



City of Newburgh Zoning Code Update

SEQRA Public Hearing – May 27, 2014



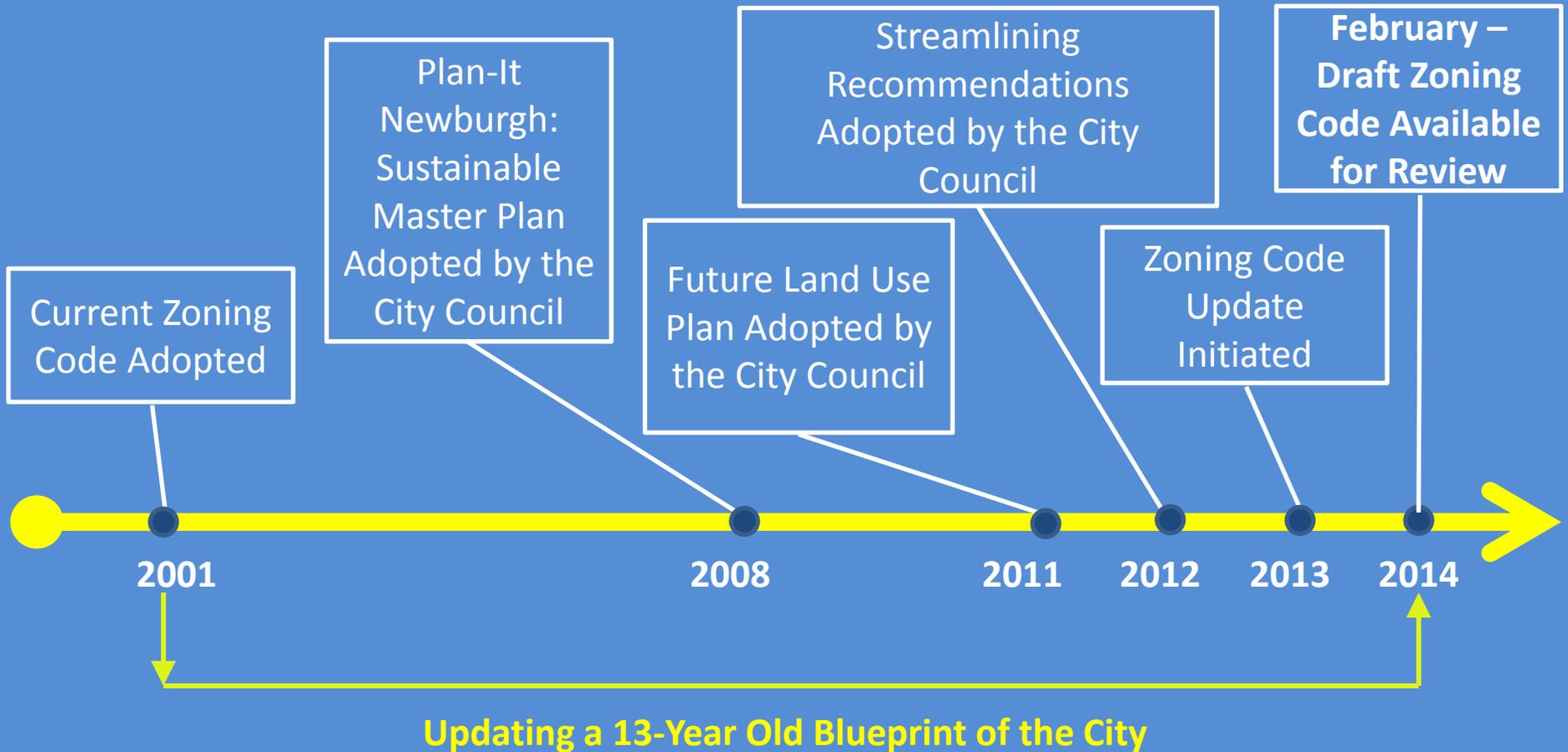
Why Update the Zoning Code?



- Because it doesn't work for the City of Newburgh
 - Based on a Suburban Development Pattern
 - Multi-Step Approvals Process Often Requires
 - ZBA Variances, Planning Board Site Plan Approval and/or ARC review and referral
- New Process Makes Code More Realistic
 - Faster, Streamlined Approval Process



Path to Zoning Code Update





Project Timeline



- January 2013: City Appoints Zoning Advisory Team
- July 11, 2013: AKRF, Inc. presents project to City Council
- January – March 2013: Advisory Team and AKRF, Inc. Review Planning Documents
- April – December 2013: Advisory Team Reviews Draft Zoning Text and Map
- January 9, 2014: Team Provides Project Status Update to City Council
- **February 8 & 12, 2014: Community Engagement Meetings**
- **February 2014 – Draft Zoning Code Update is made available for Public Review.**
- February (end) 2014: Advisory Team Presents Draft Zoning to City Council
- **March - May 2014: City Council Undertakes Environmental Review, including Public Hearings**
- June 2014: City Council Adopts New Zoning Text and Map



Who Was Involved?



