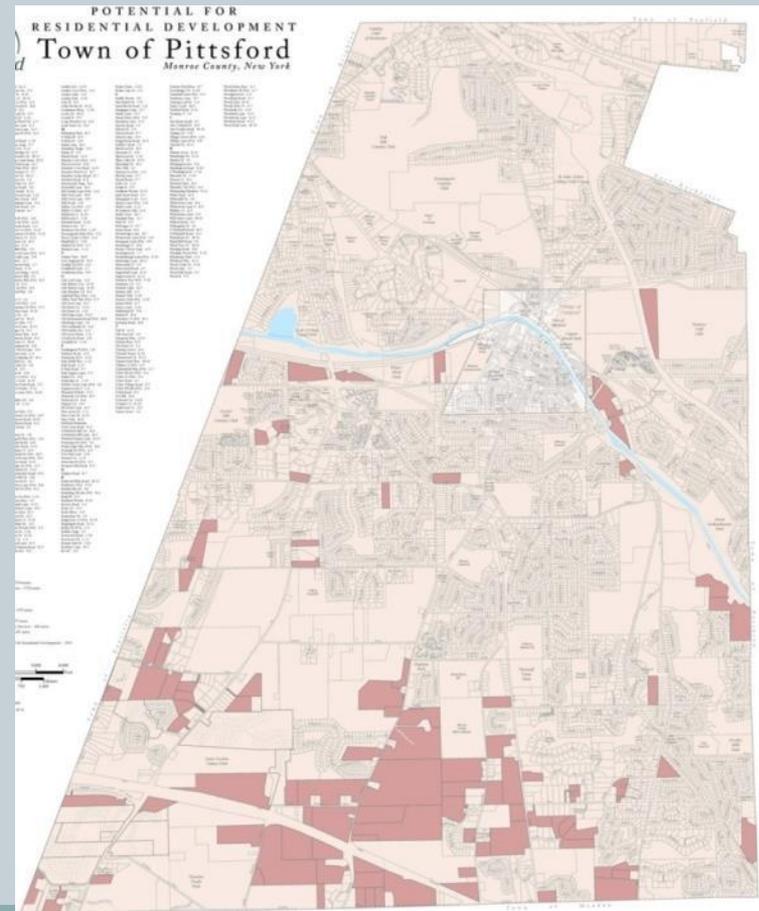
# Comprehensive Plans and Zoning



## Example: Town of Pittsford

Toward a “built-out” community

Lots 5 or more acres in size with subdivision potential (approx 1,400 acres total)



# Comprehensive Plans and Zoning

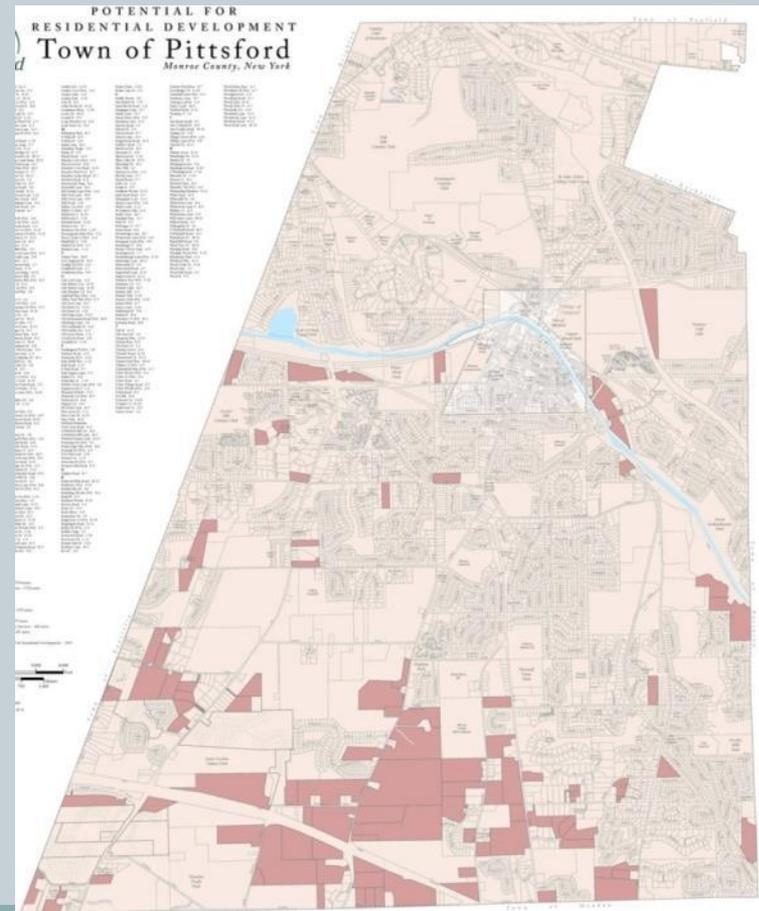


## Example: Town of Pittsford

Comprehensive Plan Update (2009)

Implication of approaching “build-out”:

“Without available land for new subdivisions to meet demand, growth pressures will likely increasingly exert themselves on the ‘already developed’ portions of the town...”



# Comprehensive Plans and Zoning



## Example: Town of Pittsford

Comprehensive Plan Update (2009)

Land Use Goal A1 – Grow Pittsford Gracefully

A1.1: Balance the needs of homeowners to enlarge and improve existing homes with the preservation of neighborhood and town character and quality of life

A1.2: Balance the re-subdivision of lots with the preservation of neighborhood and town character and quality of life

A1.3: Ensure that infill development is in keeping with the character of the town and contributes to the town's quality of life

A1.4: Plan for and accommodate home occupations

# Comprehensive Plans and Zoning



## Example: Town of Pittsford

Comprehensive Plan Update (2009)

Land Use Strategy A1 - Update the Town's Land Use and Zoning Regulations to Proactively Address Changing Land Use and Lifestyle Trends

A1.1: Develop zoning and land use tools that balance improvements to existing homes with the preservation of Pittsford's character and quality of life

A1.2: Develop zoning and land use tools that balance re- subdivisions with the preservation of Pittsford's character and quality of life

# Comprehensive Plans and Zoning



## Example: Town of Pittsford

Comprehensive Plan Update (2009)

Land Use Strategy A1 - continued

A1.3: Develop zoning and land use tools to ensure that the development of infill properties makes a positive contribution to Pittsford's character and quality of life.

