

Winston Farm Planned Development District

Zoning and NYS Environmental Quality Review Act



NELSON POPE VOORHIS

September 2024

Presented by:

Fred Costello, Jr.- Town of Saugerties Supervisor

Adriana Beltrani, AICP- Town Planner

AGENDA

Site Development History

Project Overview

- Zoning Overview
- Explanation of Proposed Action

State Environmental Quality Review

- Where we have been; where we are now; what comes next?

Public Input

- When and how to provide public input

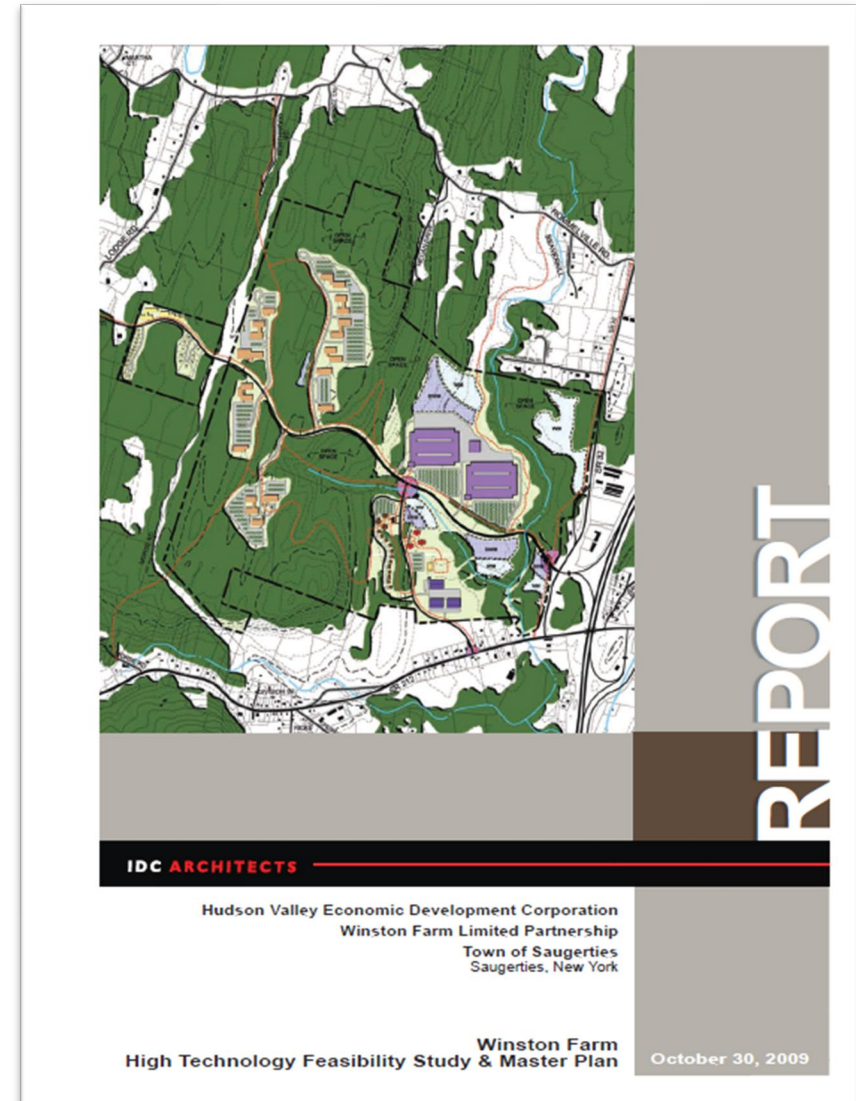
Site Development History

Site Development History

1965- Community College Proposal

1987- Landfill Proposal

2009- Tech Hub Feasibility Study



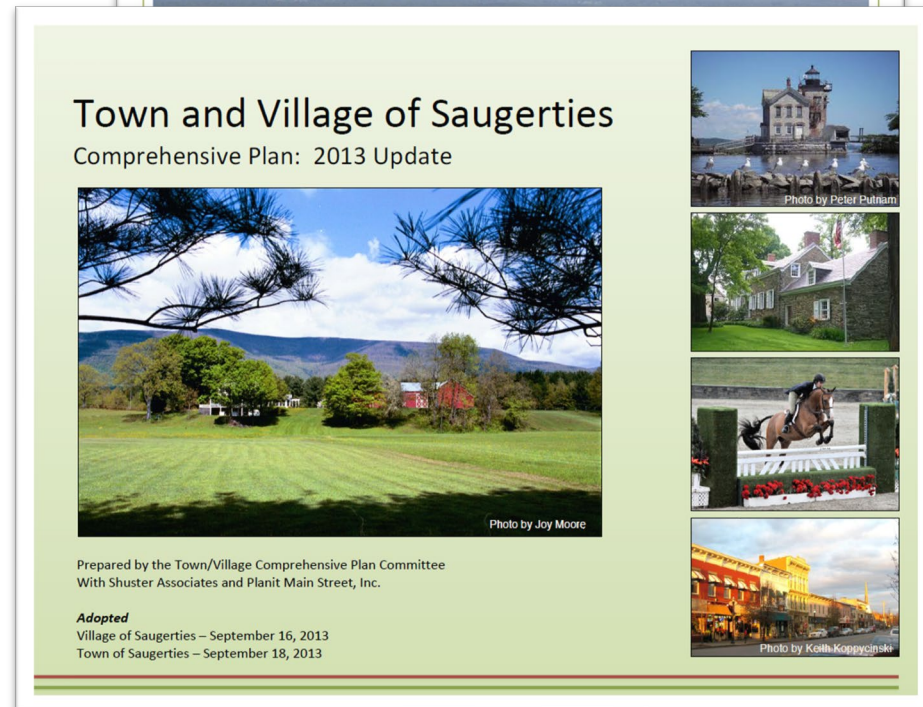
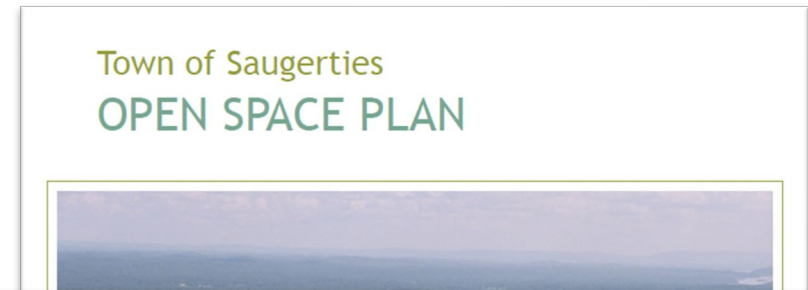
Site Development History

2010- Saugerties Open Space Plan

- “The largest undeveloped parcel in Saugerties that is not preserved” (p15)

2013- Town/Village of Saugerties Comprehensive Plan

- Goal 6A “Certain Large Parcels”



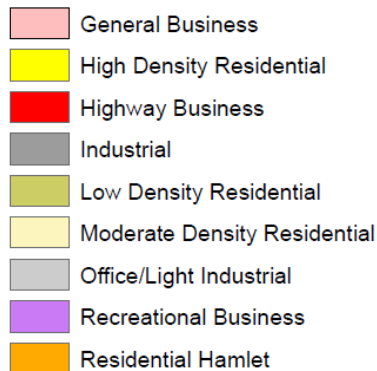
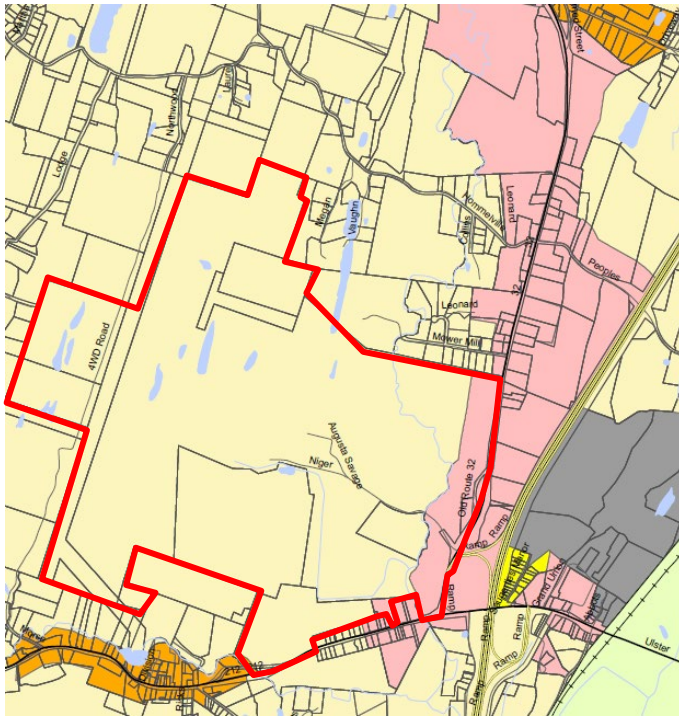
Project Overview

“Proposed Action”

To adopt a Planned Development District (PDD)
zoning provision into Saugerties Code

A What?

