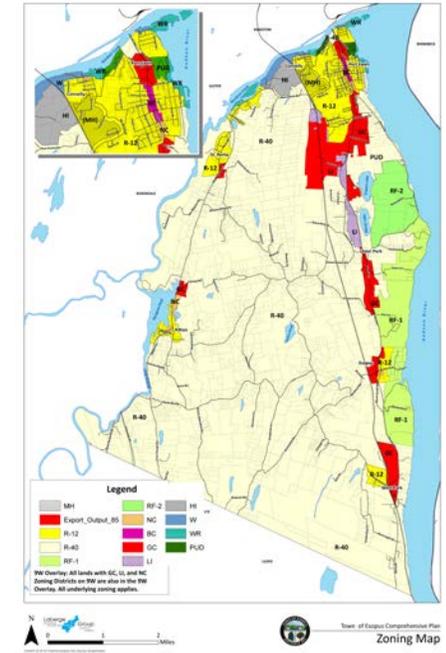
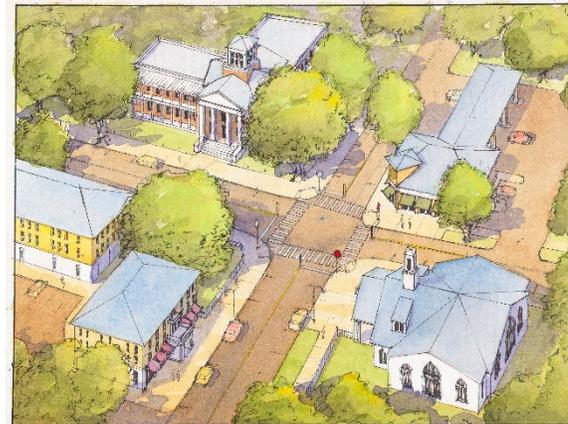


# Town of Esopus

## Zoning and Land Use Regulation Update



## Hamlet Informational Meeting

Wednesday February 19<sup>th</sup>, 2020 – 7 p.m.



Hudson River  
Valley Greenway



4 Computer Drive West • Albany, New York 12205  
(518) 458-7112 • www.labergengroup.com



# Introductions

## Town of Esopus Zoning Task Force

Chairman Jared Geuss, Town Councilman

Shannon Harris, Supervisor

Jim Banks-Zoning Board of Appeals

Don Carragher-Environmental Board

John Cutrone-Economic Development Committee

Darin Dekoskie-Planning Board

Diane Hull-Hamlet Representative

Mark Jaffee, Building Inspector/Code Enforcement Officer

Laura Petit-Ulster County Legislator

Salvatore Morello-Asst. Building Inspector/Code Enforcement Officer

Kathie Quick-Councilwoman

George Post-Water & Sewer Board Representative

Alan Sorenson-Town Planner

Mercedes Ross-Waterfront Advisory Board Chair

Susan Barbarisi-Environmental Board (*Alt.*)

Robert Wells-Recreation Board

## Laberge Group

Matthew Rogers- Senior Planner

Joshua Westfall, AICP- Planner

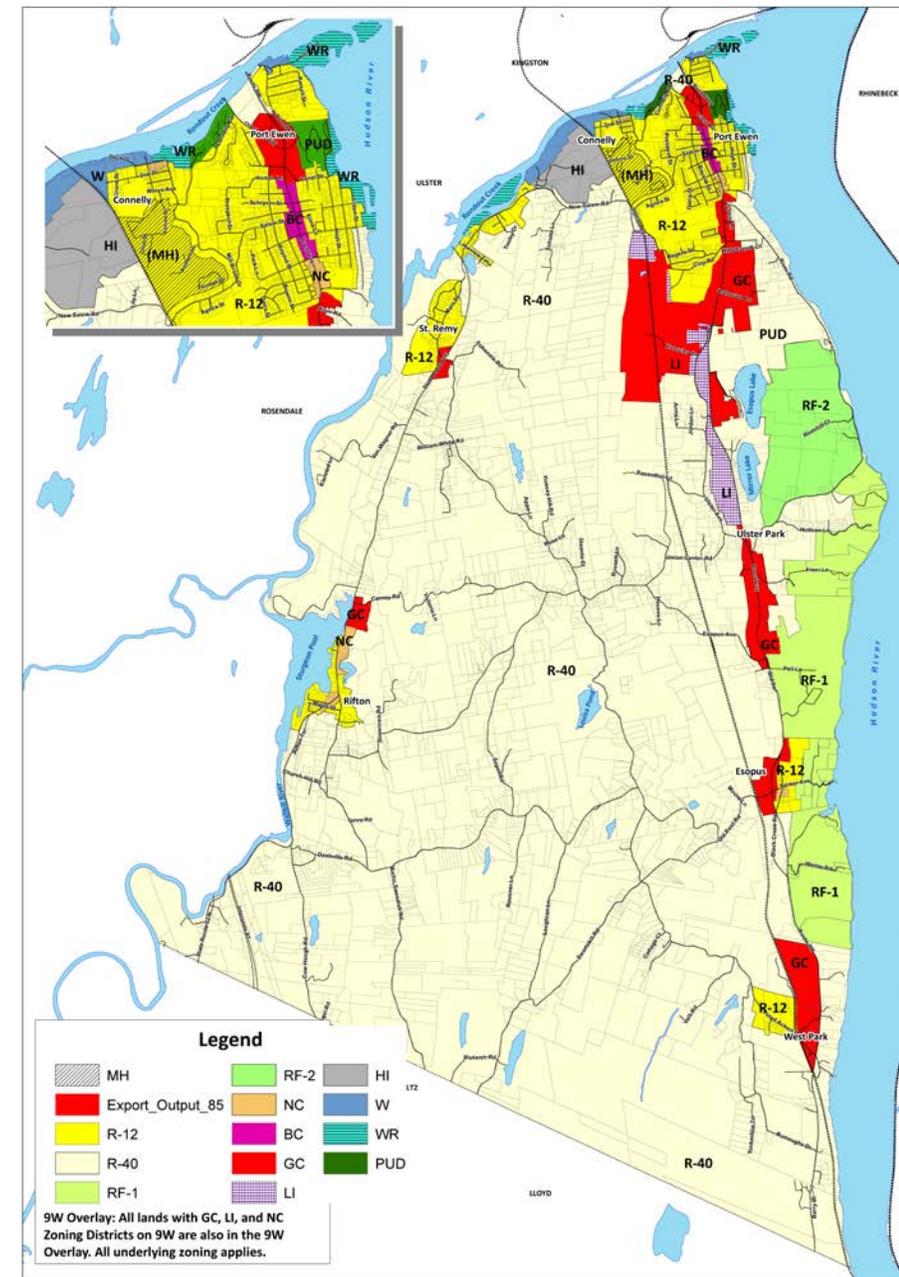


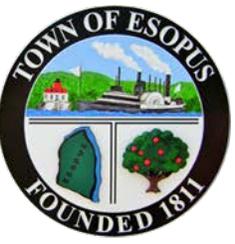
# Agenda

- What are Land Use Regulations and Zoning?
- Update Process Overview & Tentative Schedule
- Today's Hamlet Representation
- Comprehensive Plan
- Zoning/Land Use Update Progress
- Existing Hamlet Zoning
- Emerging Concepts for Hamlet Zoning
- Next Steps
- Q&A
- Close

# What are Land Use Regulations/ Zoning?

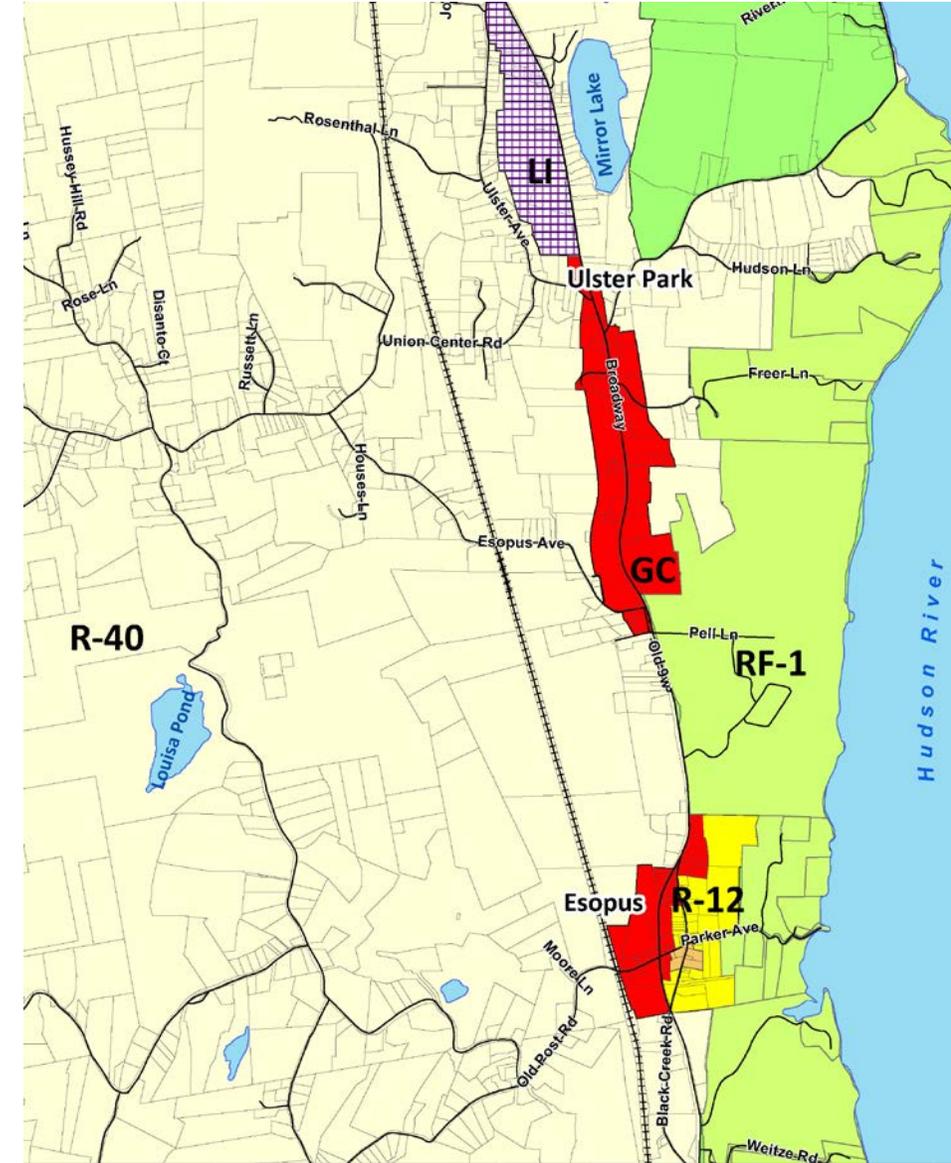
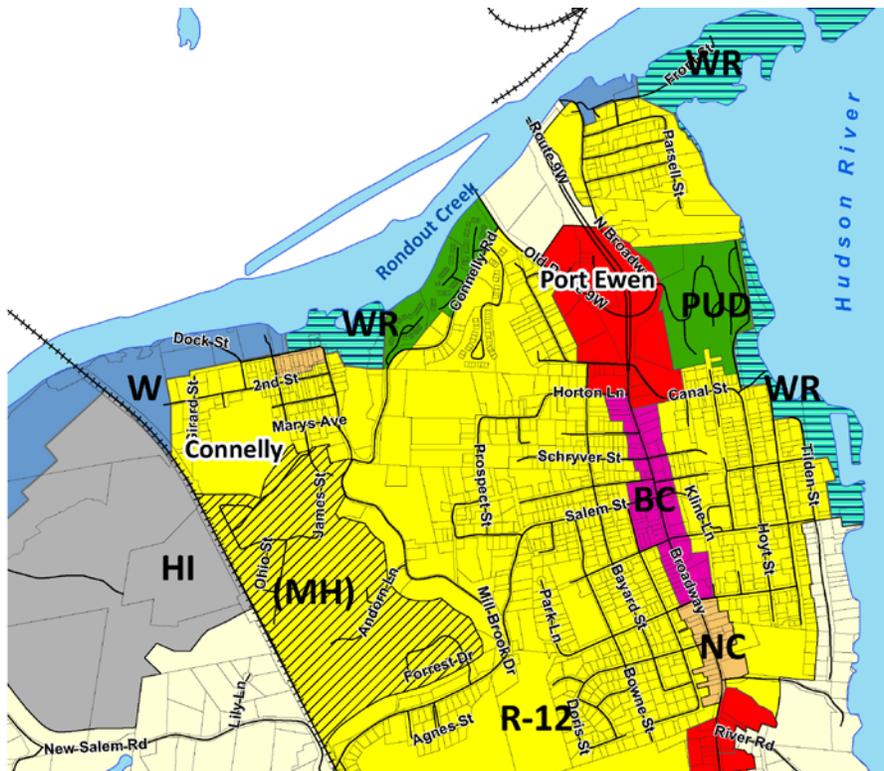
- Land use regulations play an important role guiding development and protecting importing community and environmental resources.
- Zoning is a type of land use regulation and the authority to enact zoning and other land use regulations is provided to municipalities by New York State.
- A zoning ordinance consists of two main parts – **Zoning map** (or series of maps) and **Text**.





# What are Land Use Regulations/Zoning?

- Zoning Maps indicate how a community is divided into different zoning districts or zones (e.g., Commercial, Residential, Industrial, Agricultural/Open Space, etc.)