A1.4: Update the Town's home occupations regulations to reflect contemporary lifestyles, while preserving the character of residential neighborhoods

# Comprehensive Plans and Zoning



## Example: Town of Pittsford

### Zoning Update

Observations about residential development in Pittsford -

Issues of house size, re-subdivision and infill should have standards that relate to the existing character of the residential neighborhood in which they are located.

### Maintaining Neighborhood Character:

- Residential Infill Development
- Re-subdivision
- Additions/Alterations/Teardown-Rebuild

# Comprehensive Plans and Zoning



Example of new home out of context with neighborhood in both size and style



# Comprehensive Plans and Zoning



Example of poorly done addition



# Comprehensive Plans and Zoning



## Example: Town of Pittsford

### Zoning Update

Observations about residential development in Pittsford -

The vast majority of the town has very predictable neighborhoods that are defined by approved subdivision plans.

This provides a very consistent standard for each neighborhood in terms of lot size, setbacks, house size, etc.

# Comprehensive Plans and Zoning



## **Context-Based Approach**

For existing residential neighborhoods – replace current zoning with a new context-based code which emphasizes the existing characteristics of individual neighborhoods

Tomorrow – we look at the context



# Comprehensive Plans and Zoning



## **Proposed Zoning Revisions**

- Context-Based Zoning and Subdivision Regulations – Residential Neighborhood (RN) Zoning
- Amended Design Review Process
- Residential Design Standards and Guidelines
- Standards and Guidelines for Certificates of Appropriateness

# Comprehensive Plans and Zoning



## Proposed Zoning Revisions

### Context-Based Zoning and Subdivision Regulations – Residential Neighborhood (RN) Zoning

- Area and Bulk Requirements – based on neighborhood context

Front Yard

Building Line

Façade Area

Side Yard

Building Envelope

Maximum Building Footprint

Maximum Lot Coverage

Rear Buffer

Rear Yard

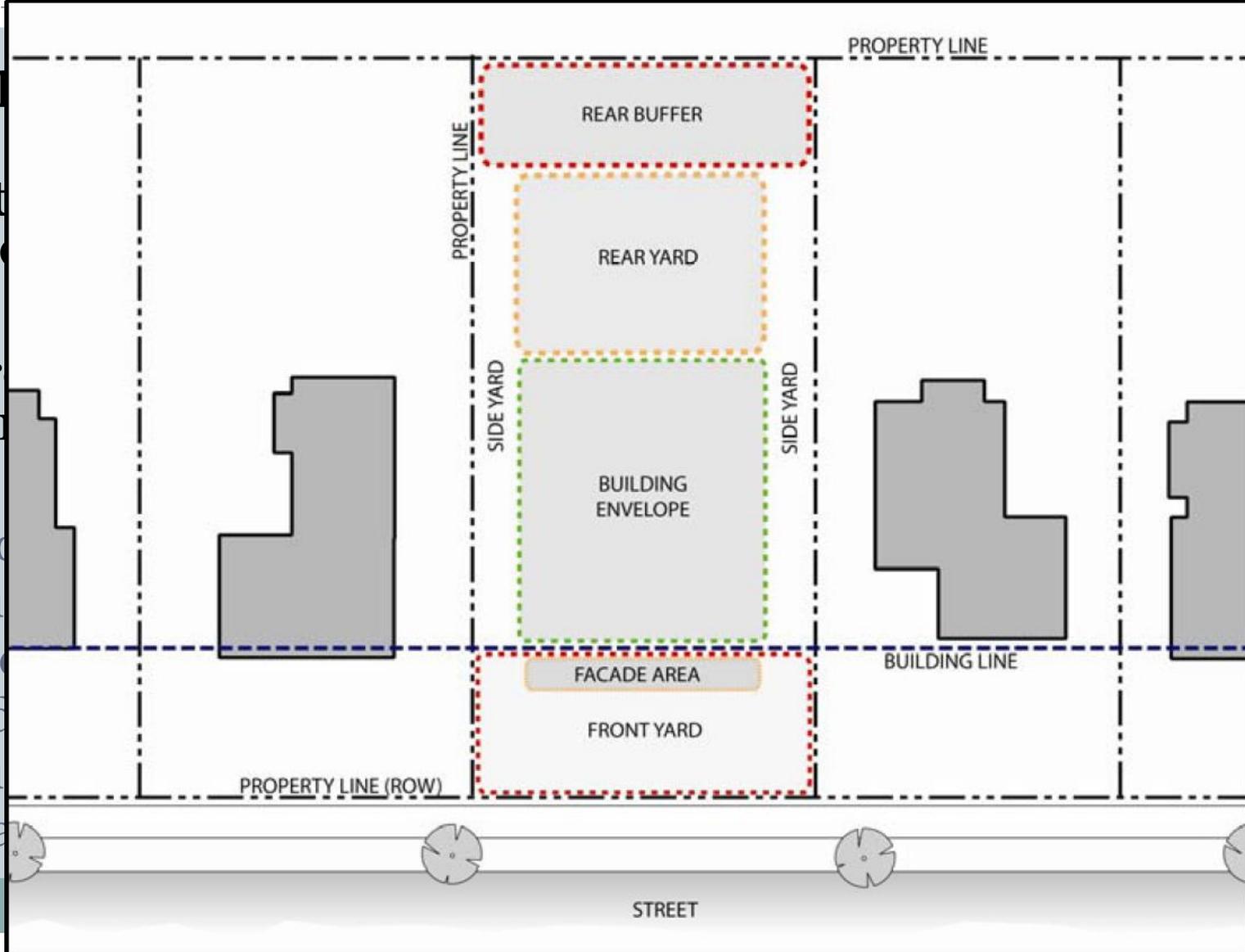
Corner Lots

Flag Lots

Building Height

# Comprehensive Plans and Zoning

FIGURE 1 – Area and Bulk Elements Described in Section 3



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# Comprehensive Plans and Zoning