Traditional Zoning



Euclidean (traditional) Zoning

- Developed ~1920's to prevent incompatible land uses, protect property values and open spaces.
- Districts focus on separating land uses and establishing setbacks, heights, and buffers between uses.
- Plans designed around the regulations.

Planned Development District

Eastdale Village Center, Town of Poughkeepsie NY

60 acres

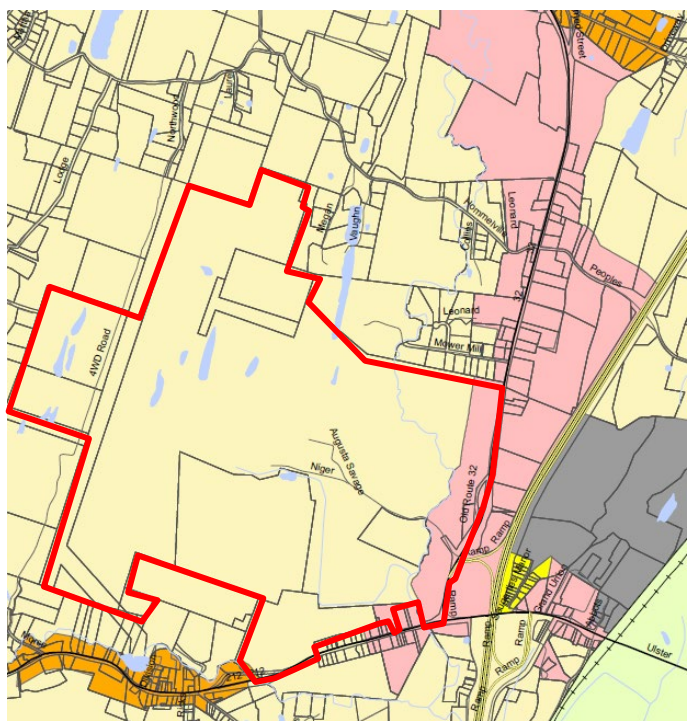


Planned Unit Development (PUD)/ Planned Development District (PDD)

- Allowable development based on a concept plan
- Clear process and parameters; flexible design
- Not based on dimensional or use requirements

Source: Eastdale Village Facebook Page

Winston Farm Site Zoning



- General Business
- High Density Residential
- Highway Business
- Industrial
- Low Density Residential
- Moderate Density Residential
- Office/Light Industrial
- Recreational Business
- Residential Hamlet

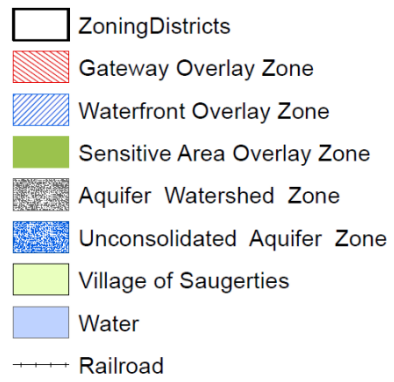
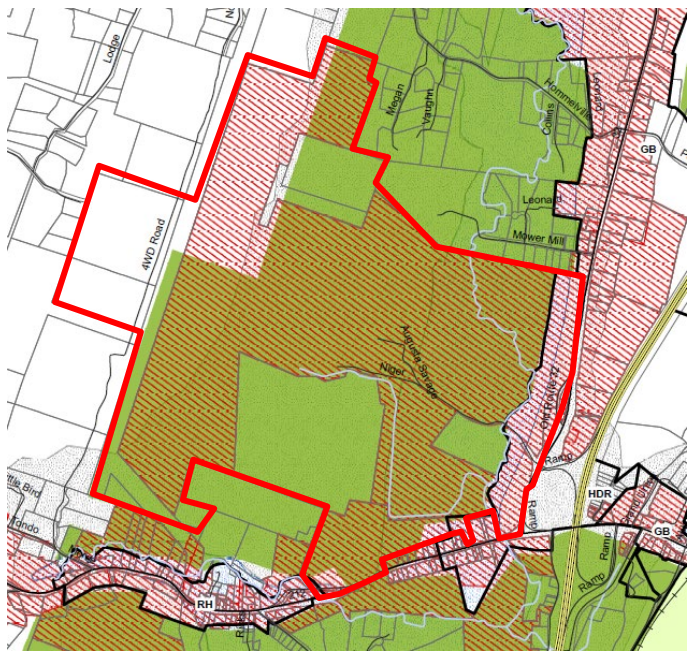
General Business (GB)

- Permitted Uses:
 - Retail, Restaurant, Grocery
 - Auto repair, sales
 - Professional offices
- Density (minimum lot size):
 - 20,000 square feet

Moderate Density Residential (MDR)

- Permitted Uses:
 - One and 2 Family Residential
 - Agricultural Uses
 - Solar, Restaurant, Campgrounds etc.
- Density (minimum lot size):
 - 1 acre

Winston Farm Site Zoning- Supplemental Regs



Sensitive Area Overlay (§245-24)

- Sensitivity to environmental resources
- Density:
 - 2 acres (double underlying district)

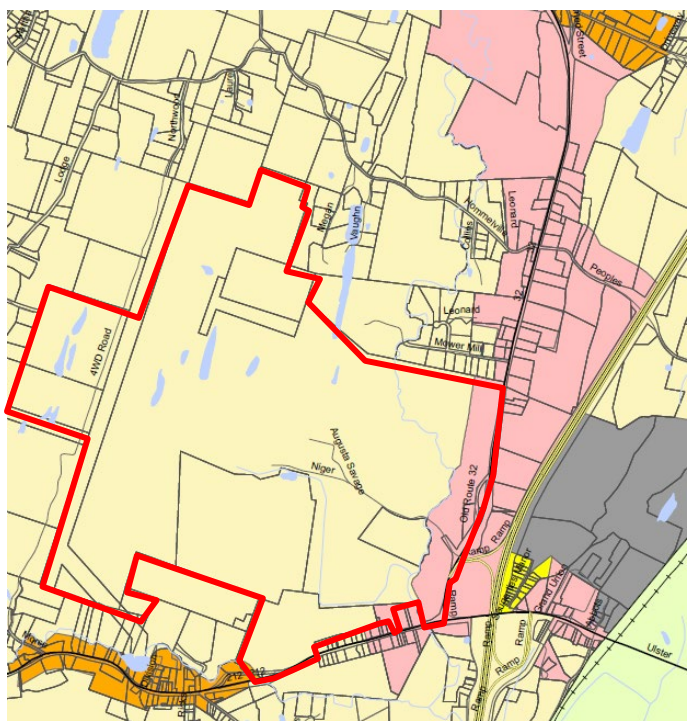
Gateway Overlay (§245-26)

- Additional Regulations: landscaping, lighting, access.

Aquifer Overlay (§245-25)

