



CITY OF NEWBURGH, NY

COMMUNITY MEETING ON PROPOSED ZONING

MAY 13, 2015

Zoning: What is it? Where we have been and where are we now!

The purpose of Zoning is to provide land-use legislation in support of the City's Master Plan and Land Use Plan. The current zoning was adopted in 2001. It has been found to be inadequate over the years.

Plan-it Newburgh: The Sustainable Master Plan was adopted by City Council in 2008.

A Future Land Use Plan – with reference to the Master Plan was adopted by City Council in 2011.

Land Use Board Streamlining recommendations were adopted by the City Council in 2012.

The ***Zoning Code Update*** was initiated in 2013.

The ***Draft Zoning Code*** was available for review in February 2013, Public Hearings held, but it was tabled in June 2013 due to incongruities.



Process and Background

The Greater Newburgh Partnership, with approval of the City Council successfully obtained a grant from the Dyson Foundation for developing a new zoning code for the City of Newburgh, nearly 3 years ago.

January 2013, the City appointed a zoning advisory team– to include key city staff, members of the land use boards, and community representatives.

GNP contracted with the land use legal firm AKRF to advise and lead in the process.

Work was tentatively completed in February 2014; SEQR begun, the city council took lead agency, and a number of public hearings were held.

City of Newburgh Zoning Update

Goals of the rezoning process:

- To recognize our underlying 'as built' city
- Streamline the project review process
- To become more Developer friendly
- To provide the means to increase rateables
- To appropriately reflect the already approved land use and Master plans





Zoning Project Update

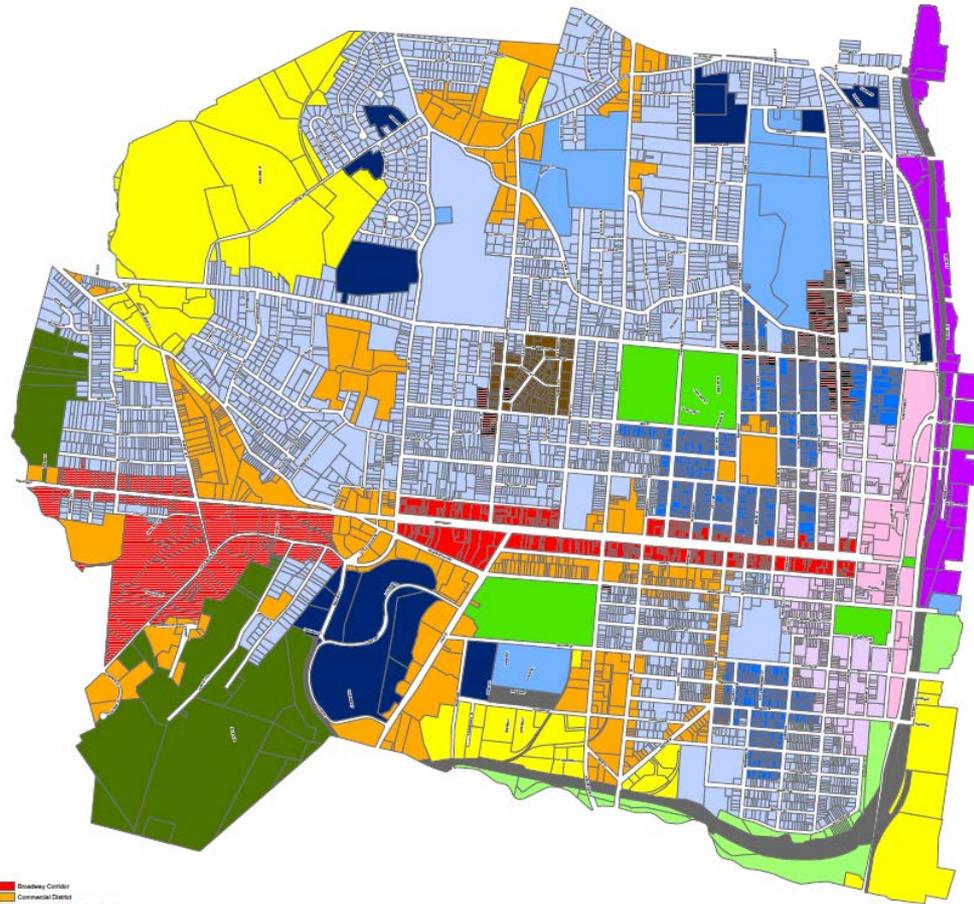
- The City Clerk and Planner compiled all comment which have been tabulated , reviewed, and text has been edited to address the outstanding issues.
- The City, with the support of the Board of Directors of GNP, has secured a release of intellectual property from AKRF and now controls the text and editing of the Zoning documents.
- Updates have been given to City Council in November and December;
- Presentations have been given to the public at the quarterly Distressed Property Public Meetings.
- The Orange County Planning Commission AND the Regional Plan Association have fully reviewed the proposed code.
- The SEQR docs have been on the City's website since early January and the zoning documents have been posted for public review for well over a month.