# What are Land Use Regulations/Zoning?

## Use Table

The Zoning text serves two important functions:

1. Explains the zoning rules that apply to each district:
  - Includes a list of land uses permitted in each district; and

Use	Districts										Supplementary Regulations	
	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W		WR
<b>A. Residential</b>												
One-family dwelling	*	*	*	*	*	*	*					
Two-family dwelling			*	*	*	*						§ 123-13A
Multifamily: apartments	*			*								§ 123-13B and R
Multifamily: townhouses*	*	*		*	*	*						§ 123-13B and R
Accessory apartments*	*	*	*	*	*	*	*					§ 123-11G
Manufactured home*				A								§ 123-14B(2)
Manufactured home court*				AT								§ 123-14C
Mixed use occupancy of same lot or structure	*	*	*	*	*	*	*					§ 123-21F
Private household services (88)	*	*	*	*	*	*	*					§ 123-13V
Senior citizen housing	*	*	*	*	*	*	*					§ 123-13V
<b>B. Agriculture, extractive and building trades</b>												
Agriculture crops (01)	*	*	*	*	*	*	*	*	*	*	*	§ 123-11C
Agriculture, livestock (02): Livestock (021) and dairy (024) farms	*	*	*				*	*	*			§ 123-11C
Poultry farms (025)			*					*	*	*		
Animal specialties (027): Commercial kennels (breeding)	*	*	*									§ 123-13C
Other animal specialties	*	*	*									
Agricultural services (07): Soil preparation (071, crop (072) and farm labor and management (076) services			*		■	■	■	■	■			
Veterinary (074) and animal (075) services: Animal hospitals (0742)			*		*	*	*	*				
Animal shelters, commercial kennels (boarding) (0782)	*	*	*				*					§ 123-13C
Animal grooming, training					■	■	■					
All other animal services	*	*	*									
Landscape and horticulture services (078): Landscape planning (0781)						■	■					
Lawn and garden (0782) and ornamental shrub and tree services (0783)							■	■				
Forestry (08): Timber tracts (081) Forest nurseries (082)	*	*	*									
Commercial fishing, hunting and trapping (09): Commercial fishing (091)			*							■	■	



# What are Land Use Regulations/Zoning?

- Includes a series of specific standards governing lot size, building height and required yard and setback provisions.

District	Minimum Lot Requirements			Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage (% of site area)
	Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		
No S or W <sup>1</sup>	40,000	100	150	40	20	35	35	15%
NC <sup>3</sup>	20,000	100	100	20	20	30	35	20%
BC <sup>3</sup>	5,000	50	—	4	10	20	35	50%
GC <sup>3</sup>	40,000	150	150	40	20	50	35	20%
LI	2 acres	200	200	30	50	50	35	20%
HI	10 acres	500	500	100	100	100	50	20%
W	—	100	—	20	20	20	35	—
WR	—	100	—	20	20	20	15	—

**Town of Esopus Density Schedule**



# What are Land Use Regulations/Zoning?

The Zoning text serves two important functions:

2. Sets forth a series of procedures for administering and applying the zoning regulations.
- The text is normally divided into “sections” or “articles” for ease of reference.

Town of Esopus, NY  
Tuesday, March 27, 2018

## Chapter 123. Zoning

[HISTORY: Adopted by the Town Board of the Town of Esopus 1-11-1995 by L.L. No. 1-1995. This local law also superseded former Ch. 123, Zoning, adopted 8-20-1980 by L.L. No. 19-1980. Amendments noted where applicable.]

### GENERAL REFERENCES

Environmental Board — See Ch. 9.  
Planning Board — See Ch. 34.  
Waterfront Advisory Board — See Ch. 43.  
Appearance tickets — See Ch. 50.  
Blasting — See Ch. 54.  
Building construction — See Ch. 56.  
Unsafe buildings — See Ch. 59.  
Compensation for planning and zoning review costs — See Ch. 71.  
Fire prevention — See Ch. 77.  
Flood damage prevention — See Ch. 80.  
Subdivision of land — See Ch. 107.

Attachment 1 - Schedule of Permitted Uses 

## Article I. Scope and Purposes

### § 123-1. Scope.

This Zoning chapter, hereby enacted for the Town of Esopus, New York, shall regulate or restrict the height and size of buildings, the percentage of a lot that may be occupied, the size of yards, courts and open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes as empowered by § 261 of the Town Law of the Consolidated Laws of the State of New York. In order to accomplish the purpose of this chapter and to further the comprehensive plan for the entire town, the Town shall be divided into several districts, the regulations of which shall be administered uniformly within each district.

### § 123-2. Purposes.

This Zoning chapter is created in accordance with and as a means of effectuating a comprehensive plan for protecting and promoting public health, safety, comfort, convenience, economy and general welfare. Specifically, this chapter is intended to carry out the following goals, among others:

- A. To promote the use of land for its most appropriate, reasonable and beneficial purposes.
- B. To promote and protect the character, rights and stability of established residences and businesses.
- C. To enhance the value of land and conserve the value of buildings.
- D. To enhance the physical environment of the Town and preserve its natural, scenic and cultural resources.

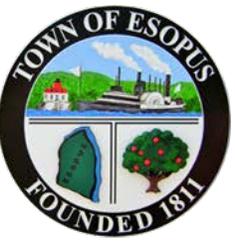


# What are Land Use Regulations/Zoning?

## Purpose of Zoning Regulations

- Promote the use of land for its most appropriate, reasonable and beneficial purposes.
- Promote and protect the character, rights and stability of established residences and businesses.
- Enhance the value of land and conserve the value of buildings.





# What are Land Use Regulations/Zoning?

## Purpose of Zoning Regulations:

- Enhance the physical environment and preserve natural, scenic, and cultural resources.
- Prevent excessively dense and inefficiently spaced development.
- Separate and cluster uses to their mutual advantage and encourage flexibility in design and land use patterns.





# Zoning Process Overview & Tentative Schedule

Sept. 25, 2019.....First Zoning Task Force Meeting.  
To Date.....Five ZTF Meetings and multiple  
conference calls held.

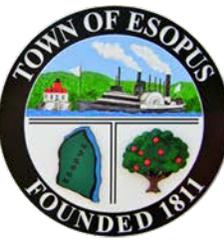
**February 2020.....Hamlet Informational Meetings.**

Late March/April.....Joint Board Review of Draft Regs.  
April.....Revised Draft for Town Board,  
Ulster County and Town  
Planning Board Review.

May.....Town Board Public Hearing & SEQRA  
Review.

June.....Adoption Process.





Ulster Park

Sleightsburgh

Port Ewen

Connelly

# What Hamlet are you from?

Rifton

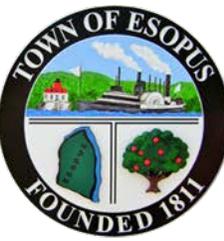
Esopus

St. Remy

West Park

# Comprehensive Plan

- July 9, 2019: The Town Board adopted the ***Town of Esopus Comprehensive Plan 2019.***
- NYS Law requires community's to update their zoning to be in conformance with relevant provisions of their Plan.





# Comprehensive Plan Key Objectives

- Increase economic development and tourism which celebrate our natural and historic resources.
- Determine appropriate future development and land use patterns to minimize the impact on the environment.
- Preserve and maintain important and sensitive open space, natural habitats and vegetation.
- Maintain quality housing and ensure neighborhood stability.



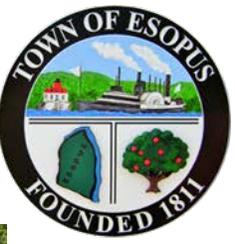
# Comprehensive Plan Key Objectives

- Support business development to strengthen the tax base and meet community needs.
- Improve the condition and appearance of commercial areas to increase attractiveness and stimulate new investment.
- Encourage preservation and diversification of agricultural activities.
- Enhance the Town's waterfront as a recreation, education, and commercial/entertainment destination while balancing these improvements with the long-range protection of resources.



# Zoning/Land Use Update Progress – Use Table

- Reformatting to be more user friendly.
- Determining if existing uses should be removed and if new uses allowed.
- Promoting business growth, including agricultural and tourism uses.
- Facilitating the revitalization of waterfront and adjacent uplands.
- Encouraging medium to high density residential and mixed-uses in Hamlets served by water/sewer.
- Establishing new Zoning Districts as necessary to implement the Comprehensive Plan.



# Zoning/Land Use Update Progress

## New Small-Scale Solar Law

- Provide a predictable and streamlined process for residential/commercial solar installations.
- Protect neighborhood and community character.

## Utility-Scale Solar Law

- Ensure future utility-scaled solar projects are properly sited and scenic landscapes and neighborhood character protected.

## Property Maintenance Law

- To provide a predictable set a regulations to ensure properties are adequately maintained and kept free of junk, debris and other refuse that negatively impact neighborhood character.



# Zoning/Land Use Update Progress

## Short-Term Rental Law

- Bring the common practice of STR under local control.
- Facilitate the preservation of neighborhood character, safety of renters and the privacy of nearby residents.
- Promote the local tourism economy.

## Sign Regulations Law

- To preserve the Town's character and scenic and natural beauty of the Hudson Valley.
- Allow establishments to attract customers and visitors.
- Reduce sign clutter and promote small-scaled signs more compatible with the hamlets and rural landscape.



# Zoning/Land Use Update Progress

## Noise Law

- Provide a fair set of standards to prohibit unreasonable noises.
- Will balance residential and commercial needs.



## Junkyards

- Considering a Town-wide prohibition.



## Amended Existing Dumping Law

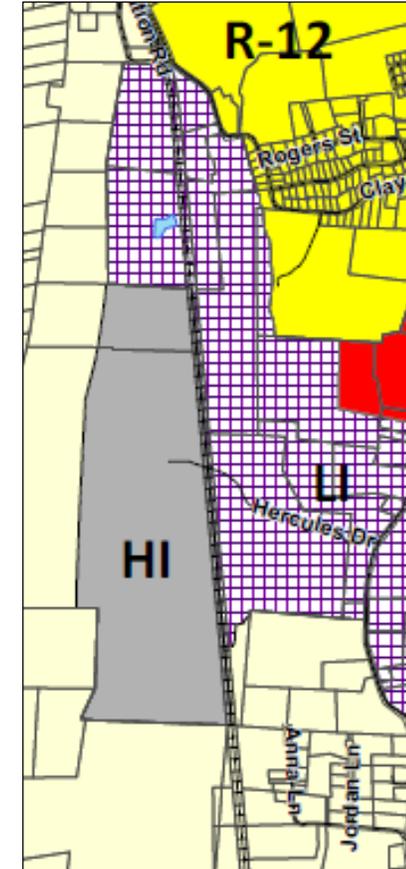
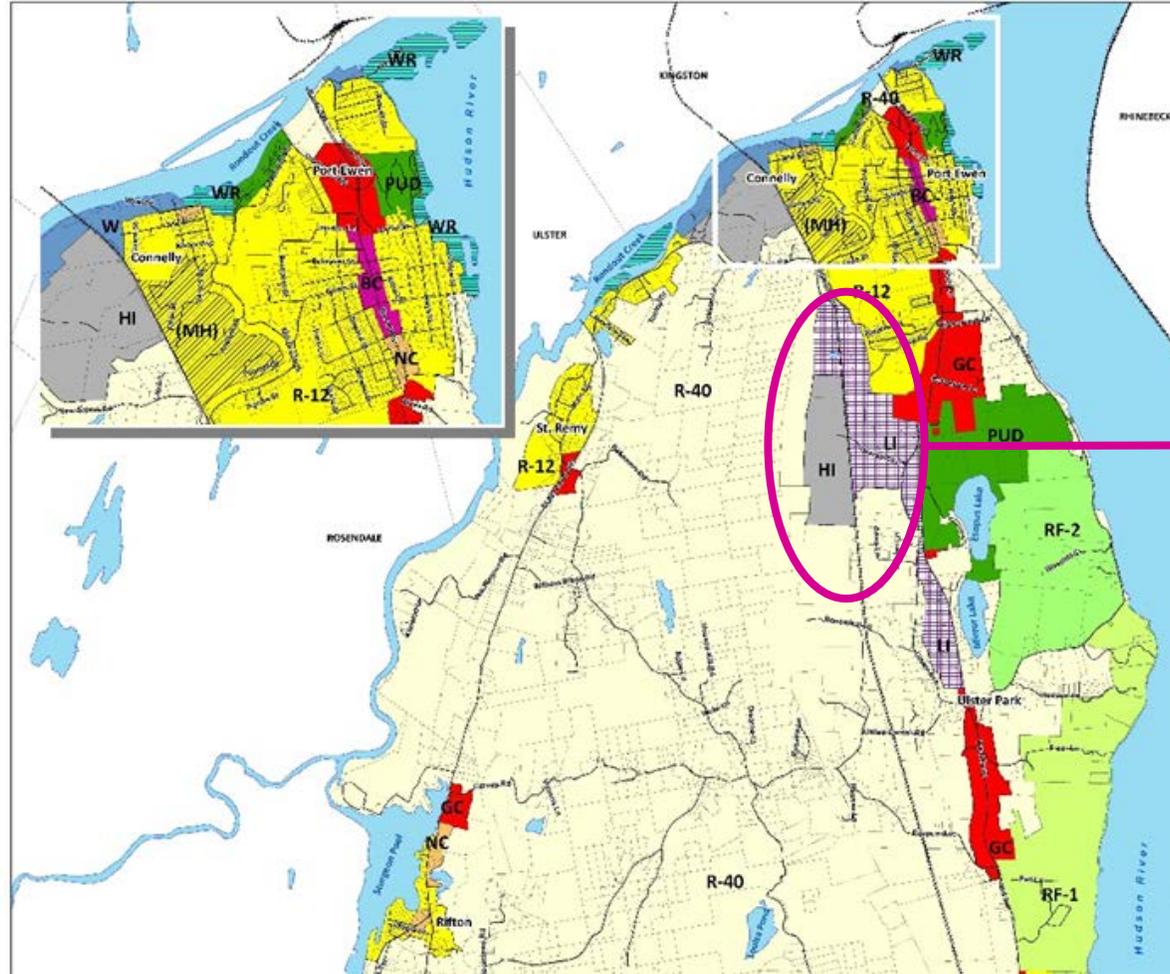
- Clarified enforcement and penalties related to illegal dumping of rubbish, refuse, and other materials.