## **Proposed Zoning Revisions**

### Context-Based Zoning and Subdivision Regulations – Residential Neighborhood (RN) Zoning

- Area and Bulk Requirements – based on neighborhood context
- Subdivision Potential (ability to subdivide and the quantity of new lots that can be created) – also based on neighborhood context (“adjacent lots”)



# Comprehensive Plans and Zoning

## Example: City of Saratoga Springs

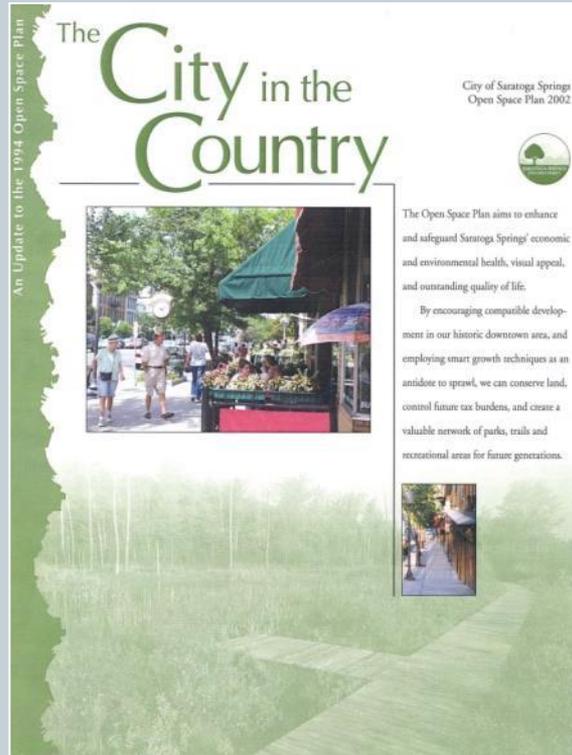
### THE SARATOGA SPRINGS COMPREHENSIVE PLAN

CITY OF SARATOGA SPRINGS  
NEW YORK

KENNETH KLOTZ, MAYOR  
THOMAS CURLEY, COMMISSIONER OF PUBLIC SAFETY  
MICHAEL LENZ, COMMISSIONER OF FINANCE  
THOMAS MCTYGUE, COMMISSIONER OF PUBLIC WORKS  
BERNARD MIRLING, COMMISSIONER OF ACCOUNTS

ORIGINALLY ADOPTED: MAY 4, 1999  
FIRST AMENDMENTS ADOPTED: NOVEMBER 21, 2000  
SECOND AMENDMENT ADOPTED: JULY 17, 2001

THE SARATOGA SPRINGS COMPREHENSIVE PLAN



- Draft -

### PROPOSED AMENDMENTS TO THE SARATOGA SPRINGS ZONING ORDINANCE

Prepared by the  
ZONING ORDINANCE  
REVIEW COMMITTEE

Michael Welti, Chair  
Jacinta Conway  
Lori Heithoff  
Lisa Nagle  
Richard Ostrov

Environmental Design & Research, PC  
Woodlea Associates

July 12, 2002

# Comprehensive Plans and Zoning

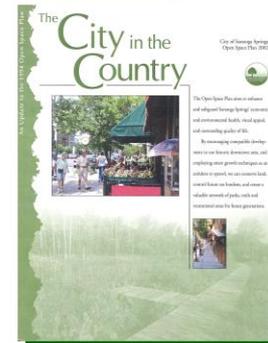
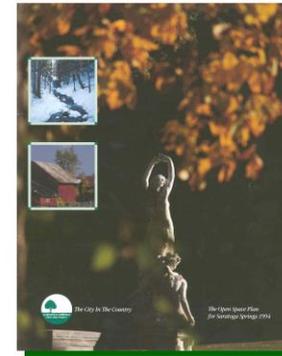
## Example: City of Saratoga Springs



### “The City in the Country”

The Open Space Plan aims to enhance and safeguard Saratoga Springs’ economic and environmental health, visual appeal, and outstanding quality of life.

By encouraging compatible development in our historic downtown area, and employing smart growth techniques as an antidote to sprawl, we can conserve land, control future tax burdens, and create a valuable network of parks, trails and recreational areas for future generations.





# Comprehensive Plans and Zoning



## Example: City of Saratoga Springs



### **Zoning Ordinance Review Committee**

Michael Welti, AICP - Chairman

Lori Heithoff, AICP

Lisa Nagle, AICP

Jacinta Conway

Richard Ostrov

Geoff Bornemann, AICP - Staff

Consultant Team:

Environmental Design & Research

Woodlea Associates

# Comprehensive Plans and Zoning



## Example: City of Saratoga Springs

### Project Overview

**Purpose:** Prepare zoning ordinance amendments to implement the Comprehensive Plan amendments adopted in 2001

**Tasks:**

- Conservation Subdivisions
- Commercial Gateway Design Guidelines
- Special Development Areas
- Related Map Amendments

# Comprehensive Plans and Zoning



## Example: City of Saratoga Springs

### **Conservation Subdivisions**

Maintain the character of the City of Saratoga Springs as a “City” in the “Country.”

Achieve a balance between well designed residential development and meaningful open space conservation in the “Country” portion of the City.

Link open space resources to provide recreational trails and wildlife corridors.

# Comprehensive Plans and Zoning



## Example: City of Saratoga Springs

### **Special Development Areas**

**Replaced seven zoning districts with three new districts:**

- T- 4 Urban Neighborhood**
- T- 5 General Urban**
- T- 6 Urban Core (downtown)**