- Additional Regulations to protect groundwater

Winston Farm Site Zoning- Supplemental Regs

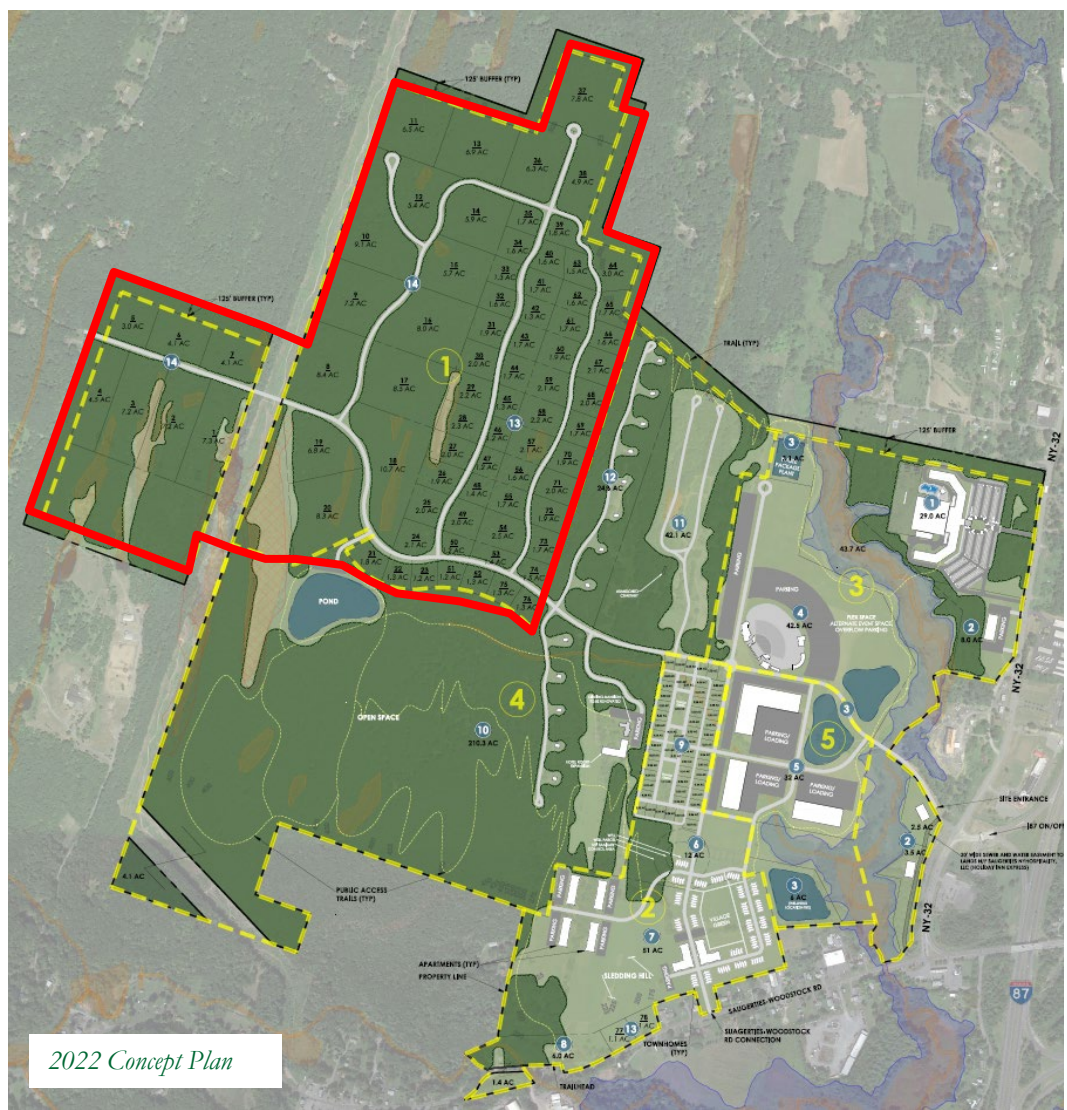


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Conservation Subdivision (§245-23)

- Applies to subdivisions of more than 5 lots
- Allows smaller lots clustered away from sensitive resources.
- Density based on “Net Lot Area”

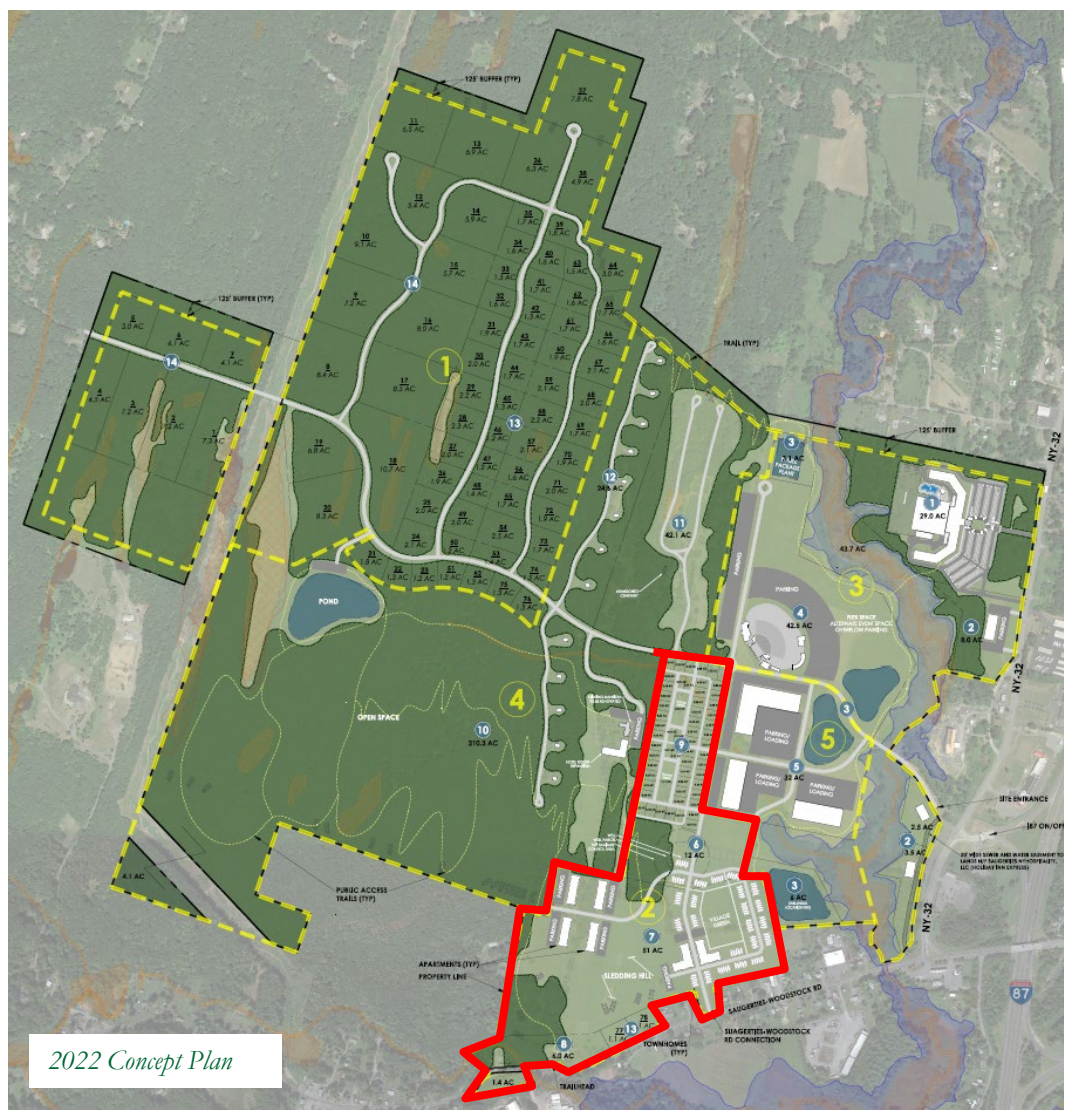
Winston Farm Planned Development District



Subarea 1: Residential Low Density (RDL).

- 272 acres.
- To accommodate one family dwellings and estate homes with ADU.
- 125 lots proposed

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Subarea 2: Residential High Density (RHD).

- 74 acres
- To accommodate multifamily and single-family dwellings on smaller lots
- 500 Multifamily Units proposed; Single family not provided