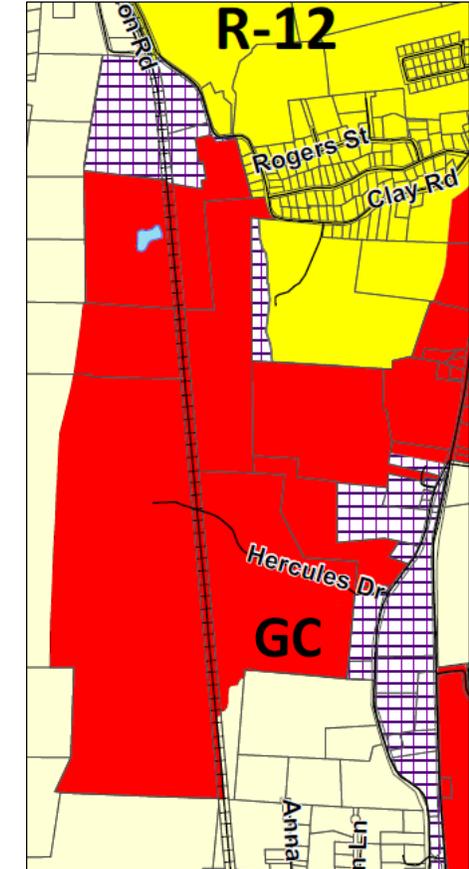


# Zoning/Land Use Update Progress

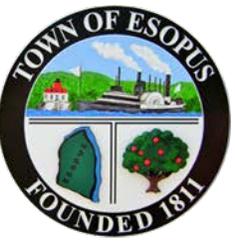
## HI/LI Change to GC



Current Zoning



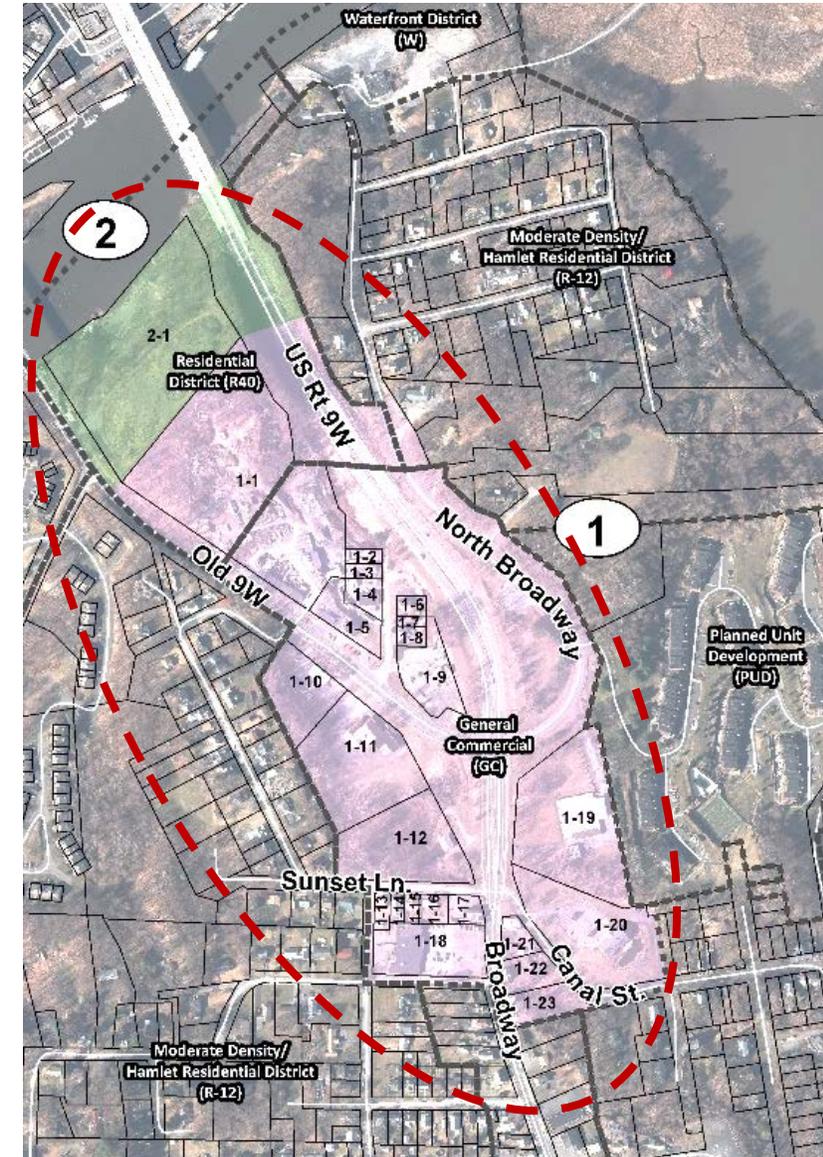
Proposed Zoning



# Zoning/Land Use Update Progress

## Port Ewen

- Rondout Gateway District North of Horton Ln.
  - Allow for hamlet style instead of highway-oriented development.
  - Protect to the Town's major gateway.
  - Potential increase in allowed density consistent with infrastructure conditions.
  - Hamlet-scale, mixed-use commercial, recreation, residential, hotel/resort, and water-dependent uses.
  - Integrate with Revitalized and growing Kingston's Rondout District and Waterfront.

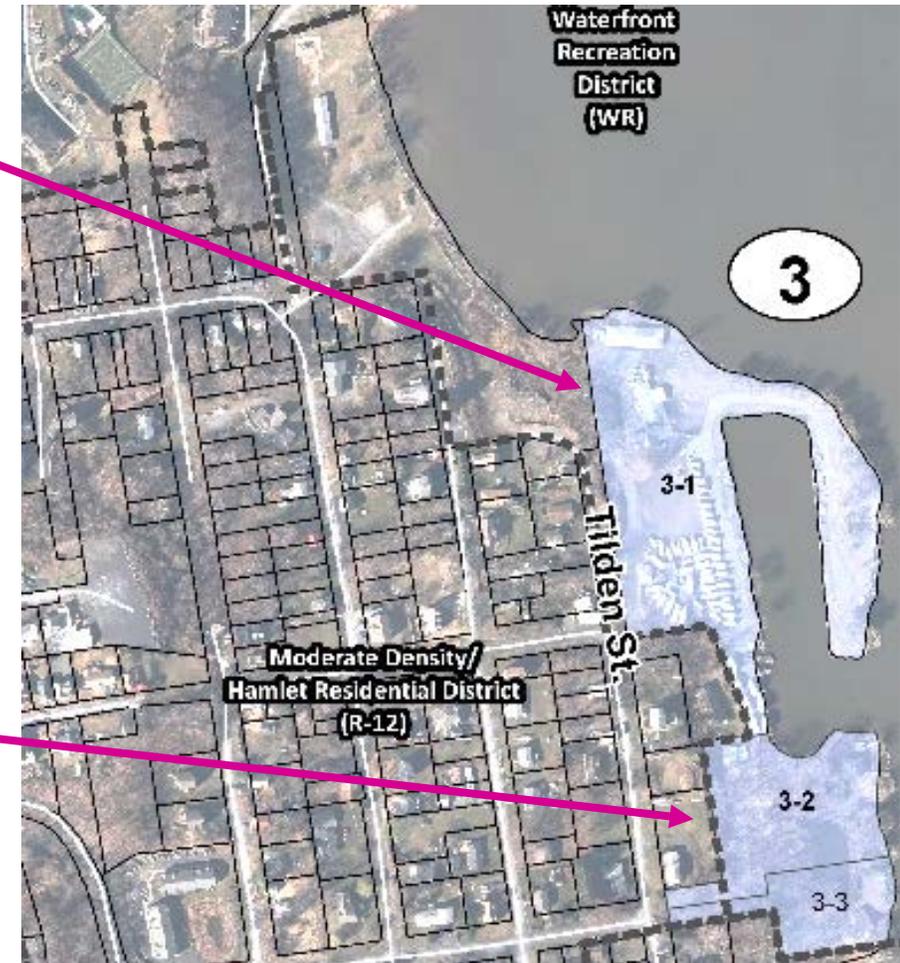




# Zoning/Land Use Update Progress

## Port Ewen

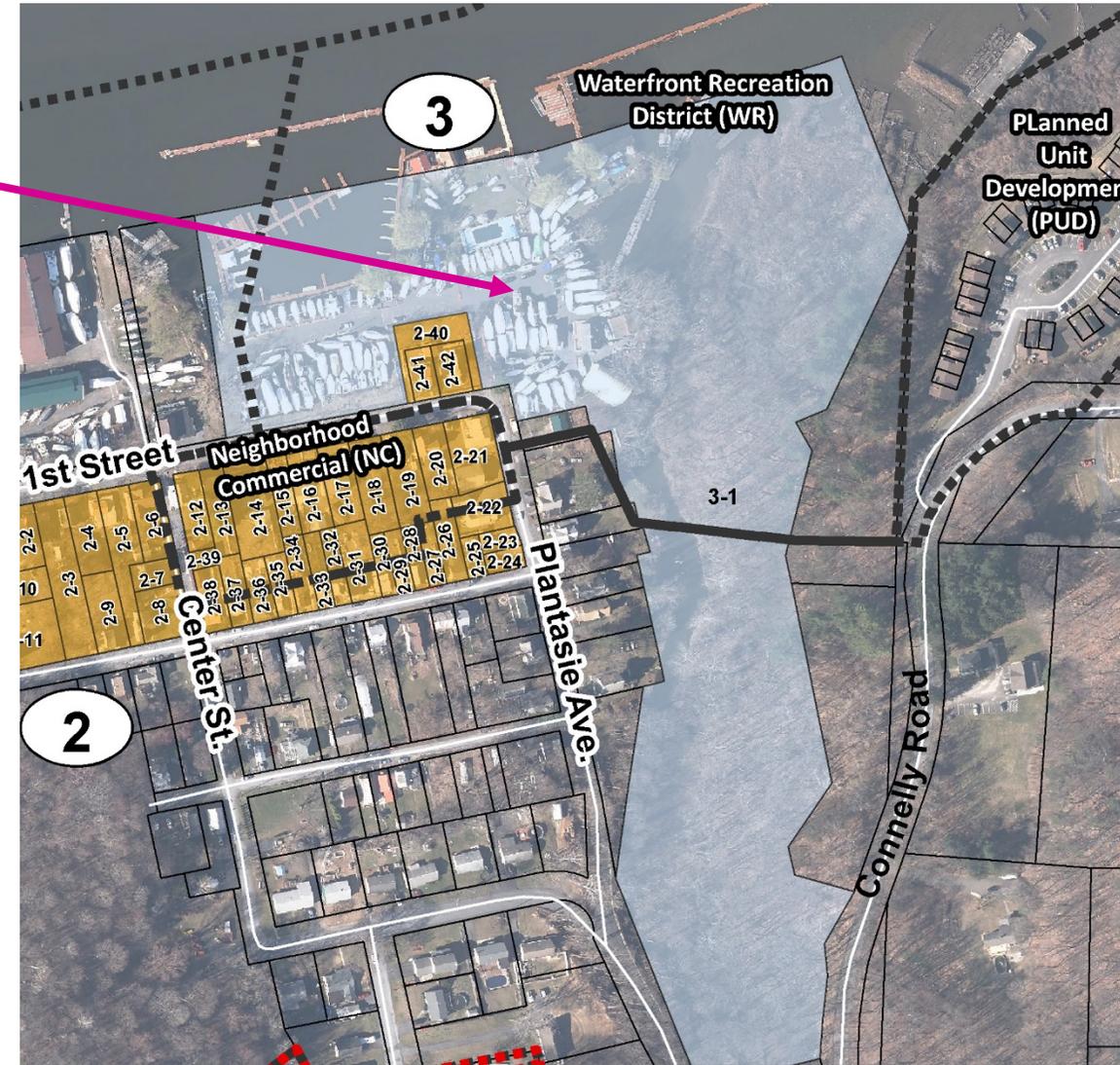
- Hidden Harbor Marina
  - Currently zoned Waterfront Recreation (WR) which limits current and future uses.
  - Considering a change to bring uses into compliance and allow for compatible small-scale restaurants and associated commercial uses.
  - Building heights to be limited to 25 ft.
- Residential Properties
  - Currently Zoned WR – residential uses are prohibited.
  - Proposed amendment to R-40 consistent with surrounding properties.