**Modified use schedule - maintains Planning Board flexibility and oversight**

**New site development standards - written and graphic - brings clarity to development process**

# Comprehensive Plans and Zoning

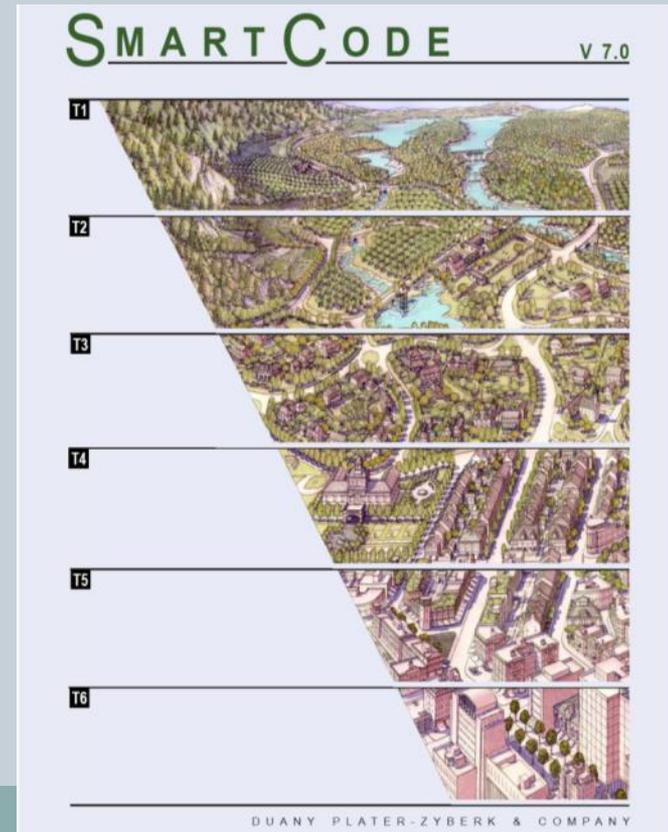


## Example: City of Saratoga Springs

What is Transect Zoning?

Form Based Codes:

More flexibility in terms of land uses  
More direction regarding design



# SMART CODE

V 7.0

Cor

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T1



T2



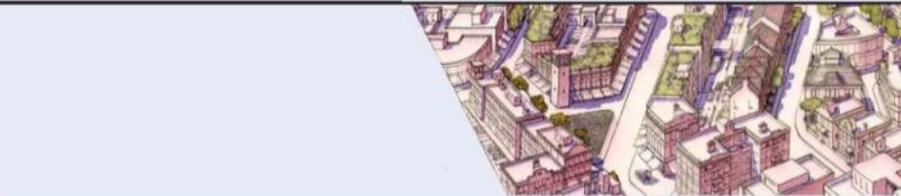
T3



T4



T5



T6

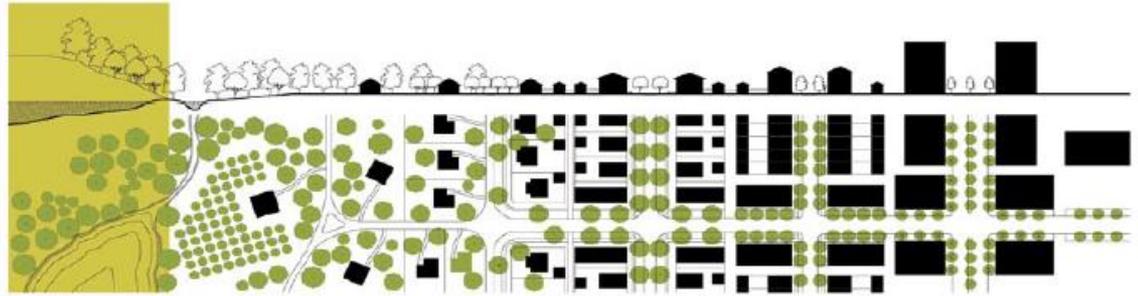


# Comprehensive Plans and Zoning



## T1

- Land Uses:** Natural preserve, recreation and camping.
- Buildings:** Utility infrastructure and camp buildings.
- Private Frontages:** Common landscapes.
- Public Frontages:** Swales and naturalistic planting, bike trails.
- Thoroughfares:** Highways and roads.
- Open Spaces:** Parkland.



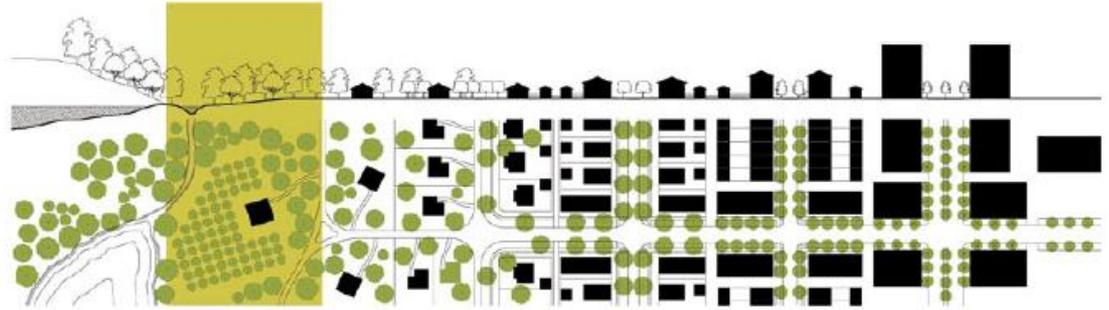
THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

# Comprehensive Plans and Zoning



## T2

- Land Uses:** Natural reserve, agriculture, recreation and camping.
- Buildings:** Utility infrastructure, agricultural buildings and farmhouses, migrant workers housing and campgrounds.
- Private Frontages:** Common landscapes.
- Public Frontages:** Swales and naturalistic planting, bike trails.
- Thoroughfares:** Highways and roads.
- Open Spaces:** Farming, forests, orchards and parkland.



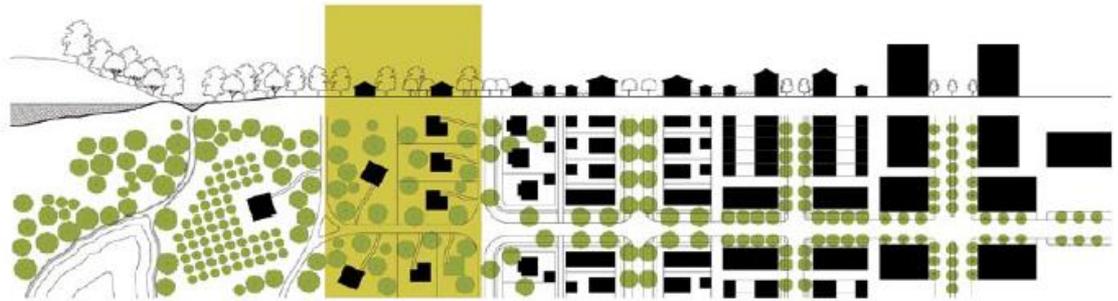
**THE RURAL ZONE** consists of lands in open or cultivated state or sparsely settled. These may include woodlands, agricultural lands, grasslands and irrigable deserts.