Future Land Use Plan 2008 Map



Figure 4-1:
Future Land Use Map

City of Newburgh Zoning Update



- Broadway Corridor
- Commercial District
- Conservation Development District
- Industrial District
- Institution
- Open Space
- Park
- Planned Waterfront District
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Utility
- Waterfront Gateway
- Planned Waterfront District
- Neighborhood Commercial Overlay
- Commercial District Overlay
- Colonial Terrace Overlay
- Downtown Neighborhood Overlay



Zoning – What is new? . . .

Form Based Code: this is a new concept to the City of Newburgh.

A reintroduction of 'Mixed Use'; reassessment of commercial overlays; opening and expansion of uses, and a studied and balanced approach to parking.

FBC Areas:

The Broadway Corridor

The Downtown District

Waterfront Gateway

Waterfront Protection District

- **Let's review each . . .**

City of Newburgh Zoning Update

Form Based Code Districts

Boards and Streamlining

- Planning Board, expanded role
- ARC
- Zoning

1 *Broadway Corridor*

The Broadway Corridor (BC) zone applies generally to lots along Broadway from West Street to Grand Street. The primary purpose of the zone is to focus commercial activity along this main thoroughfare.

2 *Downtown Neighborhood*

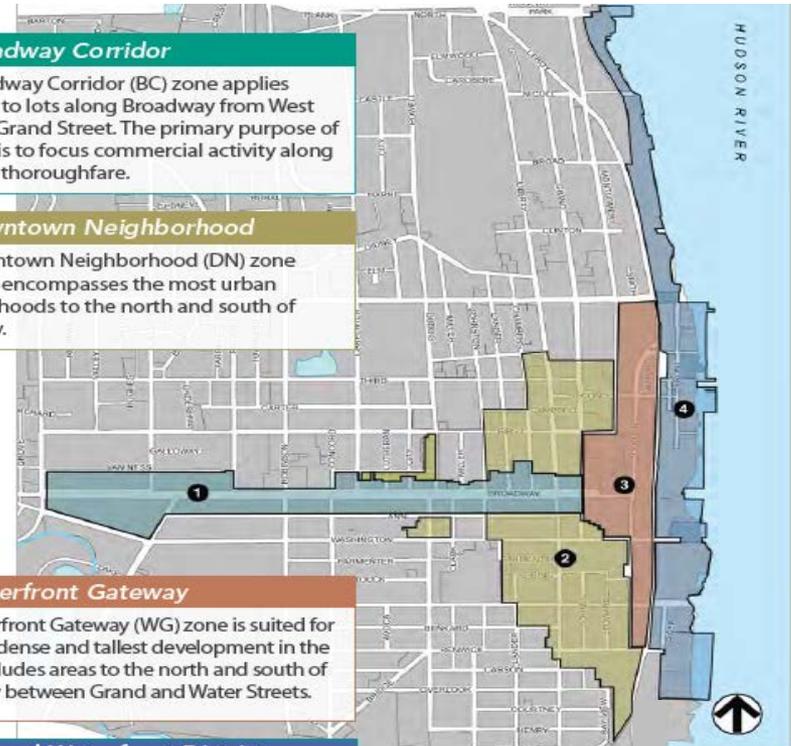
The Downtown Neighborhood (DN) zone generally encompasses the most urban neighborhoods to the north and south of Broadway.