# Zoning/Land Use Update Progress

## Connelly

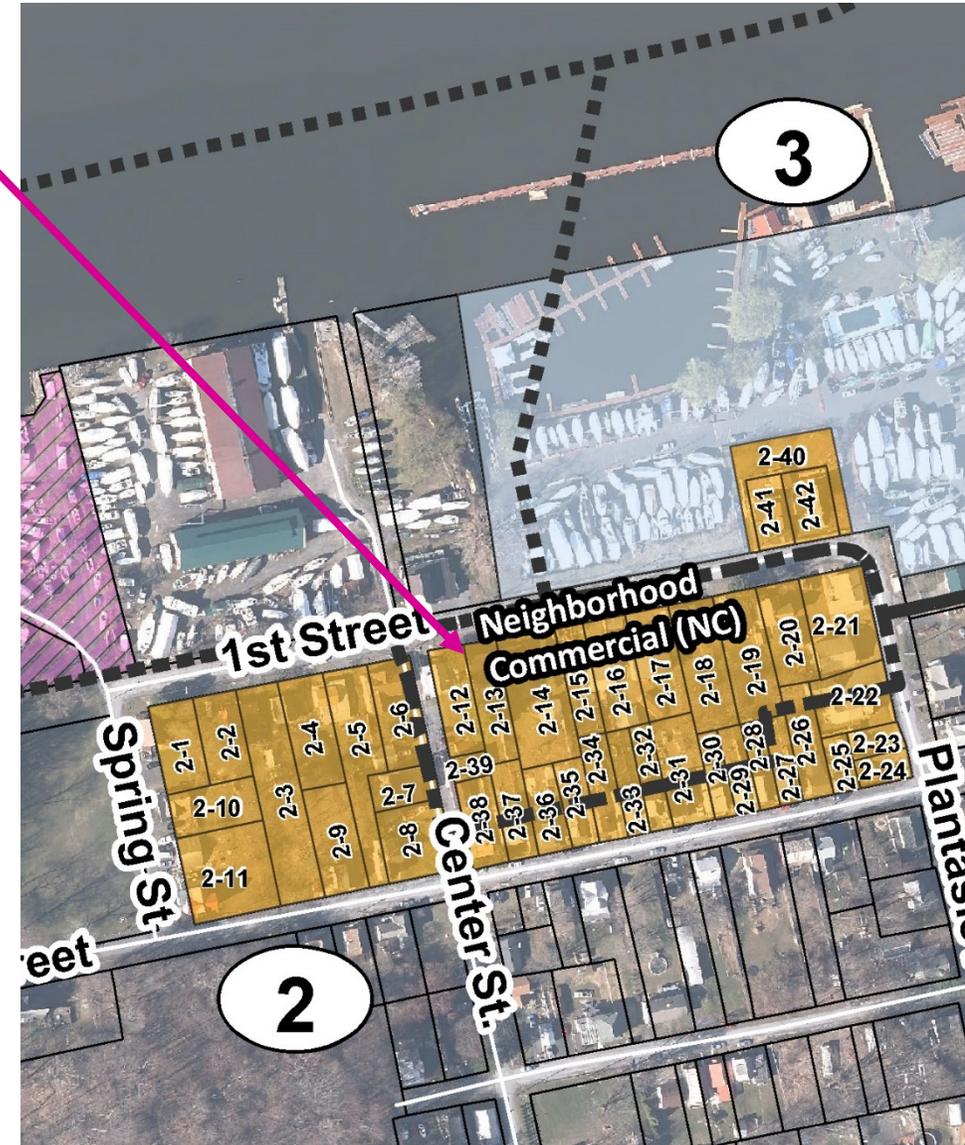
- Rondout Yacht Basin
  - Currently zoned WR, W, and R-12.
  - Considering a change to W to bring uses into compliance and allow for compatible water-based commercial uses.
  - Building heights to be limited to 25 ft.



# Zoning/Land Use Update Progress

## Connelly – Neighborhood Commercial

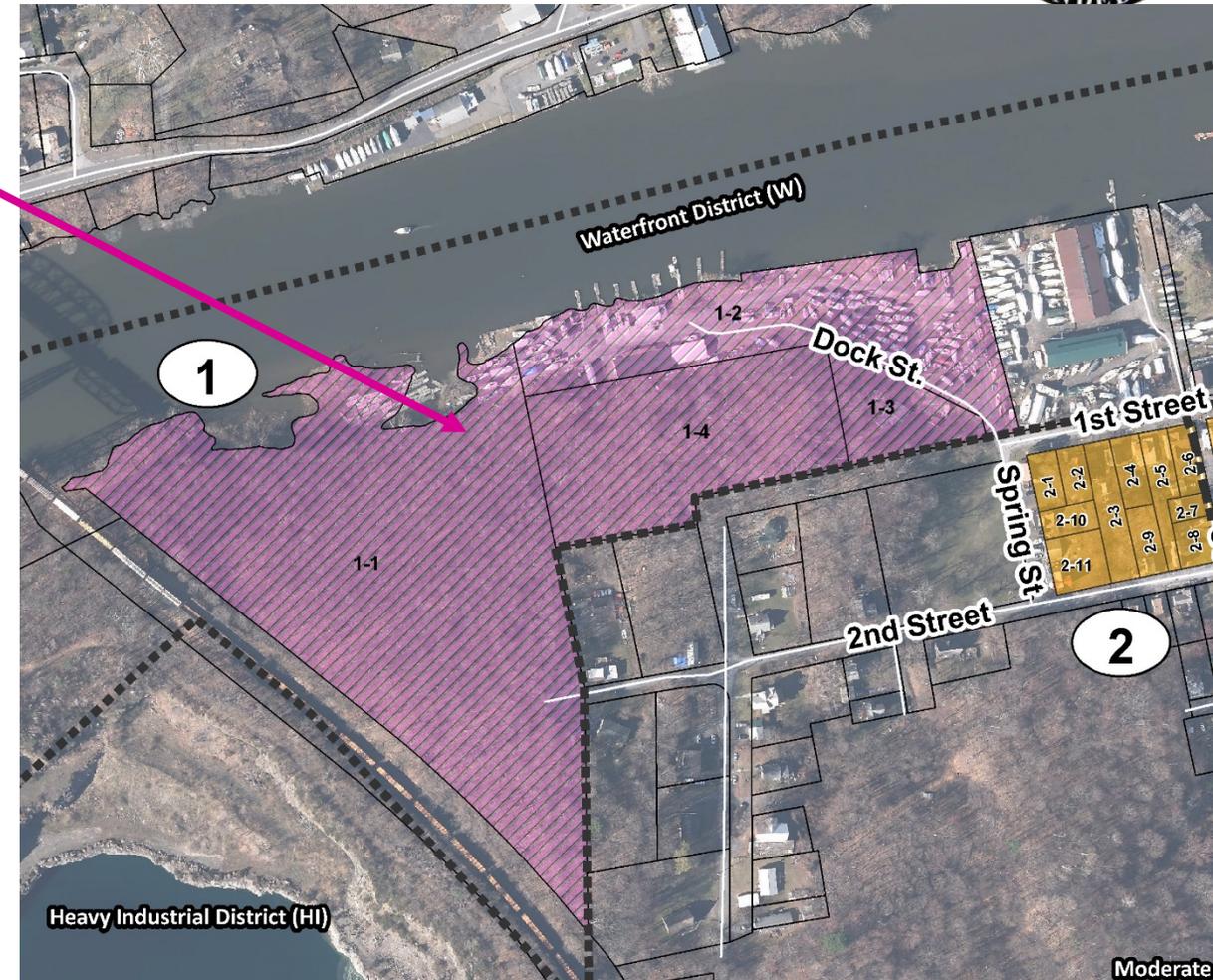
- Currently a combination of NC and R-12 with many split parcels.
- Considering a change to NC for the two block area.
- Will facilitate small-scale mixed use residential/ commercial uses.
- Initial step towards improving the Hamlet.
- Review/approval process will address neighborhood impacts.



# Zoning/Land Use Update Progress

## Connelly

- Proposed Overlay District for Certified Marina area.
- Promote good planning and flexible site design.
- Facilitate preservation of the marina while allowing for compatible residential, resort/hotel, and other tourism-oriented accommodations that are integrated with the Rondout Creek.
- Steep slopes will be avoided.

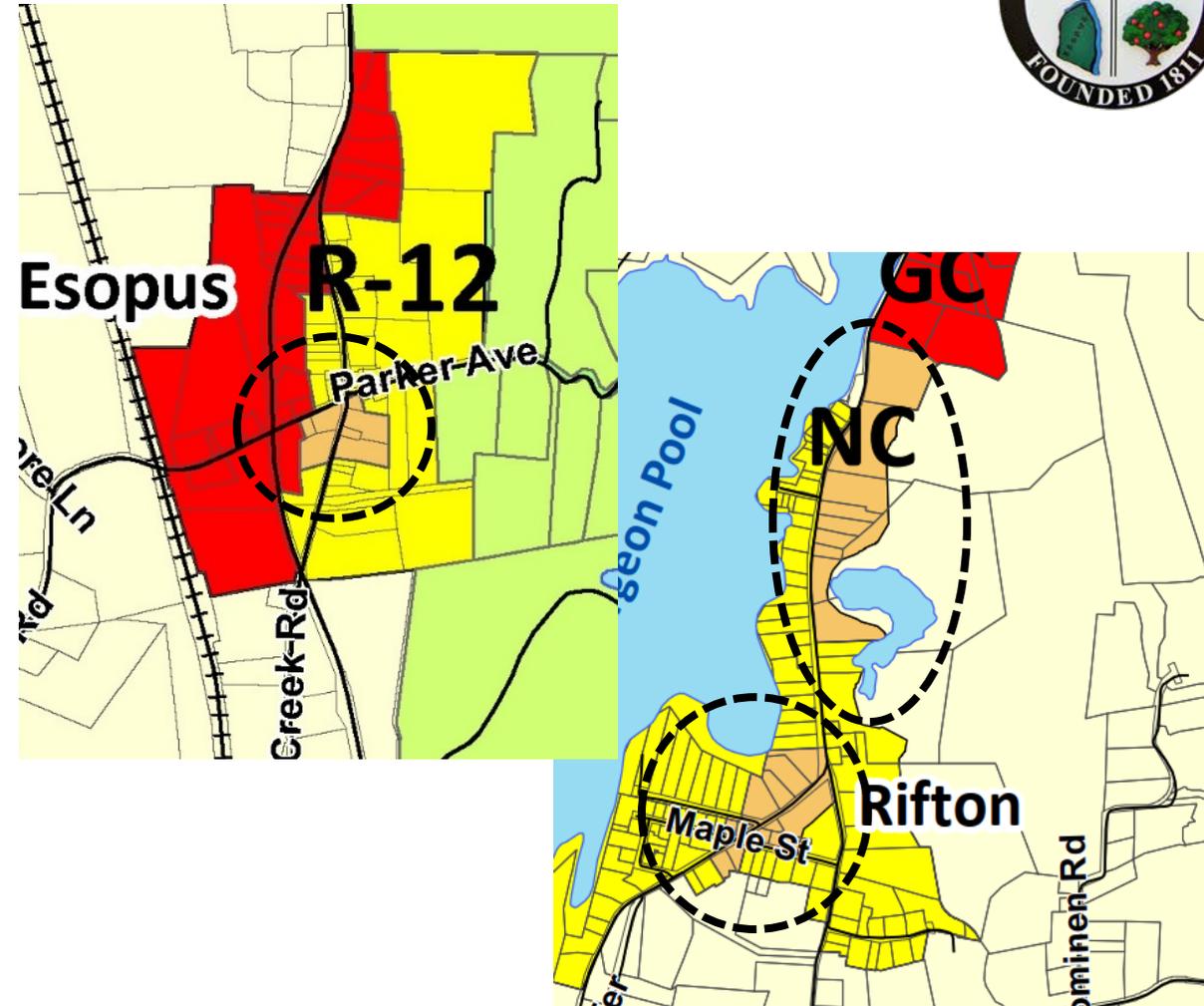




# Existing Hamlet Zoning

## Neighborhood Commercial (NC)

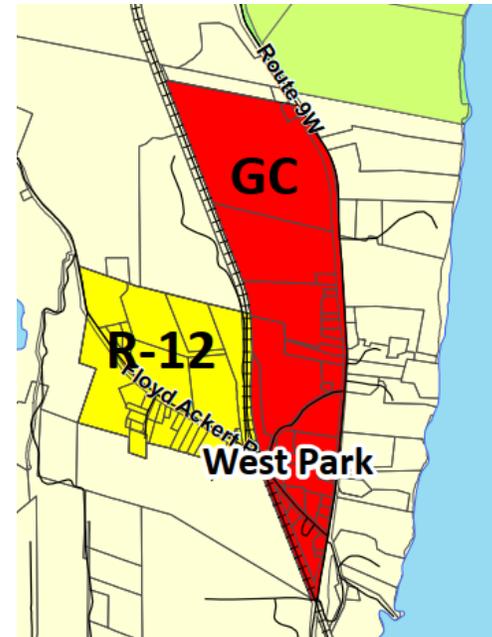
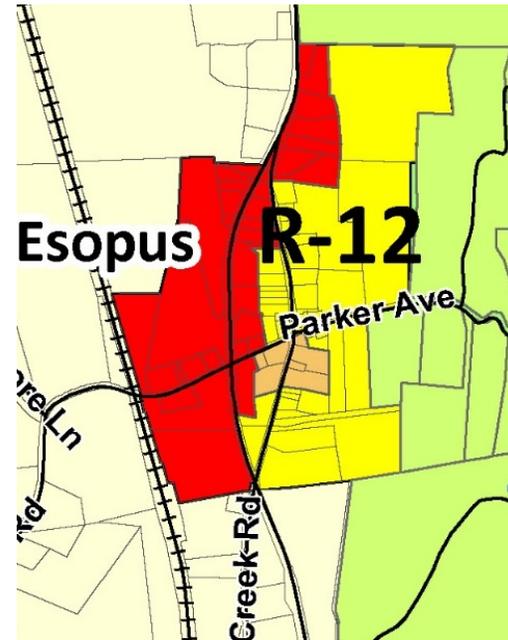
- Found in Esopus & Rifton.
- Designated to include *small-scale businesses* which provide goods and services for residents of the surrounding neighborhood.
- Subject to standards to ensure that surrounding residential areas will not be adversely effected.



# Existing Hamlet Zoning

## General Commercial (GC)

- Found in Esopus, West Park & Rifton.
- Established to include a wide range of business uses on the Town's major roads – primarily Rt. 9W to serve local residents and visitors.
- Primary district for commercial uses, large and small.
- Development standards and review process provide protection to adjacent residential areas.