# Comprehensive Plans and Zoning



## T3

- Land Uses:** Low density residential and home occupations.
- Buildings:** Houses and outbuildings.
- Private Frontages:** Common lawns, porches, fences, naturalistic tree planting.
- Public Frontages:** Open swales, some flat curbs, bike lanes and naturalistic tree planting.
- Thoroughfares:** Roads and a few streets; rear lanes, some unpaved.
- Open Spaces:** Orchards, parks and greens.



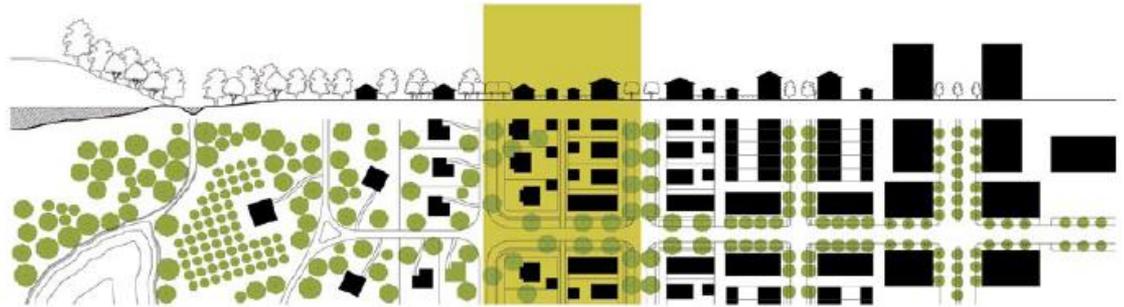
**THE SUB-URBAN ZONE**, though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in its planting. Blocks may be large and the roads irregular to accommodate site conditions.

# Comprehensive Plans and Zoning



## T4

- Land Uses:** Medium density residential and home occupations; limited commercial and lodging.
- Buildings:** Houses and outbuildings, sideyard houses, townhouses, live/work units, corner stores, inns.
- Private Frontages:** Porches & fences.
- Public Frontages:** Raised curbs, narrow sidewalks, bike lanes, continuous planters, street trees in alley.
- Thoroughfares:** Streets and rear lanes.
- Open Spaces:** Squares and playgrounds.



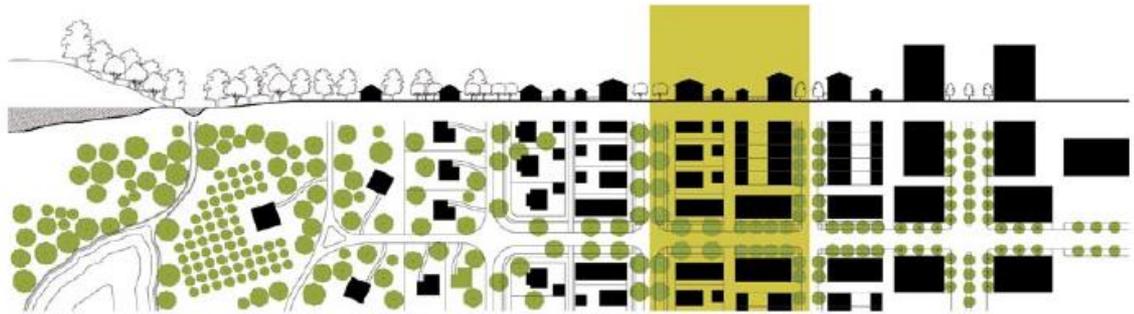
**THE GENERAL URBAN ZONE** has a denser and primarily residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, sideyard and rowhouses. Setbacks and street tree settings are variable. Streets typically define medium-sized blocks.

# Comprehensive Plans and Zoning



## T5

- Land Uses:** Medium intensity residential and commercial: retail, offices, lodging, civic buildings.
- Buildings:** Townhouses, apartment houses, live-work units, shopfront buildings and office buildings, hotels, churches, schools.
- Private Frontages:** Stoops, dooryards, forecourts, shopfronts and galleries.
- Public Frontages:** Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in allee.
- Thoroughfares:** Boulevards, avenues, couplets, main streets, streets and rear alleys.
- Open Spaces:** Squares, plazas and playgrounds.



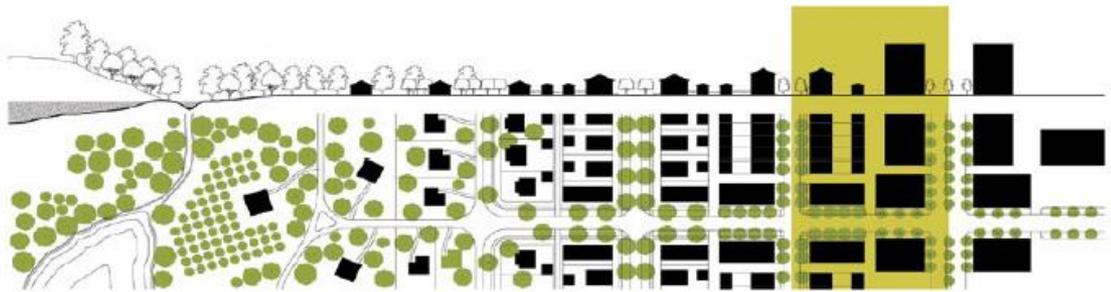
**THE URBAN CENTER ZONE** is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.

# Comprehensive Plans and Zoning



## T6

- Land Uses:** High intensity residential and commercial: retail and offices, lodging, civic buildings.
- Buildings:** High- and medium-rise apartment and office buildings, hotels; townhouses, live-works, shopfronts, churches, civic buildings.
- Private Frontages:** Stoops, dooryards, forecourts, shopfronts, galleries.
- Public Frontages:** Raised curbs, wide sidewalks, bike routes, discontinuous planters, street trees in allee.
- Thoroughfares:** Boulevards, avenues, couplets, main streets, streets and rear alleys.
- Open Spaces:** Squares, plazas and playgrounds.