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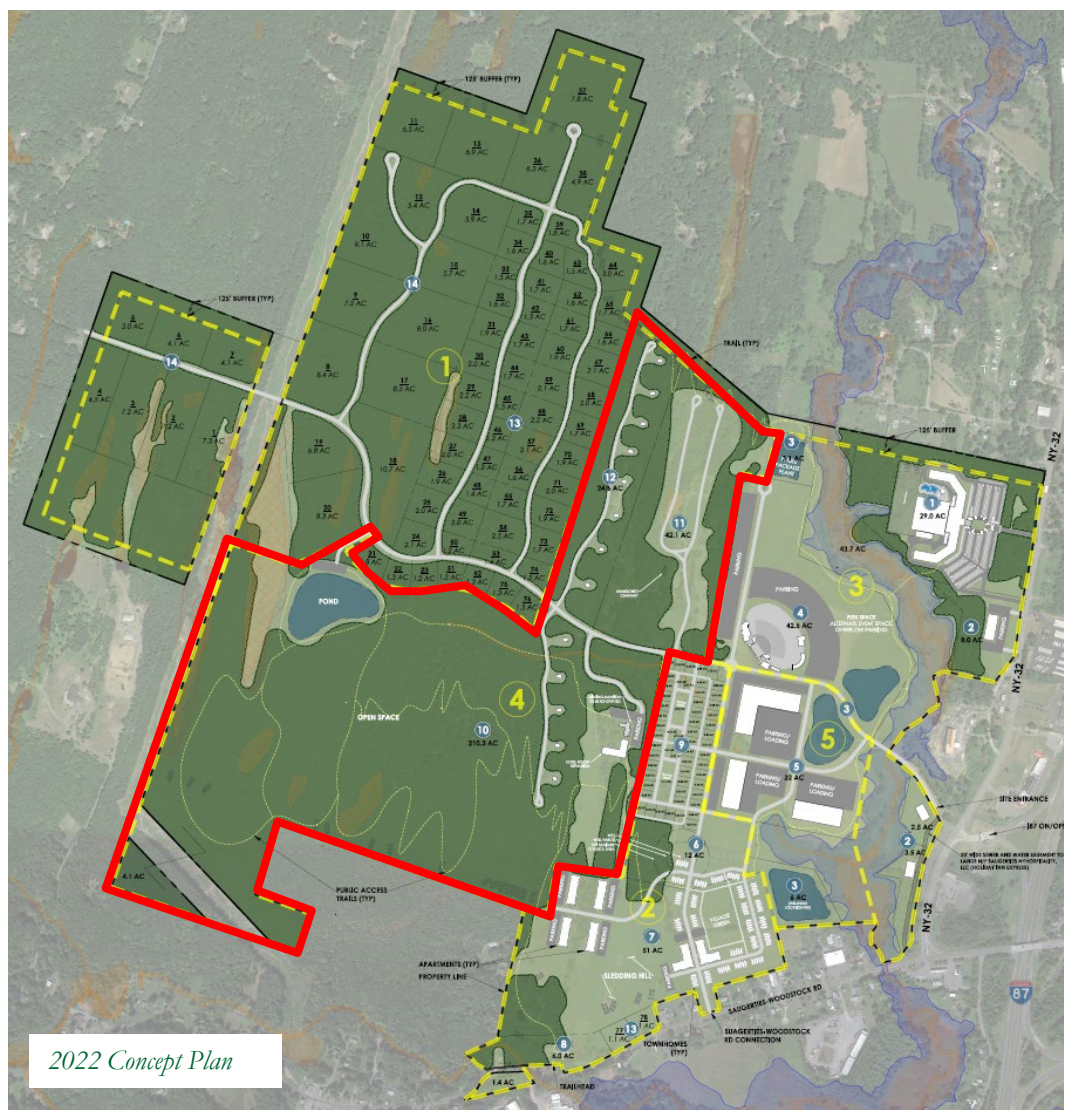
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- 123 acres
- Retail, hotels, resort, indoor and outdoor entertainment facilities, event space

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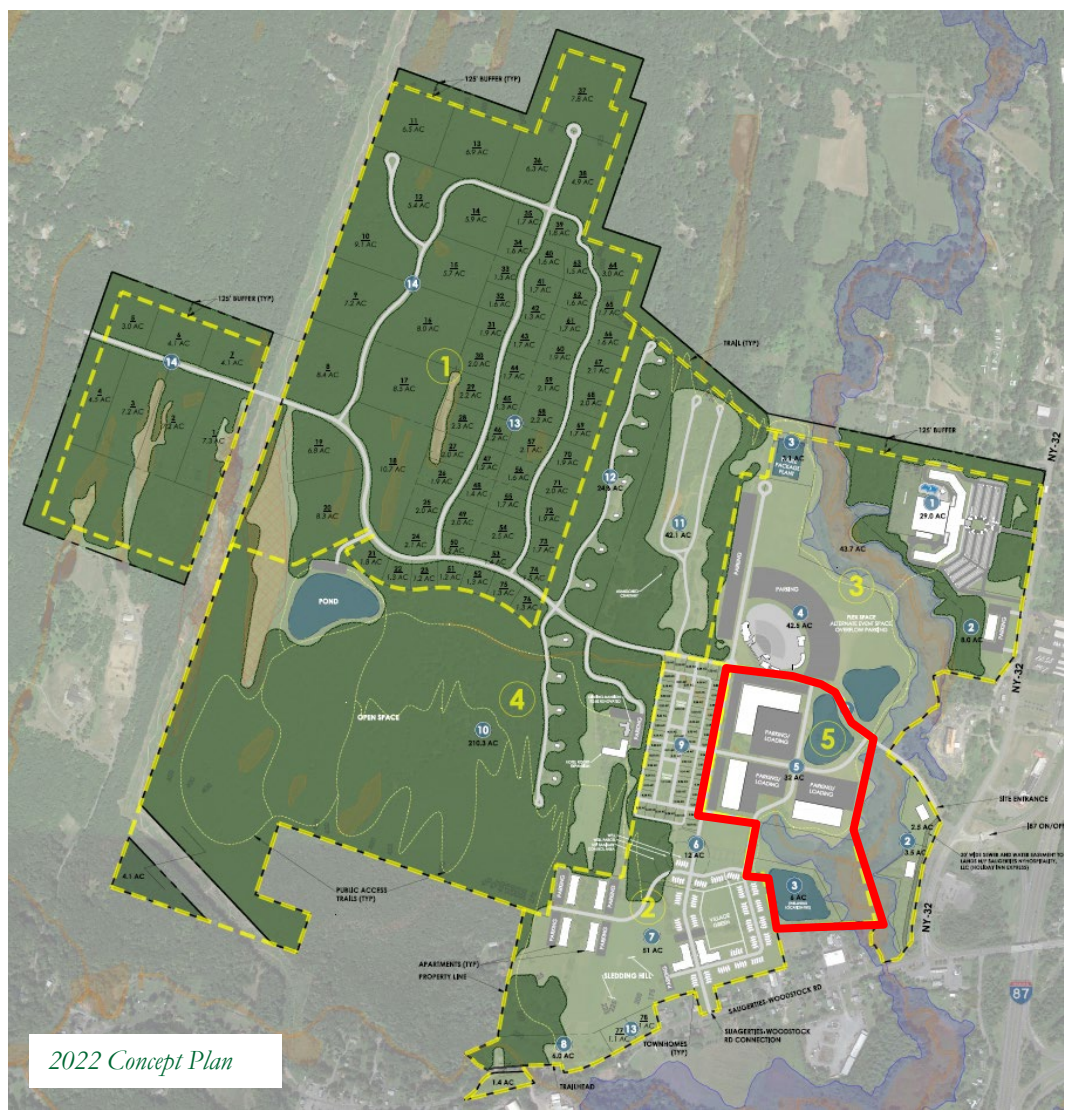
Subarea 3: Perimeter Commercial

- 123 acres
- Retail, hotels, resort, indoor and outdoor entertainment facilities, event space

Subarea 4: Central Recreation

- 295 acres
- Adventure park, campsites and cabins, trails, some residential

Winston Farm Planned Development District



Subarea 5: Tech and Business Park

- 47 Acres
- Research and development, maker spaces, co-working etc.

“Proposed Action”

REQUEST= A Zoning Amendment

STUDY= Anticipated development resulting from the zoning amendment

NYS Environmental Quality Review

NYS Environmental Quality Review (SEQR)

“ **The basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review and decision-making processes** of state, regional and local government agencies at the earliest possible time.