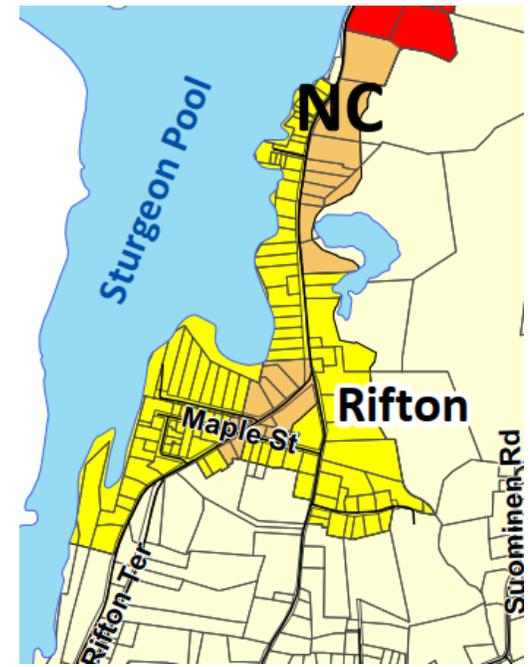
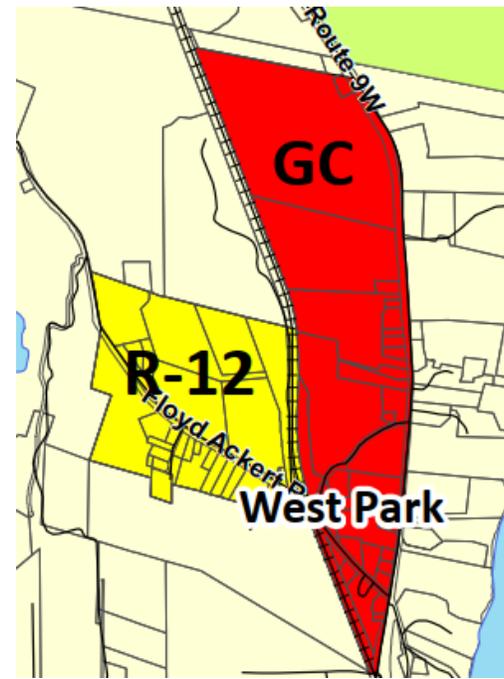
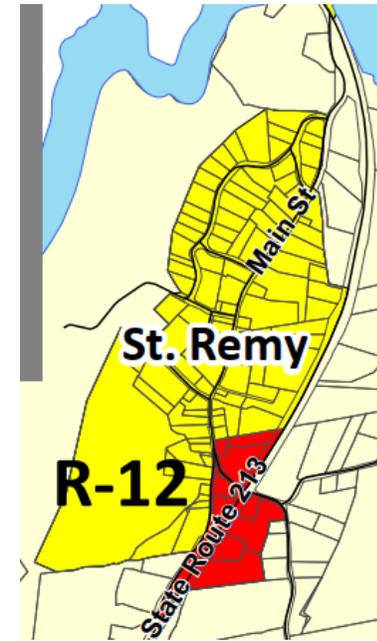
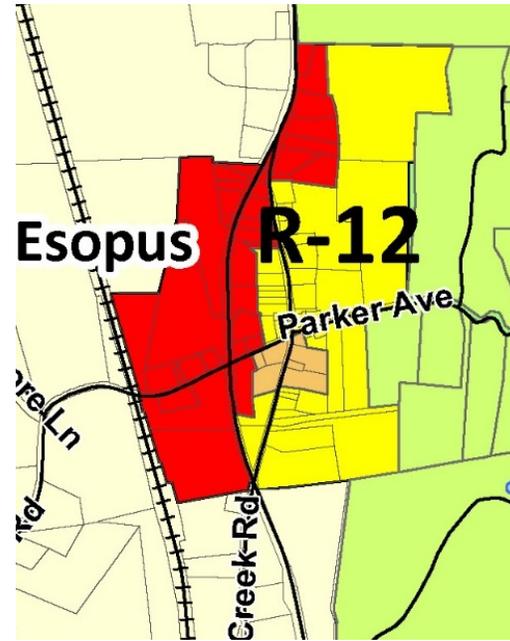




# Existing Hamlet Zoning

## Moderate Density/Hamlet Residential (R-12)

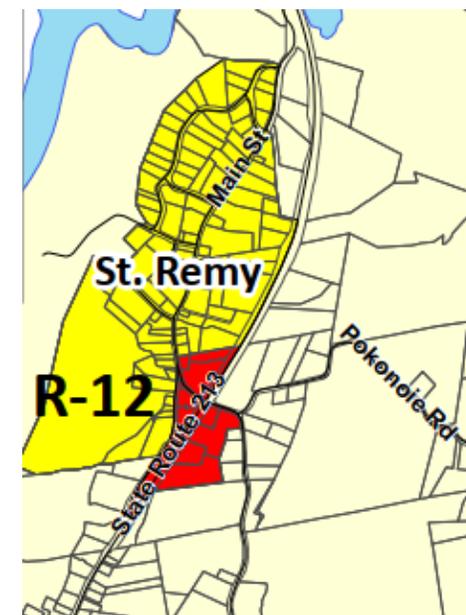
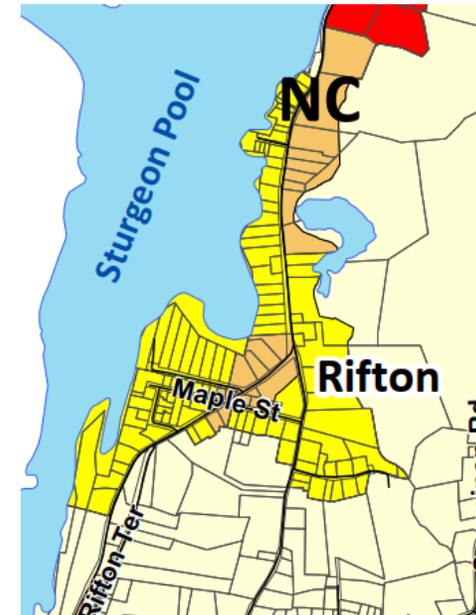
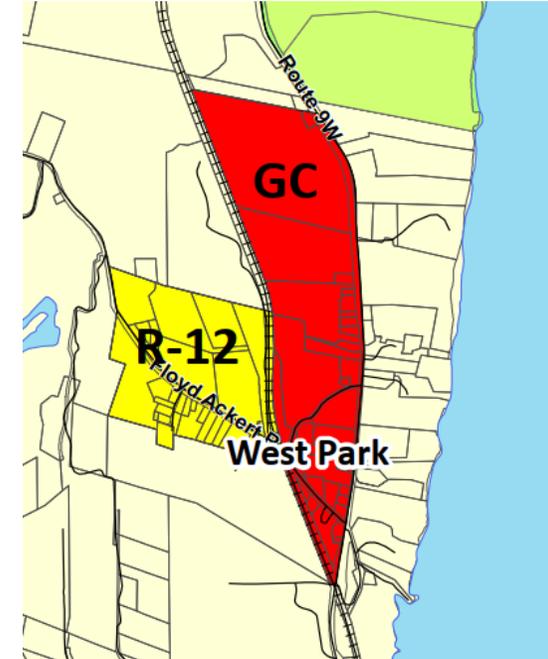
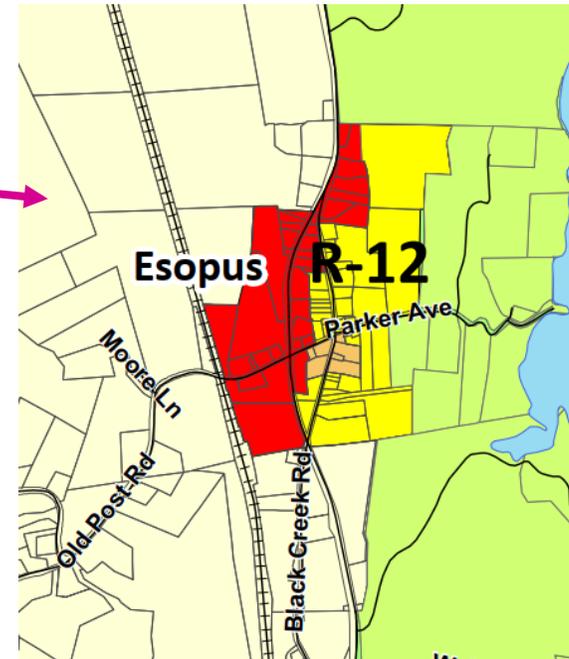
- Found in each Hamlet.
- Established to regulate development in and around Port Ewen with water and sewer and rural hamlets lacking W & S.
- Density based on availability of water and sewer.
- Primarily single, two and multi-family housing.



# Existing Hamlet Zoning

## Residential District (R-40)

- Found in each Hamlet.
- Includes most of the areas of the Town not served by central W & S, excludes denser hamlets.
- Large-lot development of approximately 1 unit per acre, where possible.
- Residential, Agricultural, Restaurants, hotels/motels, resorts, B&B.





# Emerging Concepts for Hamlet Zoning

## Considerations for Location, Scale, Uses, & Design

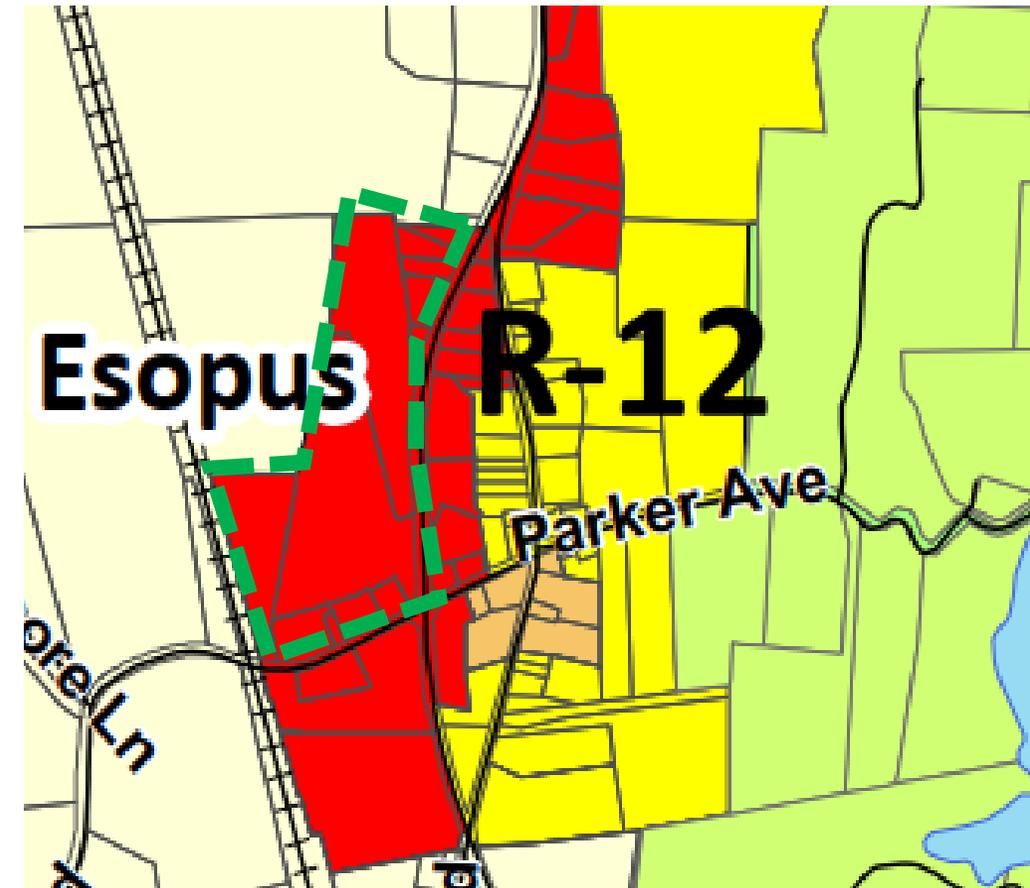
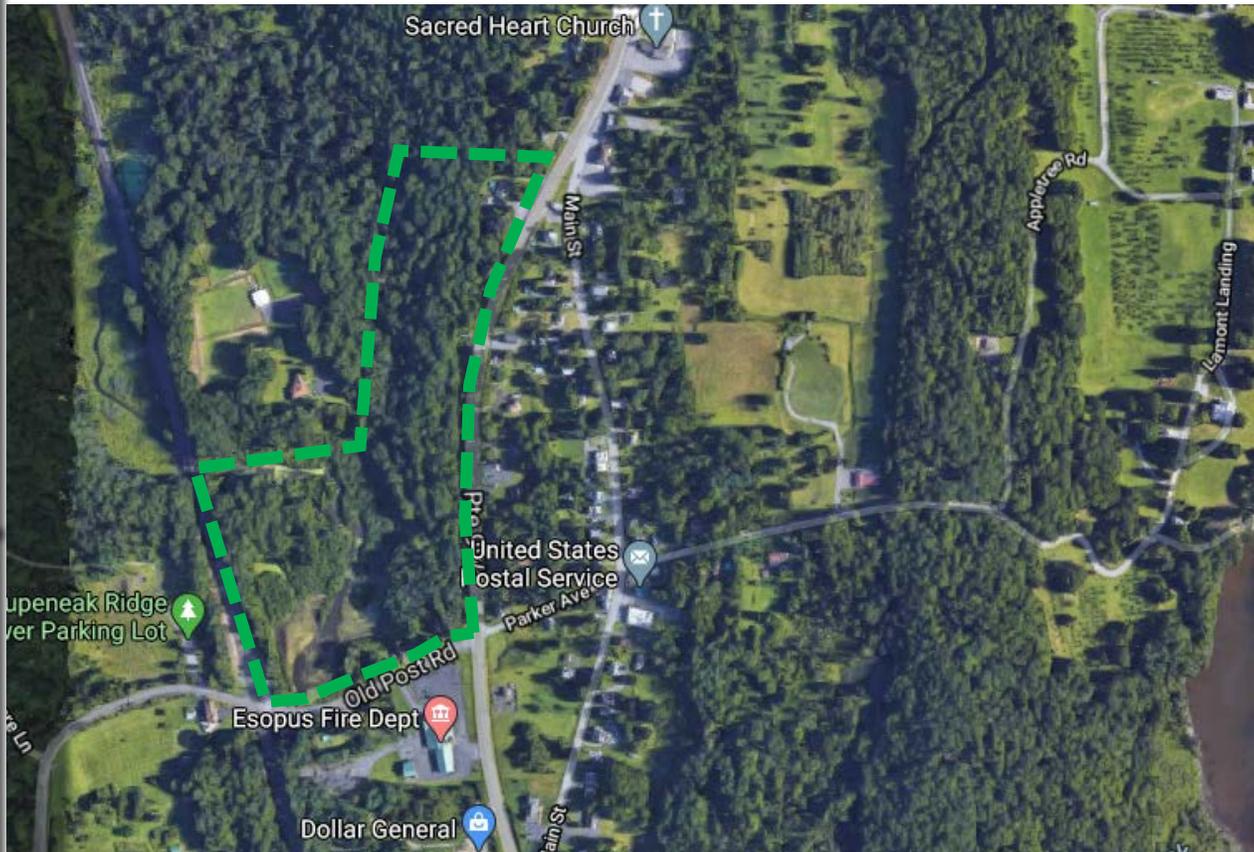
- Evaluating existing Zoning District locations and allowed uses.
- May adjust boundaries of GC and NC Districts to be in line with existing conditions.
- Seeking to align allowable uses with existing and desired Hamlet character.
- Use of maximum building footprints to blend new development with existing and desired Hamlet character.
- Considering design guidelines/standards to enhance and protect Hamlet character.