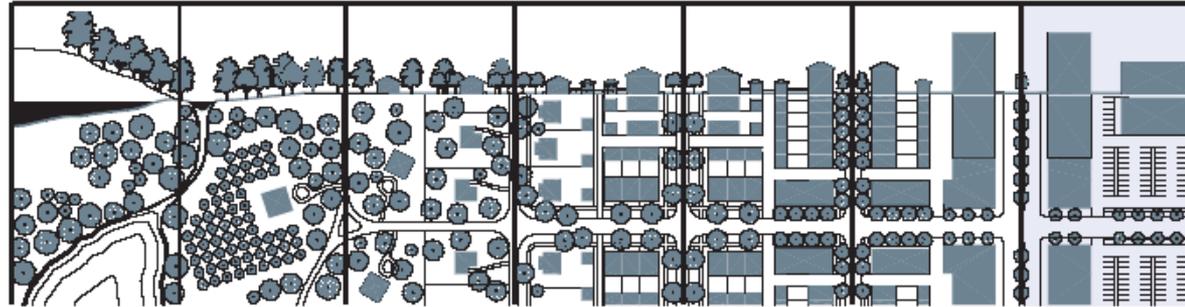
**THE URBAN CORE ZONE** is the equivalent of a downtown. It contains the densest urbanism – the tallest buildings and the greatest variety of uses, particularly unique ones such as financial districts and important civic buildings. This zone is the least naturalistic of all the zones; street trees are formally arranged or non-existent.

# Comprehensive Plans and Zoning



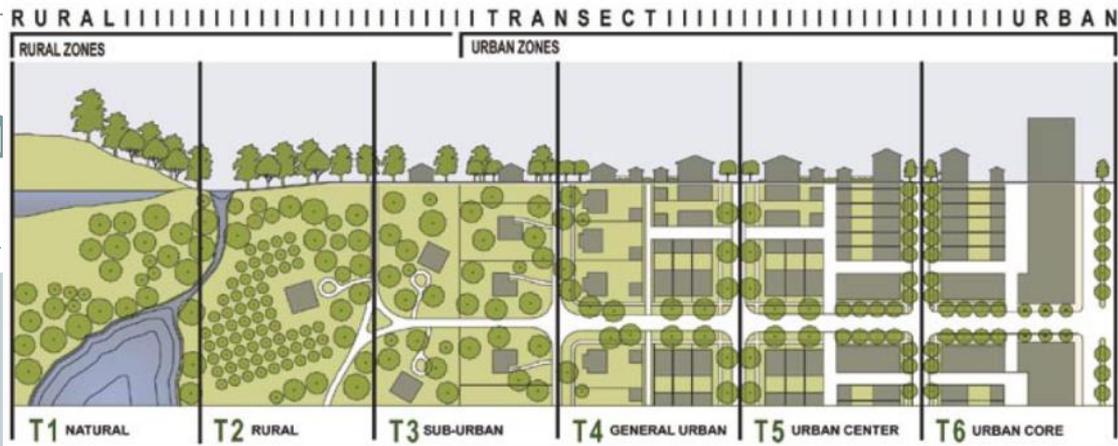
**SD**

**SPECIALIZED DISTRICTS** are those areas with buildings that by their intrinsic function, disposition, or configuration, cannot conform to one of the six normative Transect Zones. Typical Districts may include institutional campuses, refinery sites, airports, etc.



Con

09



	LESS DENSITY	MORE DENSITY
	LARGER BLOCKS	SMALLER BLOCKS
	PRIMARILY RESIDENTIAL	PRIMARILY MIXED-USE
	SMALLER BUILDINGS	LARGER BUILDINGS
	MORE GREENSCAPE	MORE HARDSCAPE
PRIVATE	DETACHED BUILDINGS	ATTACHED BUILDINGS
	ROTATED FRONTAGES	ALIGNED FRONTAGES
	YARDS & PORCHES	STOOPS & SHOPFRONTS
	DEEP SETBACKS	SHALLOW SETBACKS
	ARTICULATED MASSING	SIMPLE MASSING
	WOODEN BUILDINGS	MASONRY BUILDINGS
	GENERALLY PITCHED ROOFS	GENERALLY FLAT ROOFS
	SMALL YARD SIGNS	BUILDING-MOUNTED SIGNAGE
	LIVESTOCK	DOMESTIC ANIMALS
		ROADS & LANES
	NARROW PATHS	WIDE SIDEWALKS
	HIGH L.O.S. STANDARDS	LOW L.O.S. STANDARDS
PUBLIC	OPPORTUNISTIC PARKING	DEDICATED PARKING
	LARGER CURB RADII	SMALLER CURB RADII
	OPEN SWALES	RAISED CURBS
	NIGHT SKY	BRIGHT LIGHTING
	MIXED TREE CLUSTERS	ALIGNED STREET TREES
	MORE SILENCE REQUIRED	MORE NOISE ALLOWED
CIVIC	LOCAL GATHERING PLACES	REGIONAL INSTITUTIONS
	PARKS & GREENS	PLAZAS & SQUARES

# Comprehensive Plans and Zoning



Transect Zoning was a logical next step -

- In 1880 the downtown was 3 times as dense as it is now
- Started with growing dissatisfaction with Euclidean Zoning
- Strong open space effort has shut down sprawl
- Development pressure forced inward
- Many areas near downtown needed infill and revitalization
- Vibrant downtown needed close-by residential/commercial mixed uses
- Form-based zoning was compatible with historic preservation efforts
- Logical next step after years of voluntary design guidelines and ineffective incentives

# Comprehensive Plans and Zoning



## Why Transect Zoning?

- Wanted true mixed use neighborhoods (residential and commercial)
- Wanted new development to look and function like traditional neighborhoods that already exist in Saratoga
- Wanted to be clear about development expectations – lots of graphics