GNP Board

City Council

Leadership Team

- Mayor
- Corporation Counsel
- Code Compliance
- Building Inspector
- City Planner
- Planning Board
- Zoning Board

Ex Officio
*Sue Sullivan**
*City Manager**

Support Staff
Marcy Handler, GNP
Liz Evans, City of Newburgh

Advisory Team

- City Council Representative
- Chair, Waterfront Advisory Committee
- Chair, Quassaick Creek Advisory Committee
- Chair, IDA
- Chair, ARC
- Chair, Newburgh Business Association CAT
- Chair, GNP
- Chair, Newburgh Christian Ministerial Fellowship
- Chair, Newburgh Armory Unity Center
- Lead Organizer, Community Voices Heard
- President, Latinos Unidos
- Executive Director, Independent Living
- President, Orange County Citizens Foundation
- President, Board of Education, Newburgh Enlarged City School District
- Commissioner, Orange County Planning Department



Progress to Date



- Conducted more than 17 Meetings with Advisory Team and City Staff
- Prepared *Draft* Zoning Map that Simplifies and Reduces the Number of Districts
- Prepared *Draft* Form-Based Code Regulations for the Downtown and Waterfront
- Prepared *Draft* Zoning Text with Streamlined Administration, Increased Environmental Protection, and Realistic Development Standards
- Draft Zoning Update Made Available for Public Review
- City initiated the SEQRA Process



Summary of Zoning Code Update



- Zoning Map
 - Codifies Adopted Future Land Use Map
 - Reduces Number of Districts
 - Zoned for Existing Form - Recognizes existing lot size and building type/stock
- Uses
 - Allows Mixed Use Districts and Buildings
 - Streamlines and Defines “Use” Categories
 - Provides Increased Flexibility in Type and Location of Uses



Streamline Application Review



- Site Plan Review Required for Uses that Need Additional Oversight
 - Higher Impact Uses
 - Waterfront Gateway and Planned Waterfront District
 - Conservation Development and Waterbody Protection
- City Staff Review Required for
 - Lower Impact Uses
 - 1-4 Family Houses (similar to today)
 - Office Buildings
 - Personal Service Buildings (salons)
 - Retail
 - Uses in Form Based Code Districts (Broadway Corridor and Downtown Neighborhood)



Zoning Districts



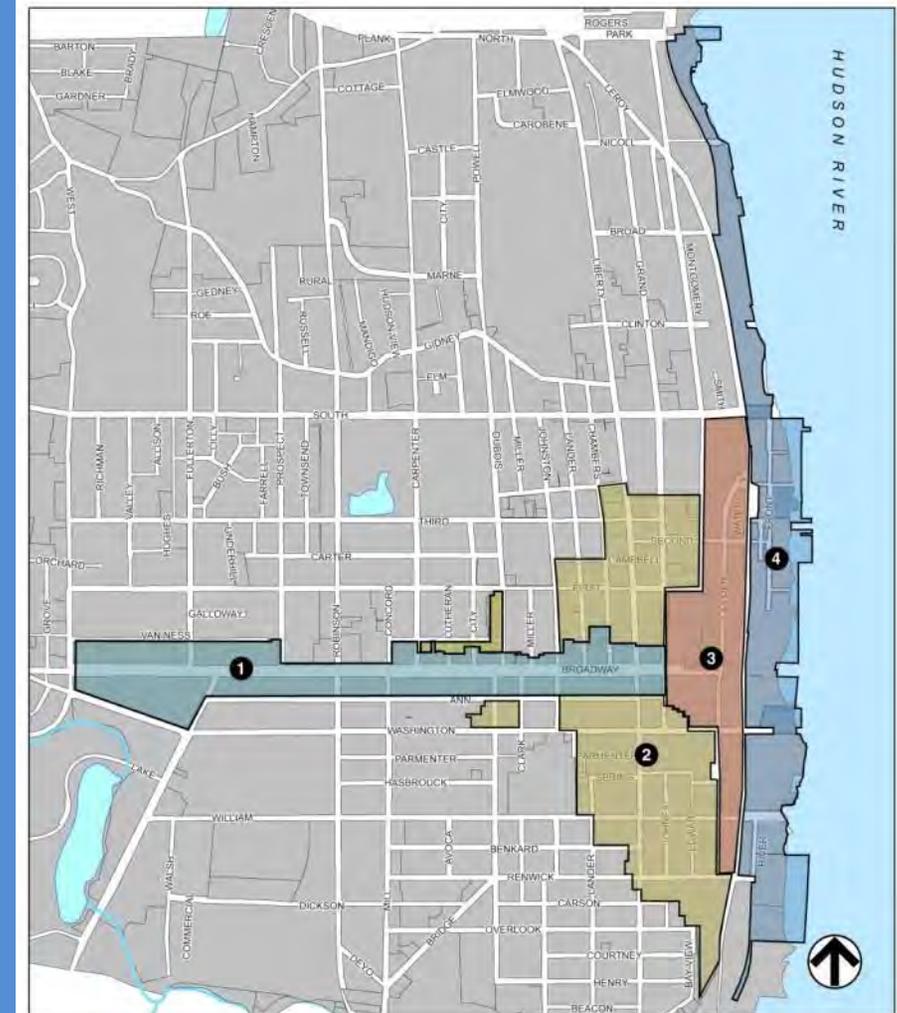
- Residential Districts:
 - Reduced # of districts from four to three
 - Revised Bulk and Area Requirements Based on Existing Lot Size, Building Stock and Form
- Commercial Districts:
 - Reduced # of districts from seven to three
 - Streamline and Better Define “Uses”
 - Focus on How Buildings Sit on Their Lots - Building Coverage, Distance from Property Lines