# Emerging Concepts for Hamlet Zoning - Esopus

## Considerations for Location, Scale, Uses, & Design

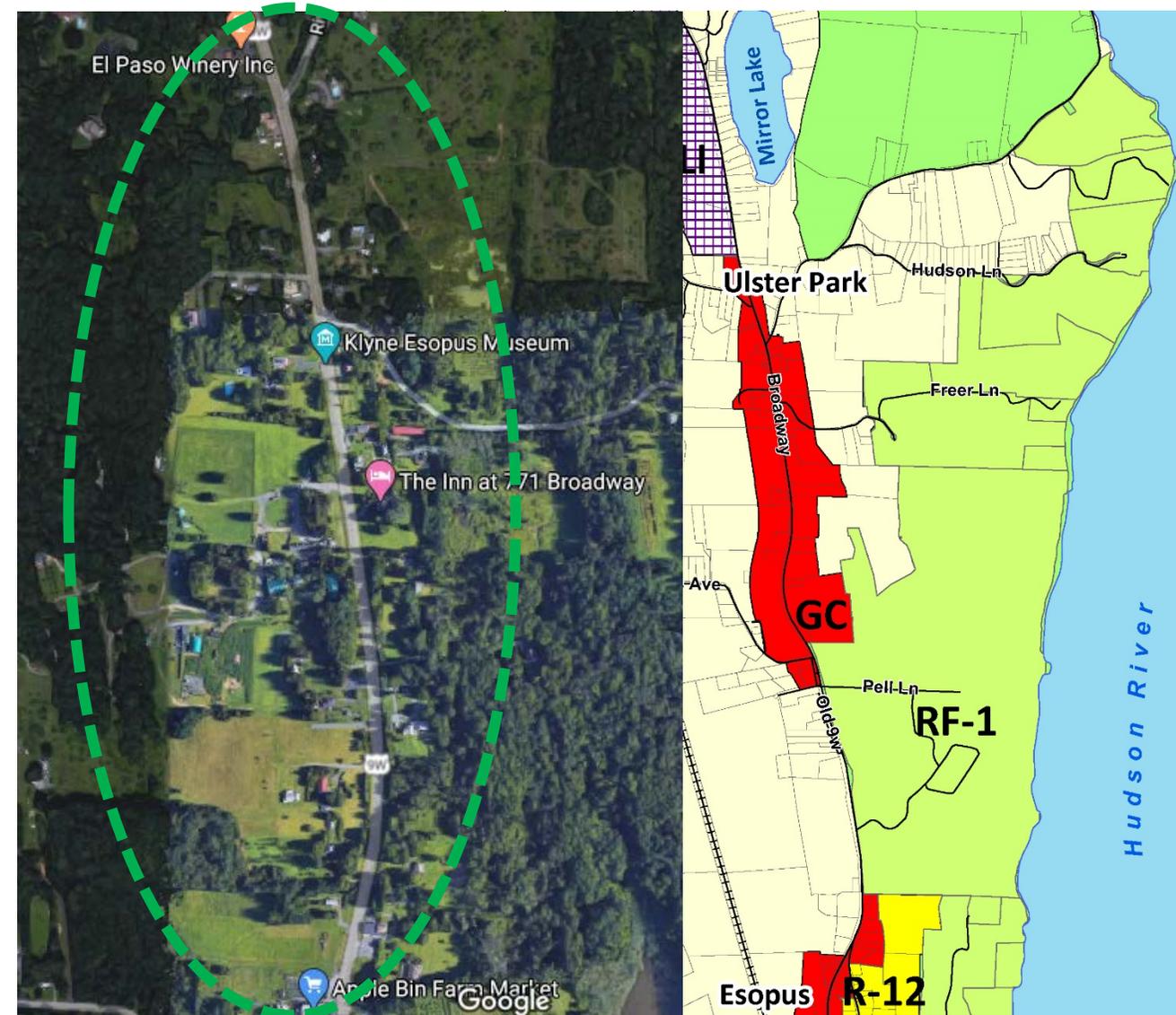
- Extent of GC District may be reduced.
- Uses to be evaluated and design standards/guidelines considered.

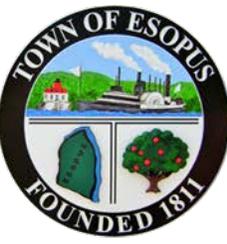


# Emerging Concepts for Hamlet Zoning

## Considerations for Location, Scale, Uses, & Design

- Ulster Park/Esopus
  - Important agriculture/agritourism corridor – Comprehensive Plan.
  - Existing GC Zoning District.
  - Will review allowed uses and adjust as necessary to align with desired agricultural and agritourism focus.
  - Design standards/guidelines will be very important to protect the corridor and integrate new uses.





# Emerging Concepts for Hamlet Zoning

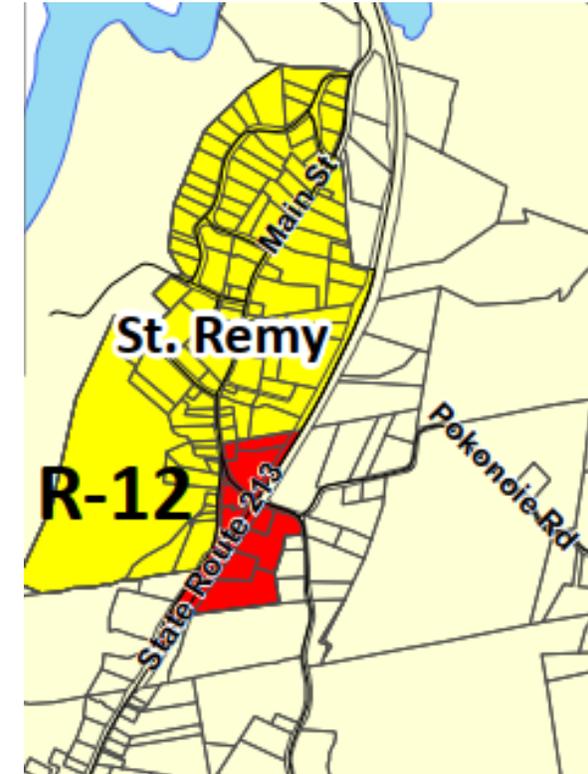
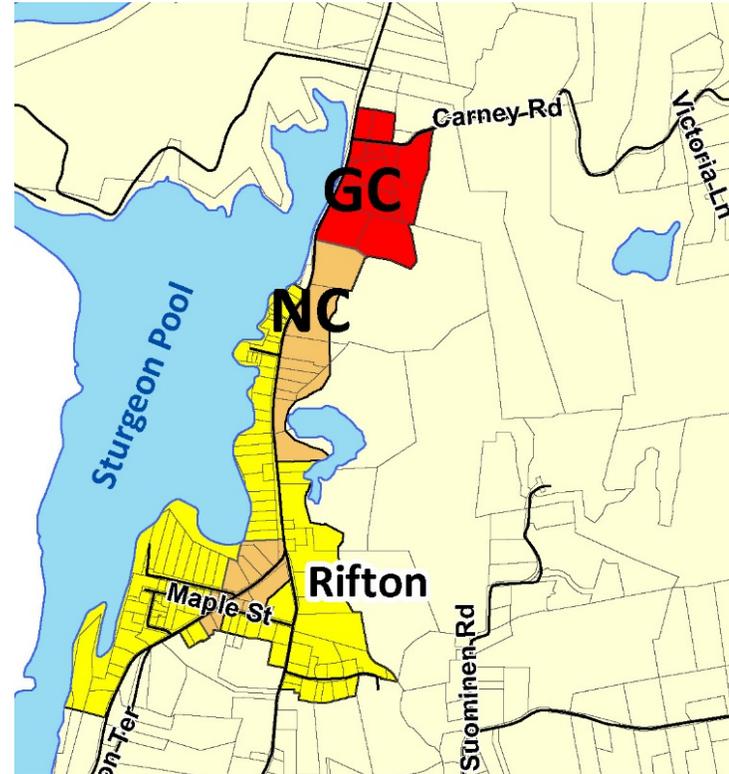
## Considerations for Location, Scale, Uses, & Design

### St. Remy:

- GC is appropriately located to allow for future commercial uses.
- Uses to be evaluated and design standards/guidelines considered.

### Rifton:

- GC and NC are appropriately located in areas of existing commercial development and to allow for future small-scale commercial.
- Uses to be evaluated and design standards/guidelines considered.

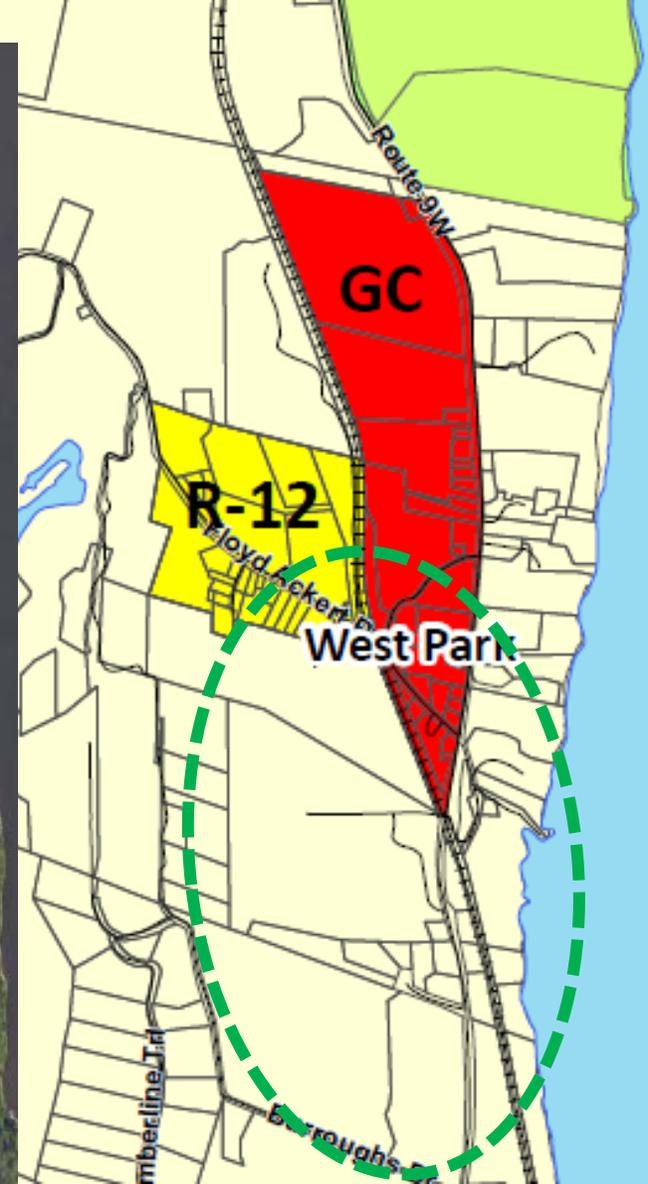
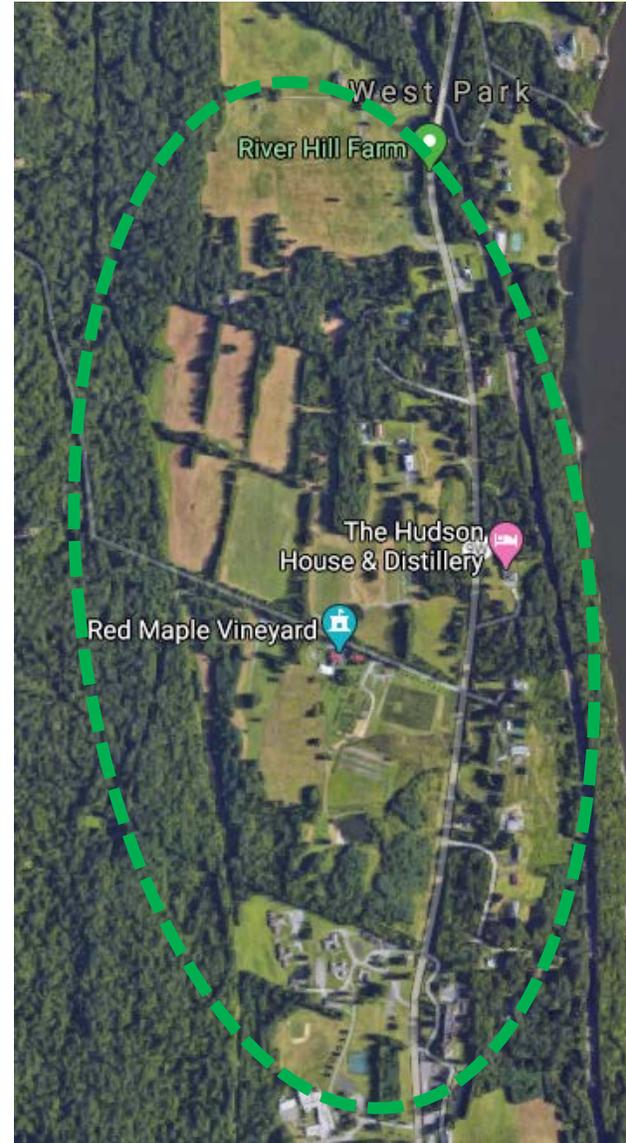


# Emerging Concepts for Hamlet Zoning

## Considerations for Location, Scale, Uses, & Design

### West Park:

- GC is appropriately located to allow for existing and future commercial uses.
- May consider facilitating/protect existing and additional agritourism-related businesses south of the GC zone.
- Uses to be evaluated and design standards/guidelines considered.