# Comprehensive Plans and Zoning

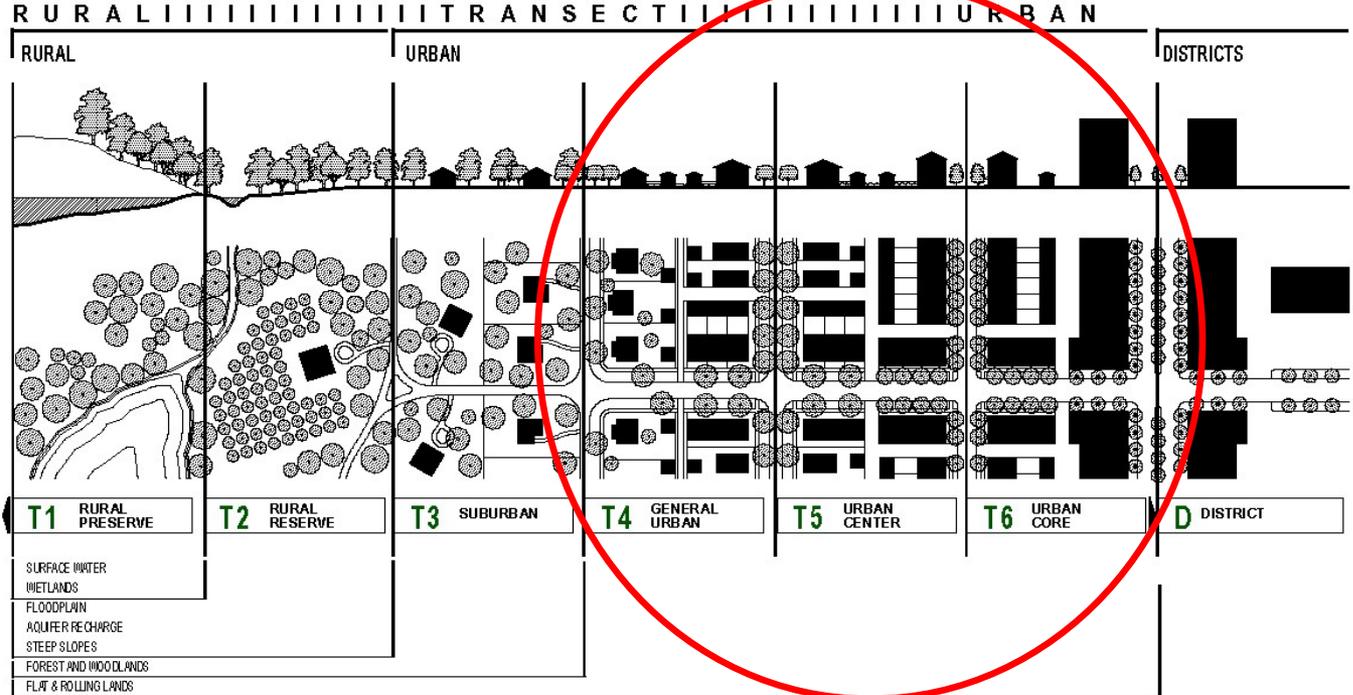


Optional approaches considered:

- Prepare a parallel transect ordinance and offer it as an option with incentives  
**Rejected** because it would not mandate change
- Adopt a complete new transect ordinance to fully replace existing zoning  
**Rejected** as too costly and too radical
- Adopt partial transect zoning for areas of the City where the development action should be  
**Accepted** because it fit our budget and was less radical

Con

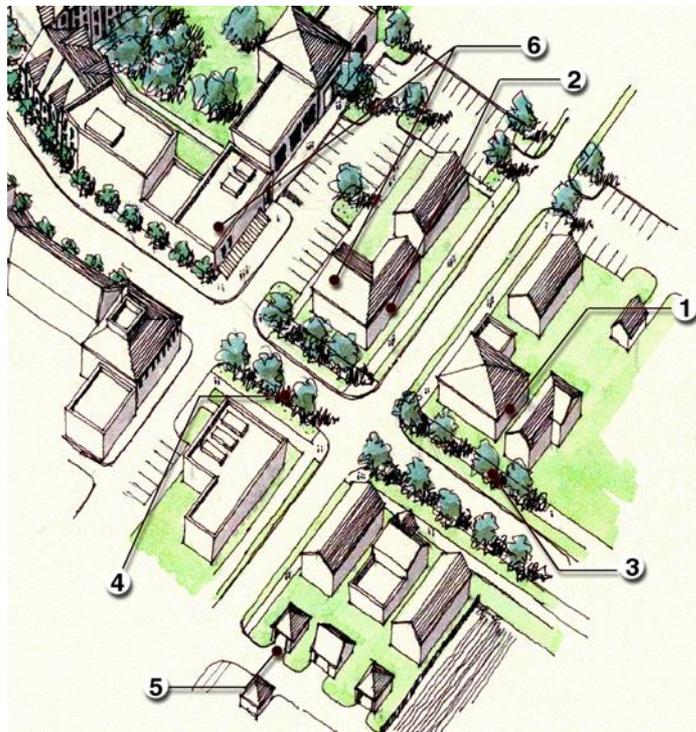
# Transect Approach



..... LESS DENSITY .....	..... MORE DENSITY .....
..... PRIMARILY RESIDENTIAL USE .....	..... PRIMARILY MIXED USE .....
..... SMALLER BUILDINGS .....	..... LARGER BUILDINGS .....
..... MOST BUILDINGS DETACHED .....	..... MOST BUILDINGS ATTACHED .....
..... DEEP SETBACKS .....	..... SHALLOW SETBACKS .....
..... ROTATED FRONTAGES .....	..... ALIGNED FRONTAGES .....
..... ARTICULATED MASSING .....	..... SIMPLE MASSING .....
..... ROADS & LANES .....	..... STREETS & ALLEYS .....
..... PATHS & TRAILS .....	..... SIDEWALKS & PASSAGES .....
..... DESIGN SPEED .....	..... POSTED SPEED .....
..... LESS WALKABLE .....	..... MORE WALKABLE .....
..... THREE-WAY INTERSECTIONS .....	..... FOUR-WAY INTERSECTIONS .....
..... OPPORTUNISTIC PARKING .....	..... DEDICATED PARKING .....
..... LARGER CURB RADIUS .....	..... SMALLER CURB RADIUS .....
..... OPEN SIDEWALKS .....	..... RAISED CURBS .....
..... SPORADIC TASK LIGHTING .....	..... EVEN STREET LIGHTING .....
..... DEFLECTED AXES .....	..... TERMINATED AXES .....
..... CURVILINEAR THOROUGHFARES .....	..... RECTILINEAR THOROUGHFARES .....
..... PICTURE SQUE PLANTING .....	..... ALIGNED PLANTING .....
..... MIXED TREE CLUSTERS .....	..... SINGLE TREE SPECIES .....
..... PARKS & MEADOWS .....	..... PLAZAS & SQUARES .....
..... LOCAL GATHERING PLACES .....	..... REGIONAL INSTITUTIONS .....
..... WOODEN BUILDINGS .....	..... MASONRY BUILDINGS .....
..... PITCHED ROOFS .....	..... FLAT ROOFS .....
..... OVERHANGING EAVES .....	..... TALL CORNICES .....
..... FENCES .....	..... STREET WALLS .....