Mixed Use Districts



- Downtown Districts
 - Form-Based
- Flexibility in Home Occupations and Accessory Apartments in Residential Districts
- Neighborhood Commercial ‘Overlay’ District
 - Allow limited commercial uses in targeted residential districts
 - Promote ‘mom and pop’ and ‘corner’ stores
 - Promote compact and mixed use redevelopment of certain targeted areas

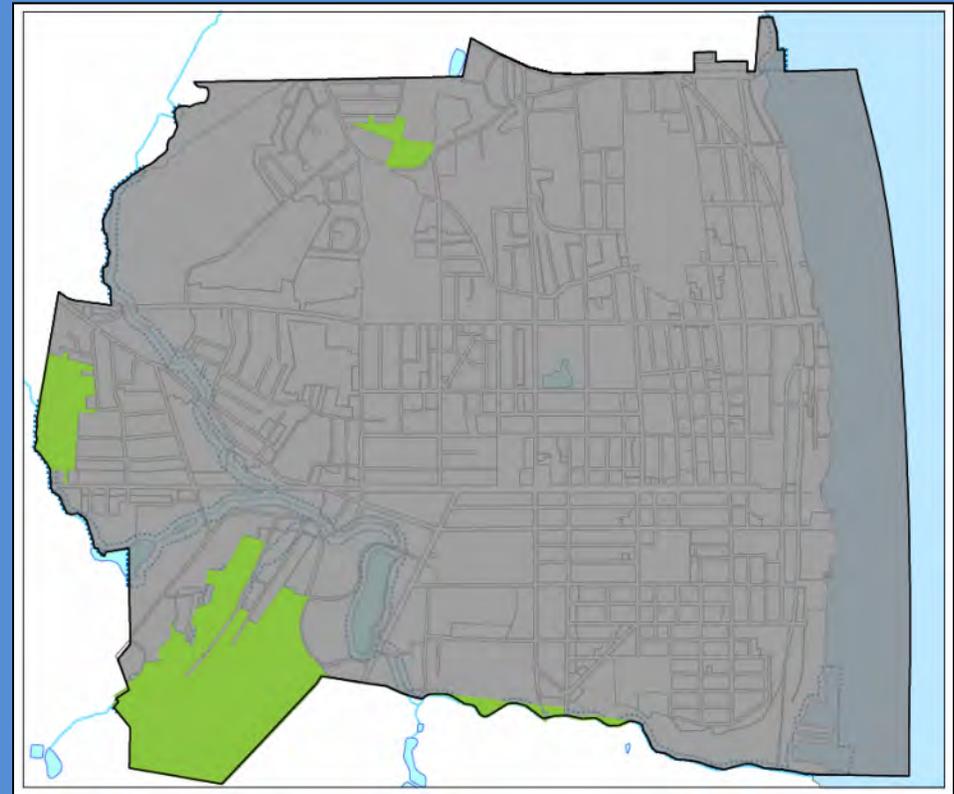




Environmental Protection: Conservation Development



- Mapped District
- Allows Residential District Uses
- Preserves Environmental Features
- Promotes Flexibility of Building Design, Location, Layout
- Minimizes Impervious Coverage
- 50% of Site as Perpetual Open Space
- Planning Board Discretion
- CAC Review and Comment





Environmental Protection: Waterbody Protection



- Limits New Construction or Paving Near Waterbodies
- Requires 100 foot Vegetated Buffer
 - Streams
 - Lakes
 - Rivers
- Allows and Encourages
 - Vegetated Buffers
 - Rain Gardens and Swales
 - Pervious Paving
 - Public Access
- Minimizes Buildings or Impervious Surface within Buffer
 - Only Practicable Alternative
 - Preserve Reasonable Return
- Requires Site Plan Approval
- CAC Review and Comment



Historic District



- East End District Boundaries Remain the Same
- Creates User-Friendly Regulations
 - Context in Regulations
 - ARC Provide Financing Guidance
- Streamlines Review of Applications
 - Special Demolition Considerations
 - Consent Agenda
 - Nature/Extent
 - Conformance with Design Guidelines
 - Potential 'Consent Agenda' Guidance





Next Steps



- SEQRA –
 - City Council Circulates NOI for Lead Agency Status
 - Environmental Review
 - SEQRA Public Hearings
- Adoption of the Code