3 *Waterfront Gateway*

The Waterfront Gateway (WG) zone is suited for the most dense and tallest development in the City. It includes areas to the north and south of Broadway between Grand and Water Streets.

4 *Planned Waterfront District*

The Planned Waterfront District (PWD) is the area of downtown generally between Water Street and the Hudson River. It is the historic heart of Newburgh and has been, and is expected to be, the catalyst for the revitalization of the City.



Form-Based Code Districts

City of Newburgh Zoning Update

Proposed protections

- **Waterfront Protection Overlay**
- **East End Historic District Overlay**
- **Colonial Terraces Design District Overlay**
- **Neighborhood Commercial District Overlay**
- **Viewshed protection**
- **Form based code provides streetscapes, massing considerations, and form**



City of Newburgh Zoning Update

New uses recognized – for example

- **Live work**
- **Home Office**
- **Cottage Industry**
- **Activity Centers**



Comments that have been incorporated into the draft --

Changes to the map:

- Broadway Corridor
- Route 207 commercial
- Colonial Terraces commercial district overlay
- Dubois Street and parcels surrounding Downing Park

Are there other that we need to address?

Comments & changes continued:

- **Residential** – adding a solely R1 district.
 - **Low Density** – will include the requirement that a change in density will trigger a full review. The Heights as an example; or Colonial Terrace as another. To change density/use from single to two family or more, will require a full review of use, site plan, etc.
 - CAC, view shed protection, and Waterbody Overlay Protection editing; referrals to the CAC. Inclusion of the LWRP.
 - Inclusion of green infrastructure accommodations and requirements – bike racks, renewable energy – solar in the Historic District; Lighting regulations; trees and tree lined streets (inventory underway).
 - Affordable housing to always be in balance with market rate housing and to refine the terminology in reference to development for better communication processes.

City of Newburgh Zoning Update

Residential areas:

- The Inner City north and south of Broadway
- Waterfront
- The Heights
- West end gateway
- Liberty and Grand
- Warden Heights

Commercial

Industrial

High density areas
Parking



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Form Based Code Districts

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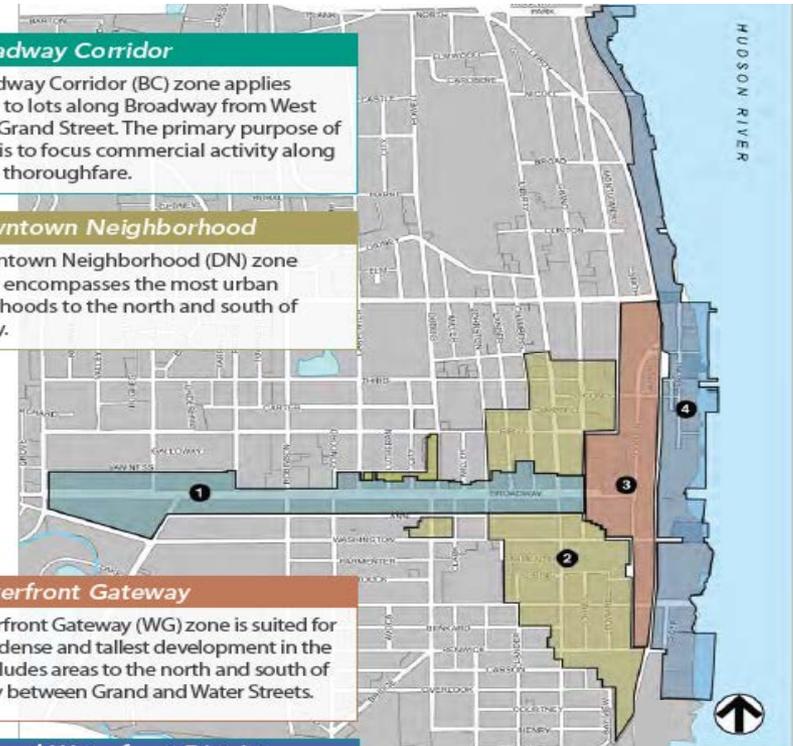
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