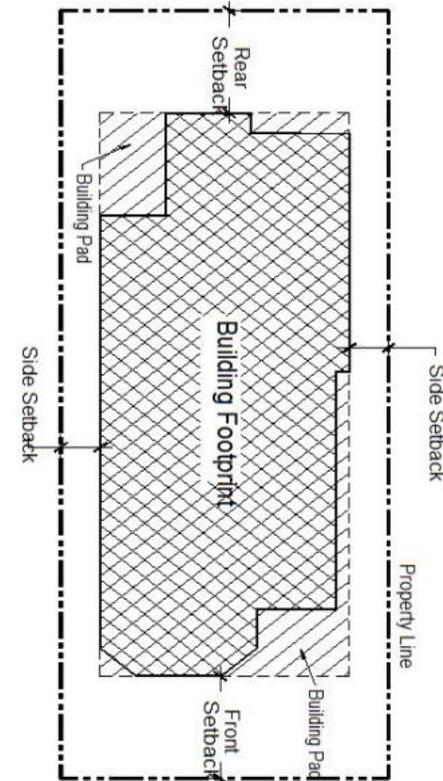




# Emerging Concepts for Hamlet Zoning

## Considerations for Location, Scale, Uses, & Design

- Some uses have been proposed to be divided in the use table based on size.
  - **Retail and Office Uses: 7,500 SF, 15,000 SF, & 25,000 SF**
  - **Medical Facility Uses: 7,500 SF, 15,000 SF & 20,000 SF**
- Allow desirable uses at appropriate scales.
- Final maximum footprints still under discussion – ***feedback encouraged.***
- Encourage smaller-scale uses in the Town's more rural hamlets.





# Emerging Concepts for Hamlet Zoning

Scale: Examples of Existing Building Footprints



**Port Ewen Dollar General = 15,000 SF**  
**Esopus Dollar General = 9,100 SF**



# Emerging Concepts for Hamlet Zoning

Scale: Examples of Existing Building Footprints

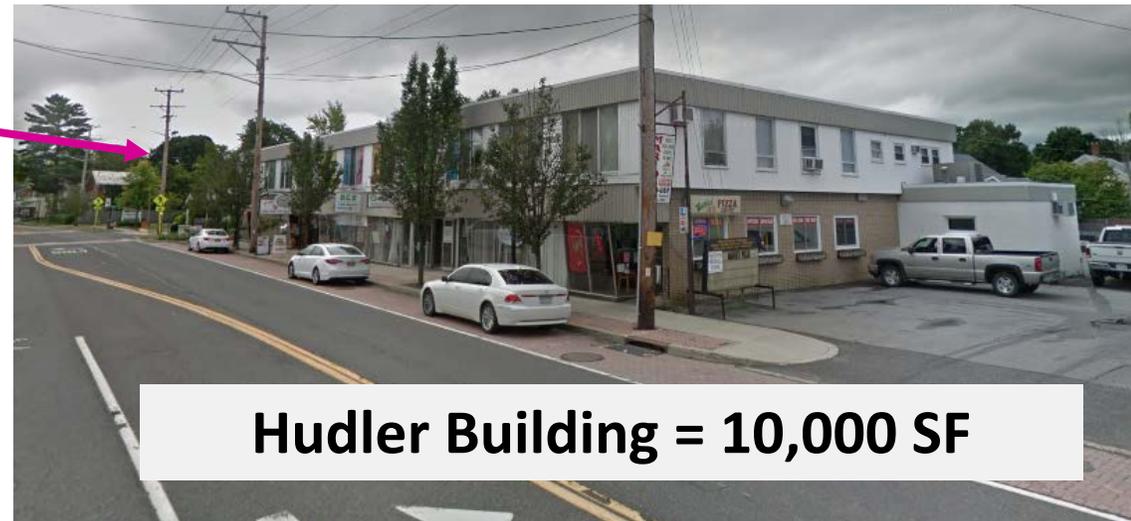
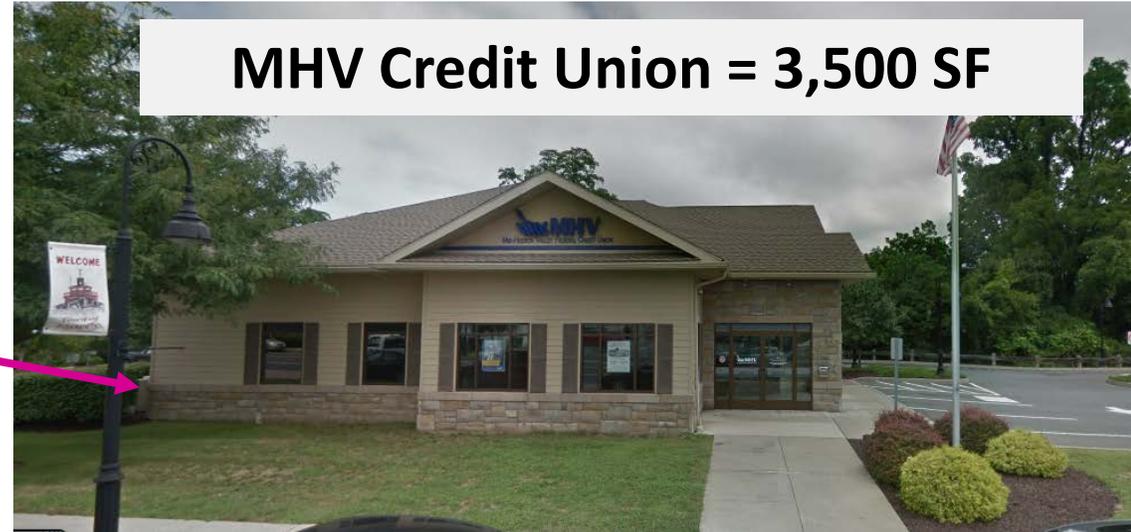
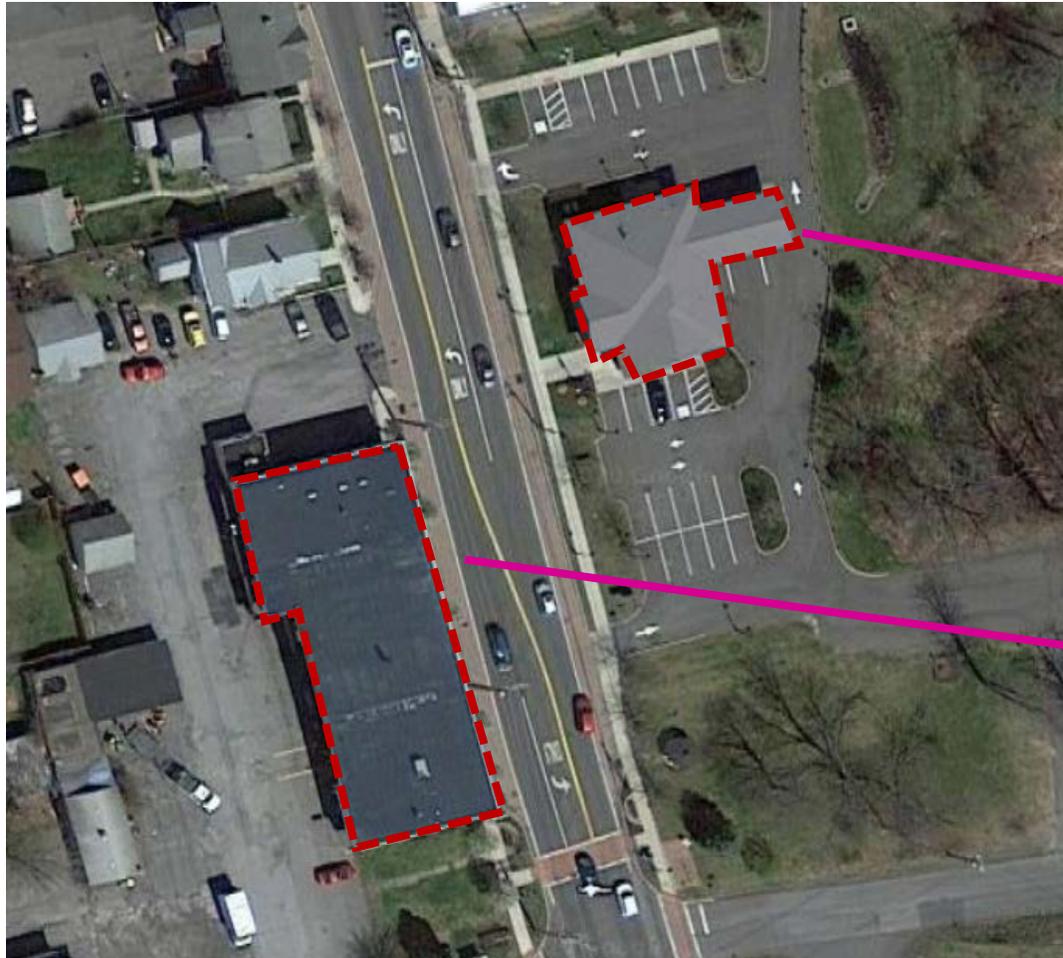


Port Ewen Stewart's = 4,200 SF



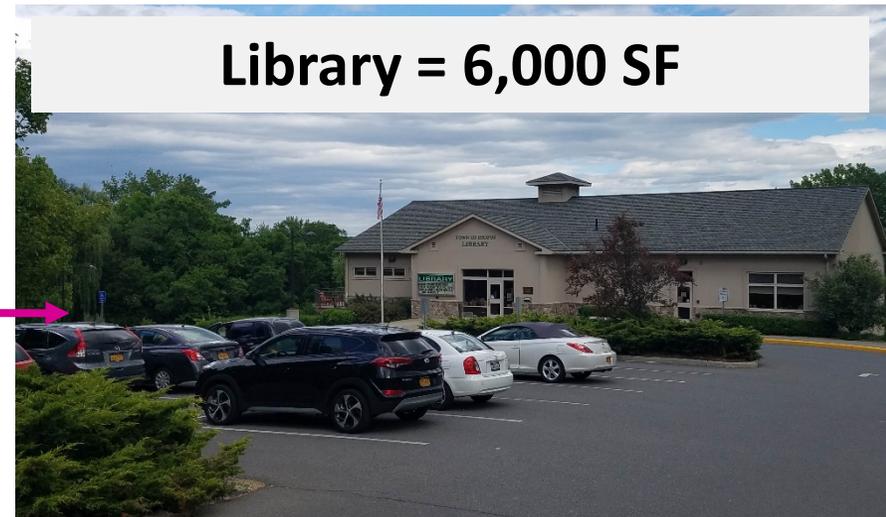
# Emerging Concepts for Hamlet Zoning

Scale: Examples of Existing Building Footprints



# Emerging Concepts for Hamlet Zoning

Scale: Examples of Existing Building Footprints

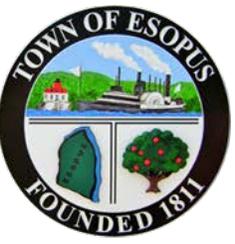




# Emerging Concepts for Hamlet Zoning

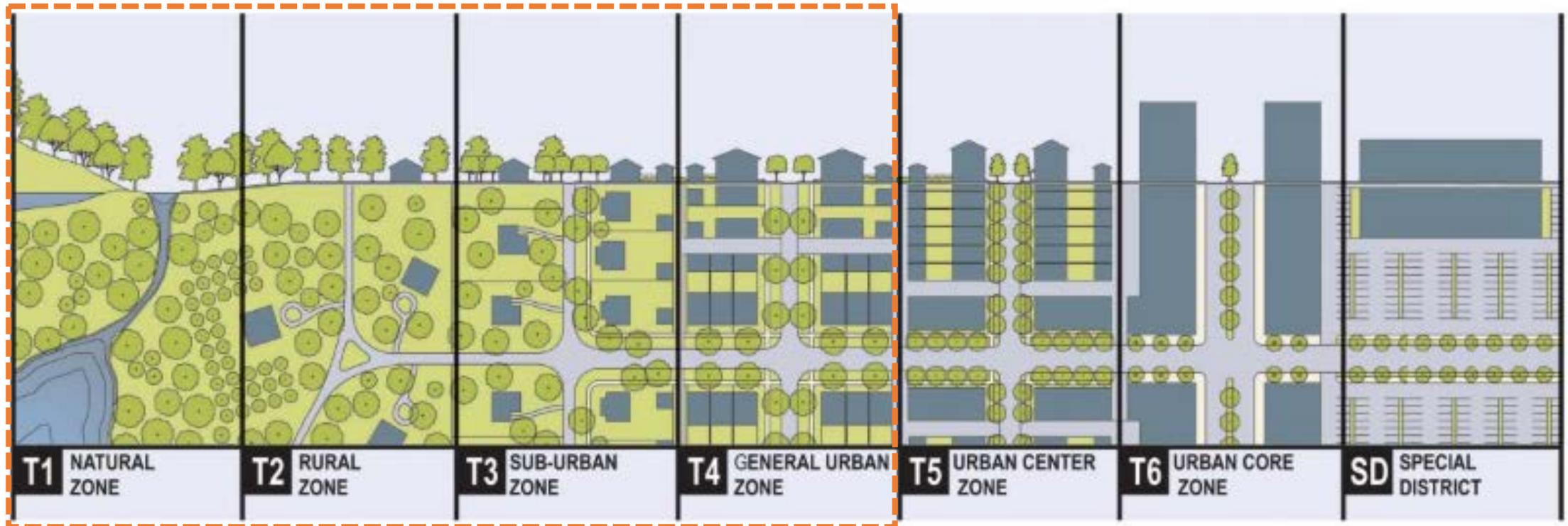
## Design Standards/Guidelines

- Design standards/guidelines were recommended in the Comprehensive Plan.
  - Celebrate community identity.
  - Establish consistent and attractive requirements for site arrangement, building facades and storefronts.
  - Reinforce and enhance the architectural style, pedestrian scale and aesthetics of Hamlets.
  - Enhance neighborhood vitality and commercial success.
  - Provides recommendations for those areas in need of the creation of, or the restoration of a ***“sense of place.”***