6 NYCRR Part 617

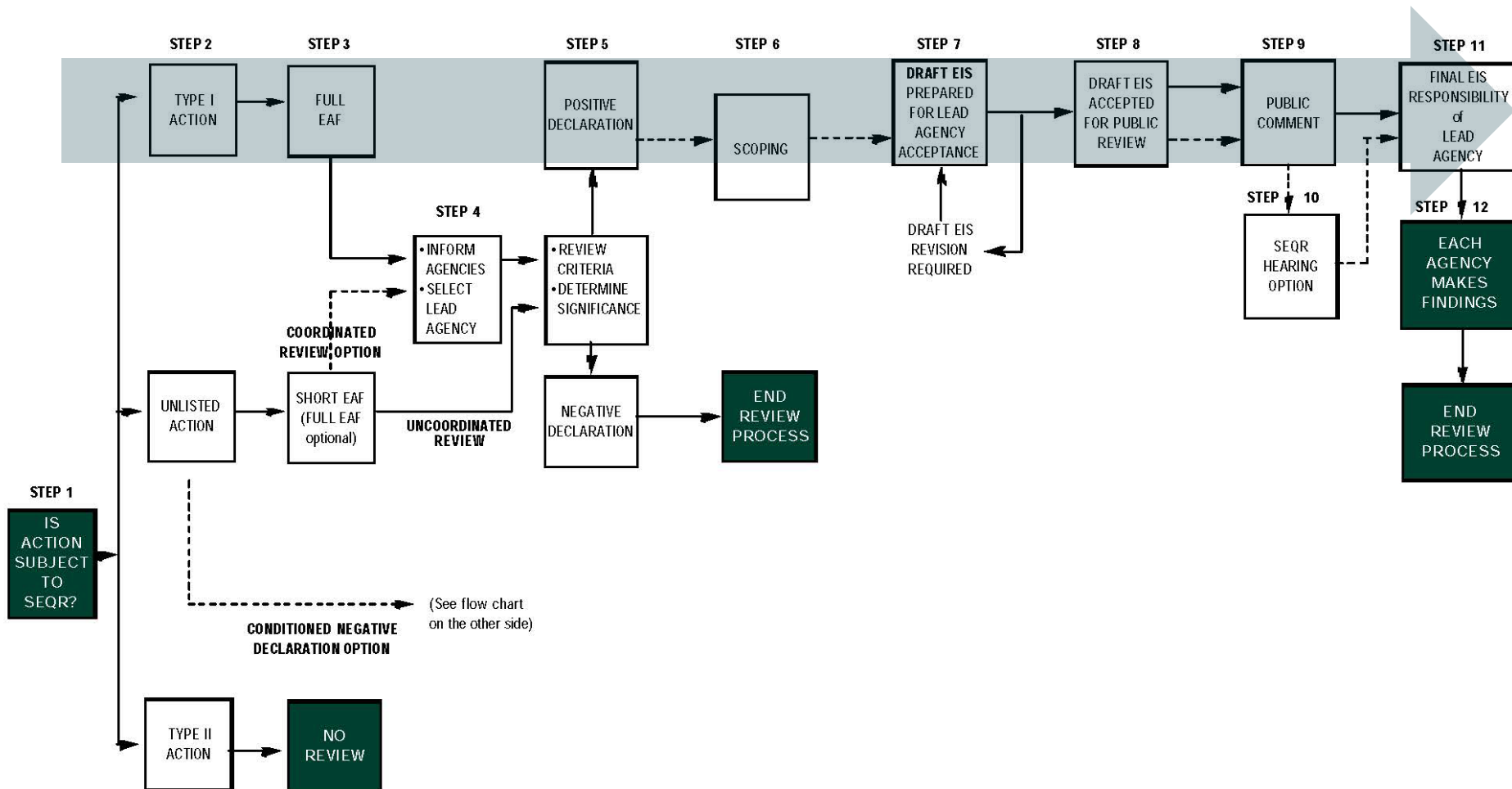
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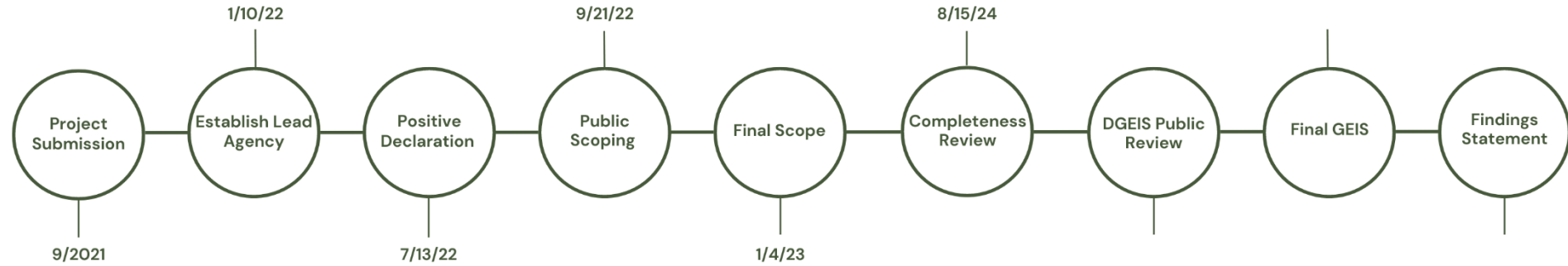
To accomplish this goal, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant impact on the environment, and, **if it is determined that the action may have a significant adverse impact, prepare ... an environmental impact statement.**”

6 NYCRR Part 617

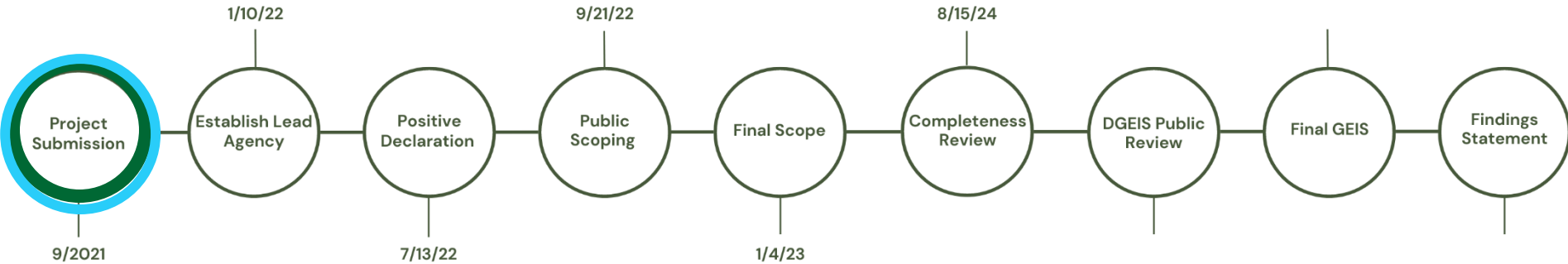
SEQR Process...



SEQR Process...Simplified



SEQR Process



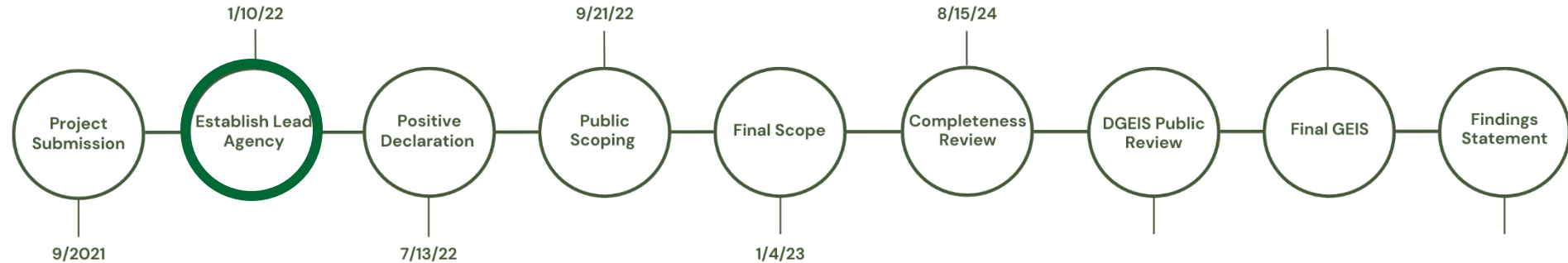
September 2021

Zoning petitions are Town Board Actions that require SEQR review.

The initial submission, a petition to rezone the Winston Farm site, required the Town Board to classify the action as **Type 1** per the SEQR Law (§617.4)

A Type 1 action is more likely to require the preparation of an Environmental Impact Statement (“EIS”) than those actions which are not Type 1.

SEQR Process

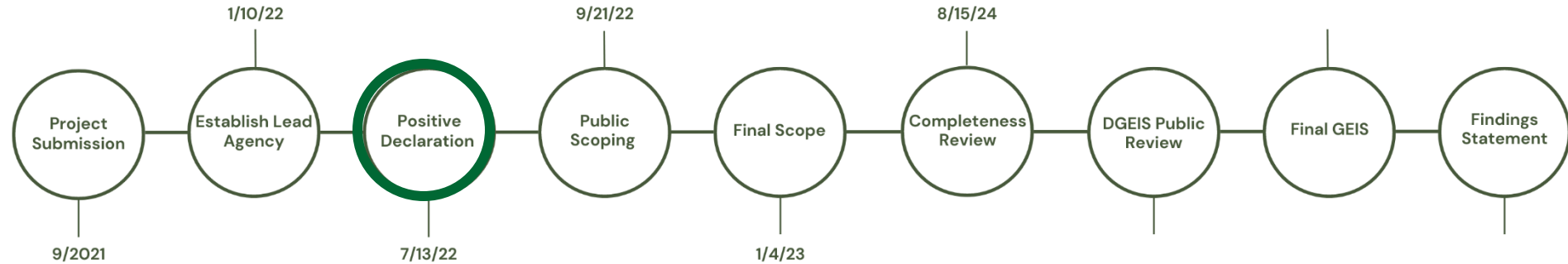


January 2022

The Town Board circulated its intent to **lead the environmental review process** and become the **lead agency**.

The project information was circulated to involved or interested agencies such as the NYS DOT, NYS DEC, Ulster County who consented to the Town Board as lead agency.

SEQR Process



July 2022

Environmental Assessment Forms are completed, which aids the Town Board in identifying the potential environmental impacts of the proposed action. It was determined that a **Generic Environmental Impact Statement (GEIS)** should be prepared.

A **Positive Declaration** (pos dec) is the written **determination that at least one environmental impact is likely to occur** as a result of the action and **orders a GEIS be prepared**.