# Comprehensive Plans and Zoning

Figure 2.1 Urban Neighborhoods (T-4) have a primarily residential character with both attached and detached low-rise buildings.



1. Two story buildings, primarily detached and side yard building types.

2. Small scale retail, office, service and restaurant and upper floor residential use most appropriate at intersections.

3. Shallow build-to-line and minimum frontage build out requirements support pedestrian friendly streets.

4. Streetscape includes on-street parking, tree lawn with street trees, sidewalks and streetlights.

5. Vehicle access via alleys.

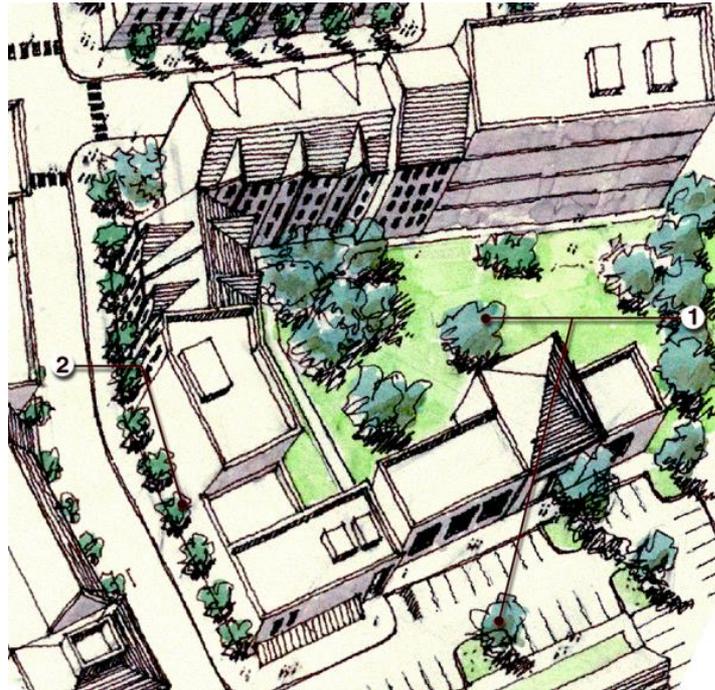
6. Flat roof with cornice or pitched roof.

## Urban Neighborhoods (T-4)

# Comprehensive Plans and Zoning



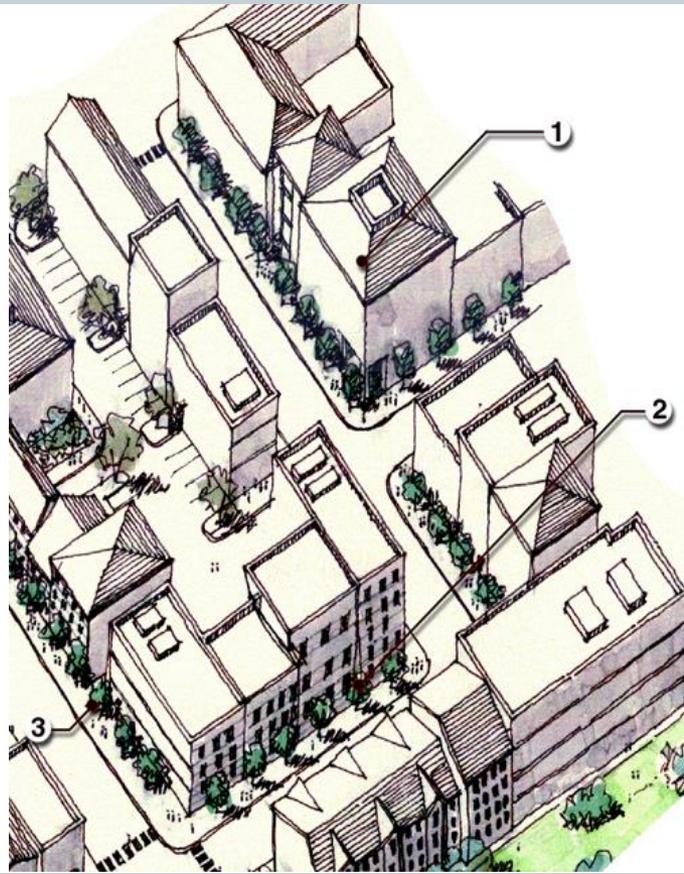
Figure 2.2 Neighborhood Centers (T-5) have a wide mix of uses, building types, and frontage types and corresponding reliance on a consistent streetscape and quality civic spaces to enhance the pedestrian character of the center.



1. Block or lot interior may provide parking or private open space.
2. Wide variety of frontage types and lot sizes.

## Neighborhood Center (T-5)

# Comprehensive Plans and Zoning



1. Two to 7 story buildings as appropriate to site context.

2. Retail, restaurant, office, residential, light industrial and civic uses integrated at building/lot and block level.

3. Streetscape includes pedestrian amenities such as benches, trash cans, informational kiosks.

Figure 2.3 Urban Center (T-6) consists of the downtown area of the City with shallow build-to-lines, smaller blocks, and the widest range of building scale. Interior block shared public and private parking accessed by alleys is also a defining feature.

## Urban Core (T-6)

# Comprehensive Plans and Zoning



# Comprehensive Plans and Zoning



## Questions / Discussion

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The power to  
**solve.**<sup>SM</sup>