# Emerging Concepts for Hamlet Zoning

Design Standards/Guidelines – Will follow existing development patterns



*Congress for New Urbanism*



# Emerging Concepts for Hamlet Zoning

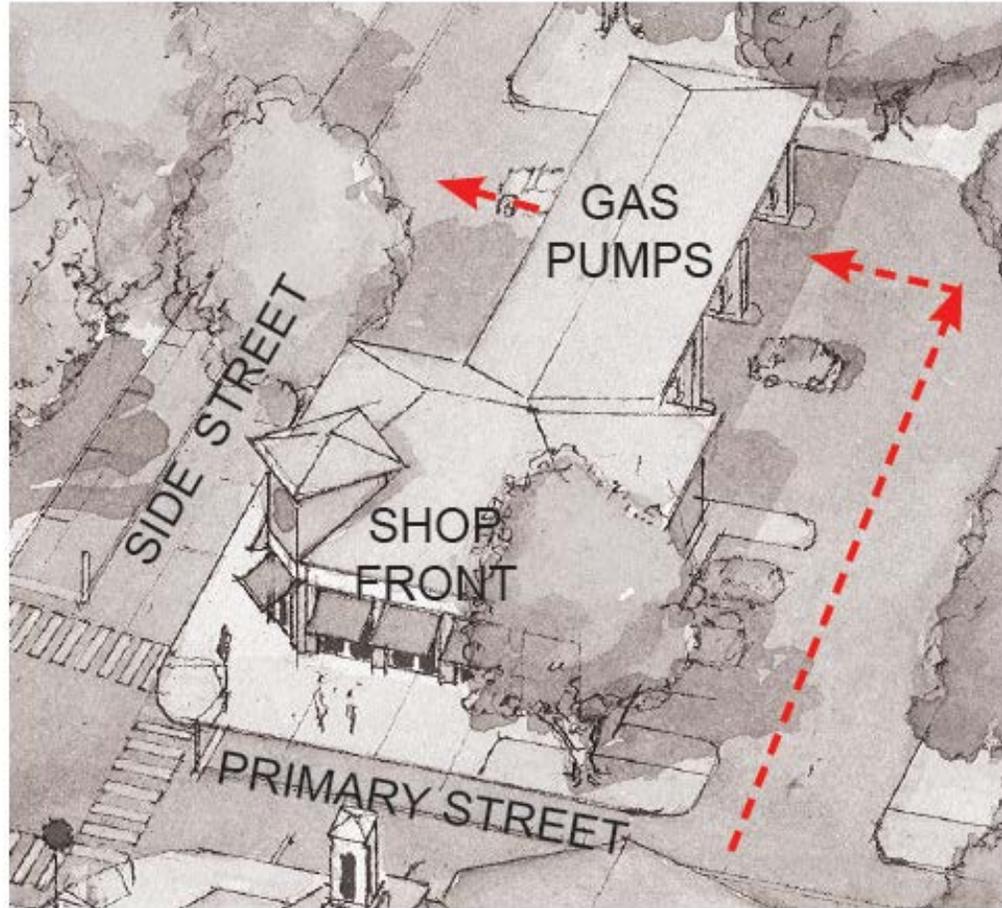
## Design Standards/Guidelines – Site Design/Orientation



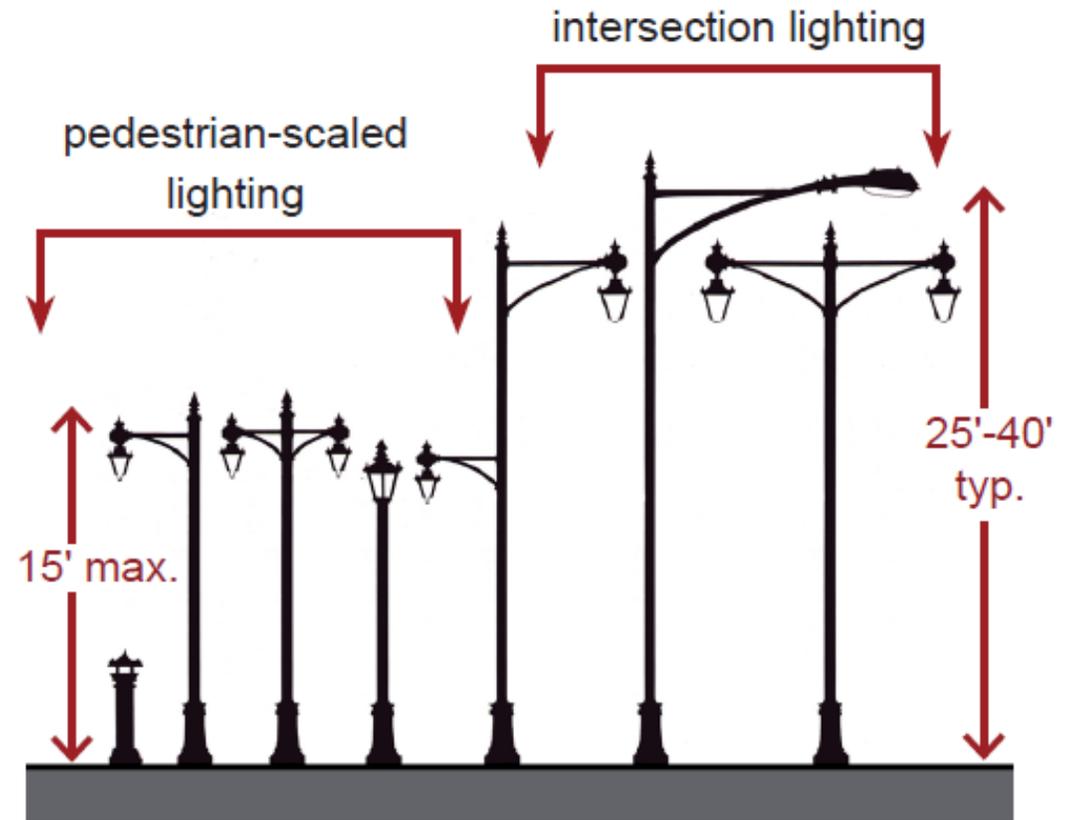
- Buildings to the sidewalk edge.
- Front façade towards the primary street.
- Activated sidewalks/outdoor dining and seating areas.
- Parking behind buildings.
- Encourage mixed uses.

# Emerging Concepts for Hamlet Zoning

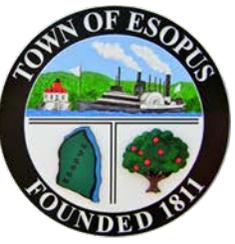
## Design Standards/Guidelines – Site Design/Orientation



Gas Station Design Example

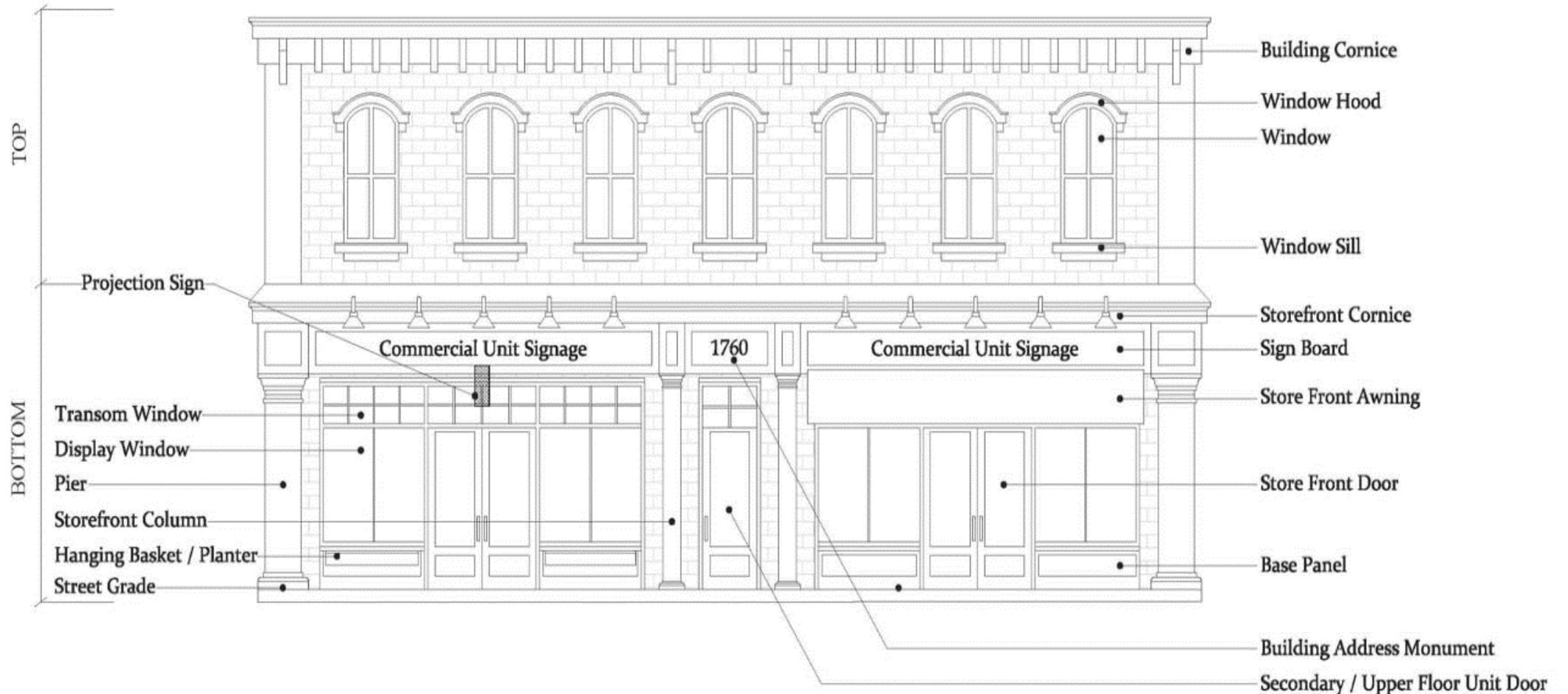


Lighting Standards



# Emerging Concepts for Hamlet Zoning

## Design Standards/Guidelines – Building Facade



# Emerging Concepts for Hamlet Zoning

## Design Standards/Guidelines – Building Massing and Infill



**Appropriately-scaled Building - Esopus**



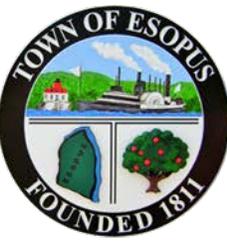
**Example of Infill Guidance**



# Emerging Concepts for Hamlet Zoning

## Each Hamlet is Different

- As each hamlet is unique.
- Specific sub-district regulations are being considered.
- Zoning update and design standards/guidelines will be based on desired uses, building design, location and site layout.
- Some hamlets will see one or two new buildings over the next ten years or so, others like Port Ewen may see several more new buildings.
- Smaller hamlets have limited space within the GC and NC Districts and the number of new commercial buildings will be limited.
- Economics will also guide new building development.



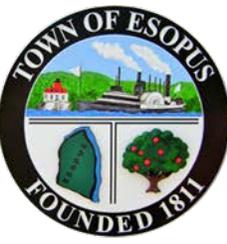
# Next Steps

- February 25<sup>th</sup> Port Ewen/Ulster Park/Sleightsburgh/Connelly Meeting
- Late March/April.....Joint Board Review of Draft Regs.
- April.....Revised Draft for Town Board, Ulster County and  
Town Planning Board Review
- May.....Town Board Public Hearing & SEQRA Review
- June.....Adoption Process



# Discussion / Q&A

- Did you see something in the preliminary recommendations that you liked/disliked?
- Are there specific uses that you would like to see encouraged/discouraged in your Hamlet?
- Should the size of future buildings/uses be driven by the Hamlet's character and existing buildings?
- Are there building styles/architecture that you would like to see encouraged?
- Are there specific changes you would like to see in your Hamlet?
- Comment Forms Available at Sign-In Location



# Contact

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