Environmental Impact Statements

“A document prepared in accordance with NYCRR 617 which provides a means for agencies, public sponsors, and the public to **systematically consider significant adverse environmental impacts, alternatives and mitigation.**

6 NYCRR Part 617

Environmental Impact Statement

“A document prepared in accordance with NYCRR 617 which provides a means for agencies, public sponsors, and the public to systematically consider significant adverse environmental impacts, alternatives and mitigation. **It facilitates the weighing of social, economic and environmental factors in the planning and decision-making process.**”

6 NYCRR Part 617

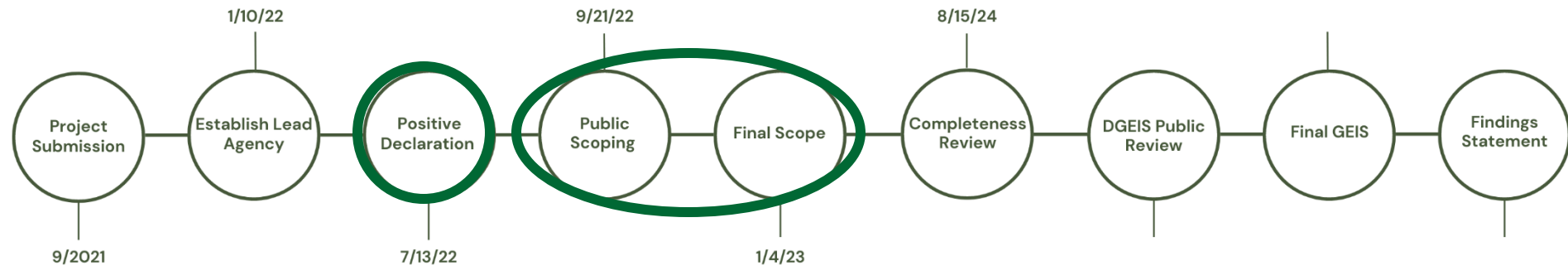
Generic Environmental Impact Statement

GEIS vs EIS

GEIS	EIS
<ul style="list-style-type: none">• More general or conceptual by nature• Aids the Lead Agency in identifying and broadly analyzing the cumulative impacts of the action• Can help to identify information gaps to be assessed	<ul style="list-style-type: none">• Discrete outcomes for specific plans• Proposed for a specific location, at a specific point in time

GEIS can examine the impacts of a sequence of actions, i.e., a zoning change, followed by road improvements, followed by construction.

SEQR Process



September-January 2022

The Town Board circulated a **draft scope** with the Positive Declaration and opened a **public scoping session** to solicit comments.

The **Final Scope** constitutes the official instructions for the preparation of the GEIS including topic areas of concern identified during public scoping, and methods for analysis.

Final Scope

CONTENTS **Setting up the GEIS**

1. Methods, Content and Organizational Structure of GEIS
2. Description of Proposed Action
 - Background, purpose, need, and public benefit
 - Site Location/Description
 - Proposed Zoning
 - Preferred Plan: design and layout, construction and phasing, required permits and approvals

Final Scope

CONTENTS

Studying Impacts

Existing Conditions

Potential Impacts

Proposed Mitigations

1. Land
2. Flooding, Surface and Ground Water
3. Plants and Animals
4. Agricultural Resources
5. Aesthetic Resources & Community Character
6. Historic and Archeological Resources
7. Open Space and Recreation
8. Transportation
9. Utility Facilities
10. Energy & Climate Change
11. Noise, Light, Odor, Air, and Human Health
12. Fiscal, Economic, and Community Services
13. Land Use, Zoning, and Community Plans

Extremely detailed requirements contained in Final Scope

Final Scope

CONTENTS **Alternatives**

1. Range of Reasonable Alternatives
 1. No Action Alternative
 2. Project Sponsors Preferred Plan
 3. Reasonable Worst Case Development Scenario
 4. Reduced Scale of Uses
 5. Cluster Subarea 1
 6. Lower Elevation Layout (limit construction above 250 amsl)
 7. LEED Neighborhood Development
 8. Balanced Open Space Alternative (73% Open Space per 2009 concept)
 9. Fewer Exemptions from Existing Codes
 10. Additional as appropriate

Final Scope

CONTENTS **Other Required Sections**

1. Unavoidable Environmental Impacts
2. Irreversible and Irretrievable Commitment of Resources
3. Cumulative Impacts
4. Growth-Inducing Impacts

Final Scope

Find the Final Scope Here:

https://saugerties.ny.us/application/files/3217/2476/0589/Final_Scope_WinstonFarm_221229.pdf

of the GEIS, and noted all comments which were statements of opinion and not incorporated into the Scope.

3.0 DGEIS REQUIREMENTS

3.1. FRAMEWORK FOR ENVIRONMENTAL REVIEW

Article 8 of the New York State Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA) requires a lead agency to analyze the environmental impacts of proposed actions and, to the maximum extent practicable, avoid or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. An Environmental Impact Statement (EIS) is a comprehensive document used to systematically consider environmental effects, evaluate a reasonable range of alternatives, and identify and propose mitigation, to the maximum extent practicable, of any potentially significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose among alternatives in their decision-making processes related to a proposed action.

3.1.1. GENERIC ENVIRONMENTAL IMPACT STATEMENT

A Generic Environmental Impact Statement (GEIS) is a broader, more general EIS that analyzes the impacts of a concept or overall plan rather than those of a specific project plan. The GEIS is useful when the details of a specific impact cannot be accurately identified, as no site-specific project has been proposed, but a broad set of further, future projects is likely to result from the agency's action. The GEIS follows the same format as the EIS for a more specific project, but its content is necessarily broader.

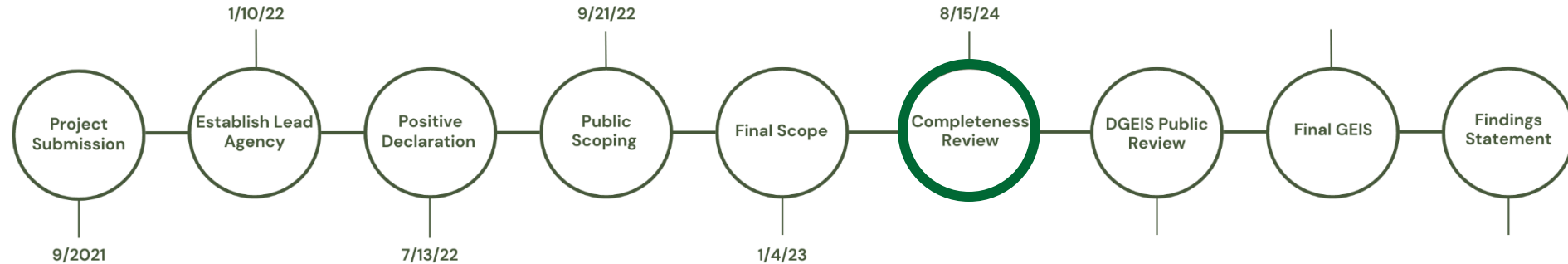
A GEIS will be prepared in accordance with SEQRA and its implementing regulations found at 6 N.Y.C.R.R. Part 617.

3.2. QUALITY OF INFORMATION

The DGEIS should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor", "Applicant" or "Developer."

Narrative discussions should be accompanied by appropriate charts, graphs, maps, and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.

SEQR Process- WE ARE HERE



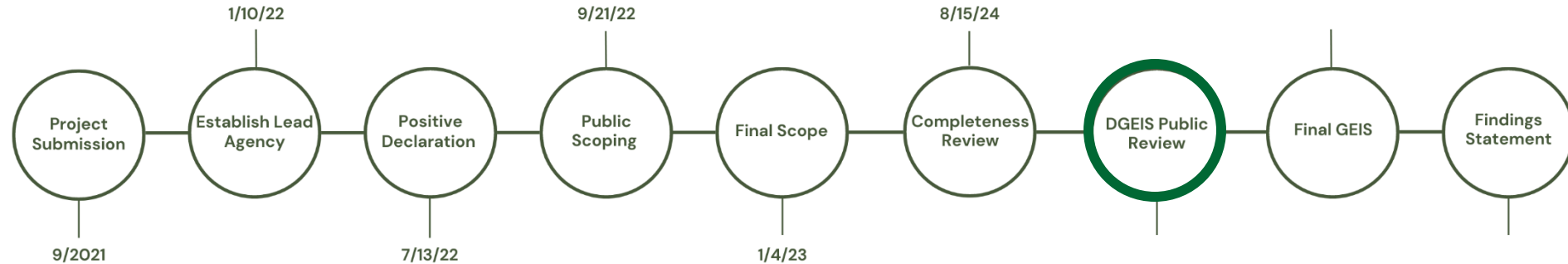
Completeness Review

Preliminary Draft GEIS submitted to the Town Board.

- Review to ensure that the document is **complete, thorough, and accurate** and reflects all items outlined in the **Final Scope**.
- Not released for review by the involved agencies or the public until deemed complete per SEQR

An incomplete GEIS must be revised by the project sponsor until it is complete.

SEQR Process- UP NEXT

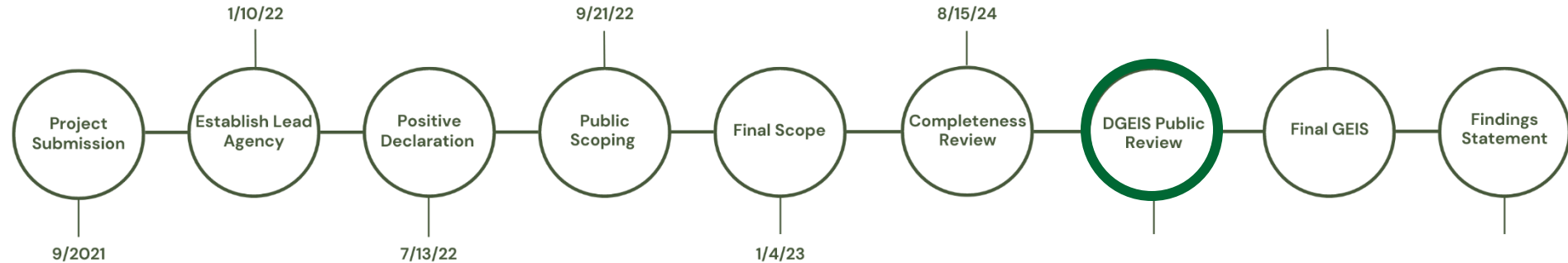


Public Review

Once accepted as complete, the Preliminary DGEIS becomes public, and the public and agency comment period begins.

- The DGEIS will be made available online and in hard copy.
- One or more public hearings will be held and noticed according to NYS Laws.
- Written comment will be accepted for a clearly defined period of time.

Public Comment



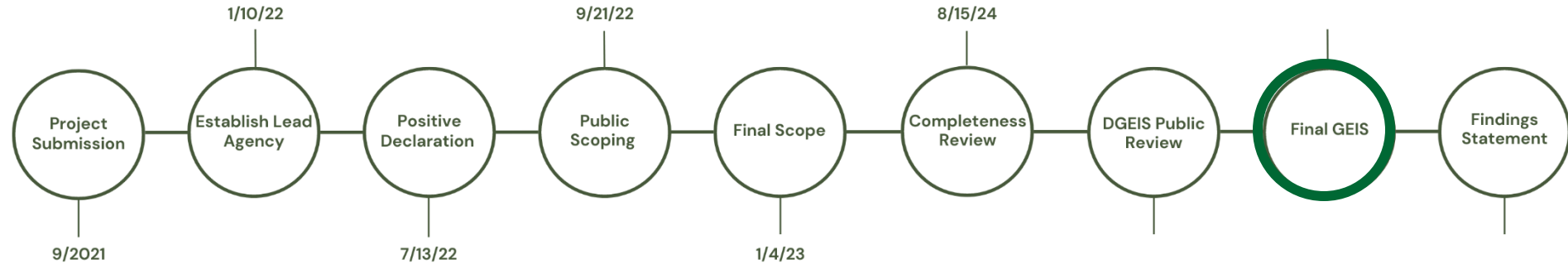
A response to all substantive comments will be provided in the Final GEIS

Substantive Comments relate to the impacts, alternatives or mitigations contained in the DGEIS, or raise important issues not previously addressed. General statements of objection or support are noted in the Final GEIS summary but do not warrant a response.

Adherence to Comment Period: Comments provided outside of the public comment period may not be included in the formal SEQR record, ie, the Final GEIS.

Comment Format: Verbal comment at the public hearing = good
Written comment during input period = encouraged
One set of comments submitted on behalf of a group = encouraged

SEQR Process- UP NEXT



Final GEIS

Required revisions are incorporated into the Final GEIS along with a **response to all substantive comments.**

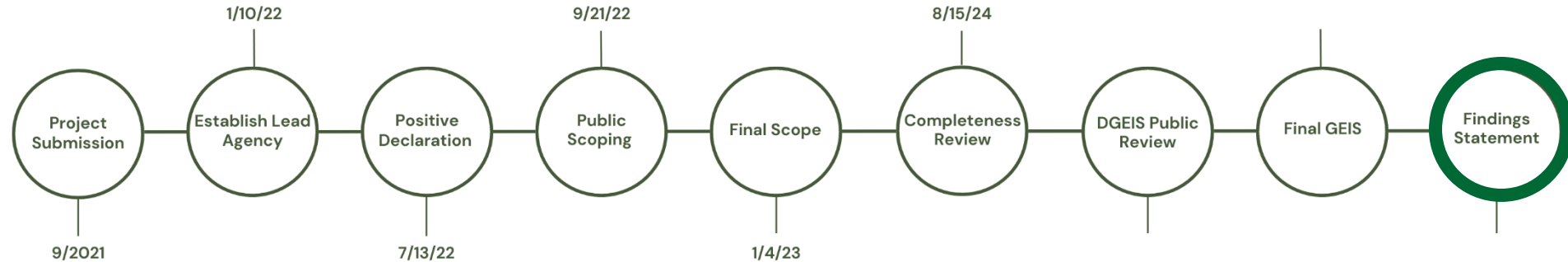
Identifies Thresholds for Impacts, Mitigation Requirements, Responsible Parties

“X gallons of water per day requiring Y infrastructure improvements”

“X vehicle trips requiring Y roadway improvements”

“X new residential units contributing Y in tax dollars”

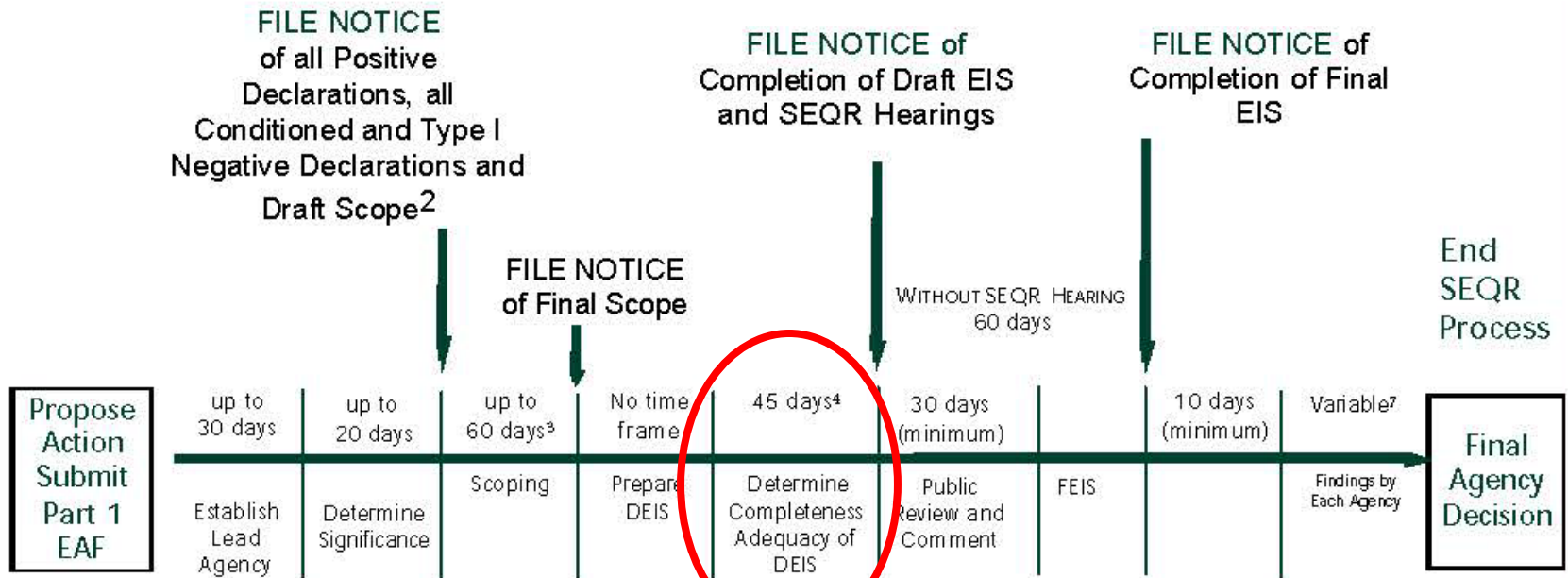
SEQR Process Completed



Findings Statement

- Considers the relevant environmental impacts presented in the GEIS;
- Weighs and balances impacts with social, economic and other essential considerations;
- Provides a rationale for the agency's decision;
- Certifies that the SEQR requirements have been met; and
- Certifies that the action is the one that avoids or minimizes impacts **to the maximum extent practicable** (includes conditions and mitigations)

SEQR Timing

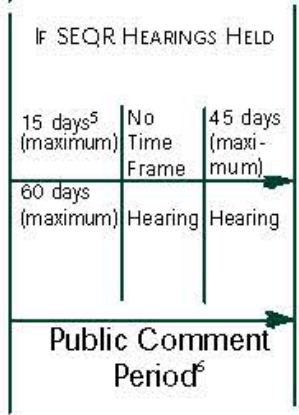


Footnotes

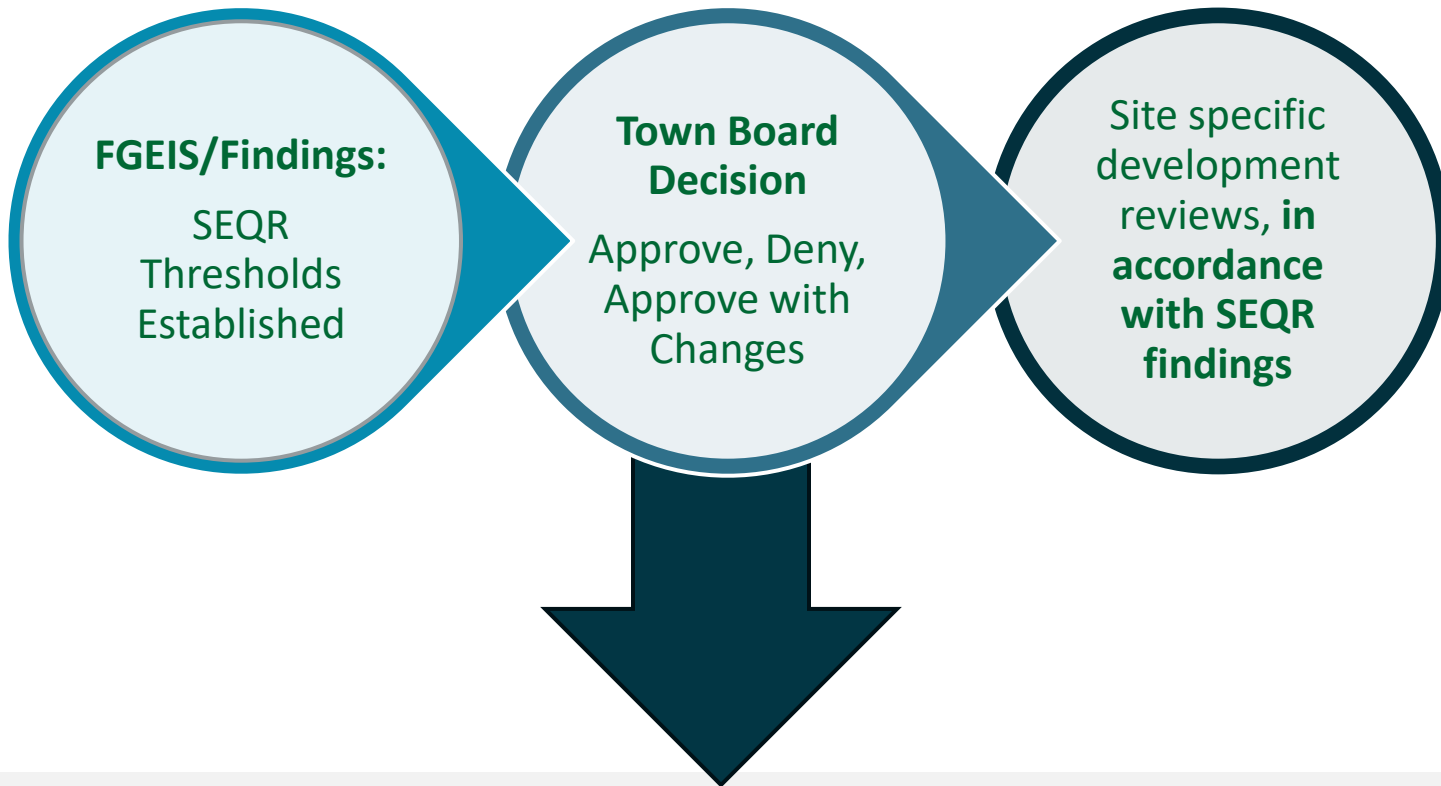
1-All time frames may be extended by mutual consent of involved parties.

2-No time frame required for submittal of a draft scope. The lead agency will send notice of the draft scope to the ENB when it receives it from the sponsor.

3-Time clock starts with submission of draft scope by applicant



Town Board Action



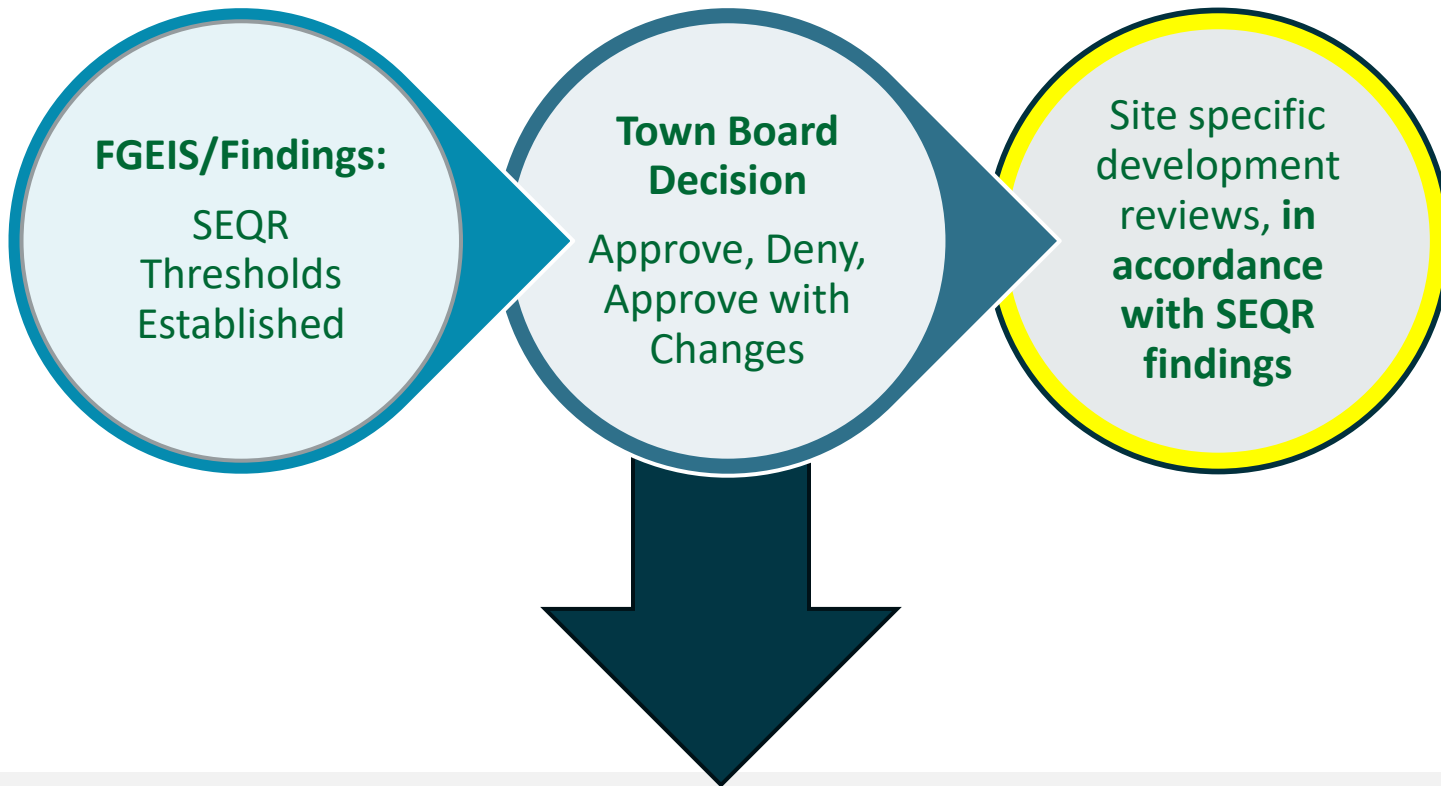
Action Stems from Findings

Approve- Adopt zoning local law

Deny- Process Ends

Approve with Changes- Changes subjected to additional public and County review

Town Board Action



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Written Comment To:

Saugerties Town Hall
c/o [Supervisor or Town Clerk]
4 High Street
Saugerties, NY 12477

winstonfarmcomments@saugertiesny.gov

Thank You!

Town Website Resources:

<https://saugerties.ny.us/other/winston-farm>

Links and Contacts