



Town of Liberty, NY

COMPREHENSIVE PLAN & ZONING UPDATES

Public Informational Meeting
October 4, 2016 – High School Auditorium



SARATOGA
ASSOCIATES



Welcome

Thank you for coming tonight.



Agenda

Part I – Overview of Proposed Changes

- What is Being Prepared
- Anticipated Schedule
- Comprehensive Plan Update
- Proposed Zoning Edits

Part II - Discussion

- Questions and Comments
- Next Steps



What is Being Prepared

- Comp Plan. Drafting an update to the Town Comprehensive Plan which outlines the prior public input and committee recommendations. The Comp Plan update applies to the land use elements within the town, outside the village.
- Zoning. Developing zoning changes which would provide the best opportunities for economic development while protecting the scenic rural character of Liberty.
- Public Input. Gathering public input on the proposed changes.
- DGEIS. Drafting a Generic Environmental Impact Statement which assesses the proposed changes, as required by SEQRA.



Anticipated Schedule

- Informational Meeting (Today)
- October – Discussion with Town Board on necessary revisions to proposed Comprehensive Plan and Zoning based on public input.
- Oct / Nov - Comprehensive Plan Update, proposed zoning code changes and Draft Generic Environmental Impact Statement (DGEIS) finalized for Town Board. Start SEQRA process.
- November - Public meeting/public hearing on the drafts.
- Nov/Dec - Finalize all materials as needed.
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Comprehensive Plan Update

- Update the zoning to reflect recent community / committee input since 2011;
- Try to promote growth in selected areas while protecting natural resources and character;
- Encourage the use of well-designed conservation subdivisions which will allow for residential growth while maintaining rural landscape;
- Revise the district use tables to allow reasonable and appropriate uses in each zone;
- Establish wellhead protections



Zoning Update Overview

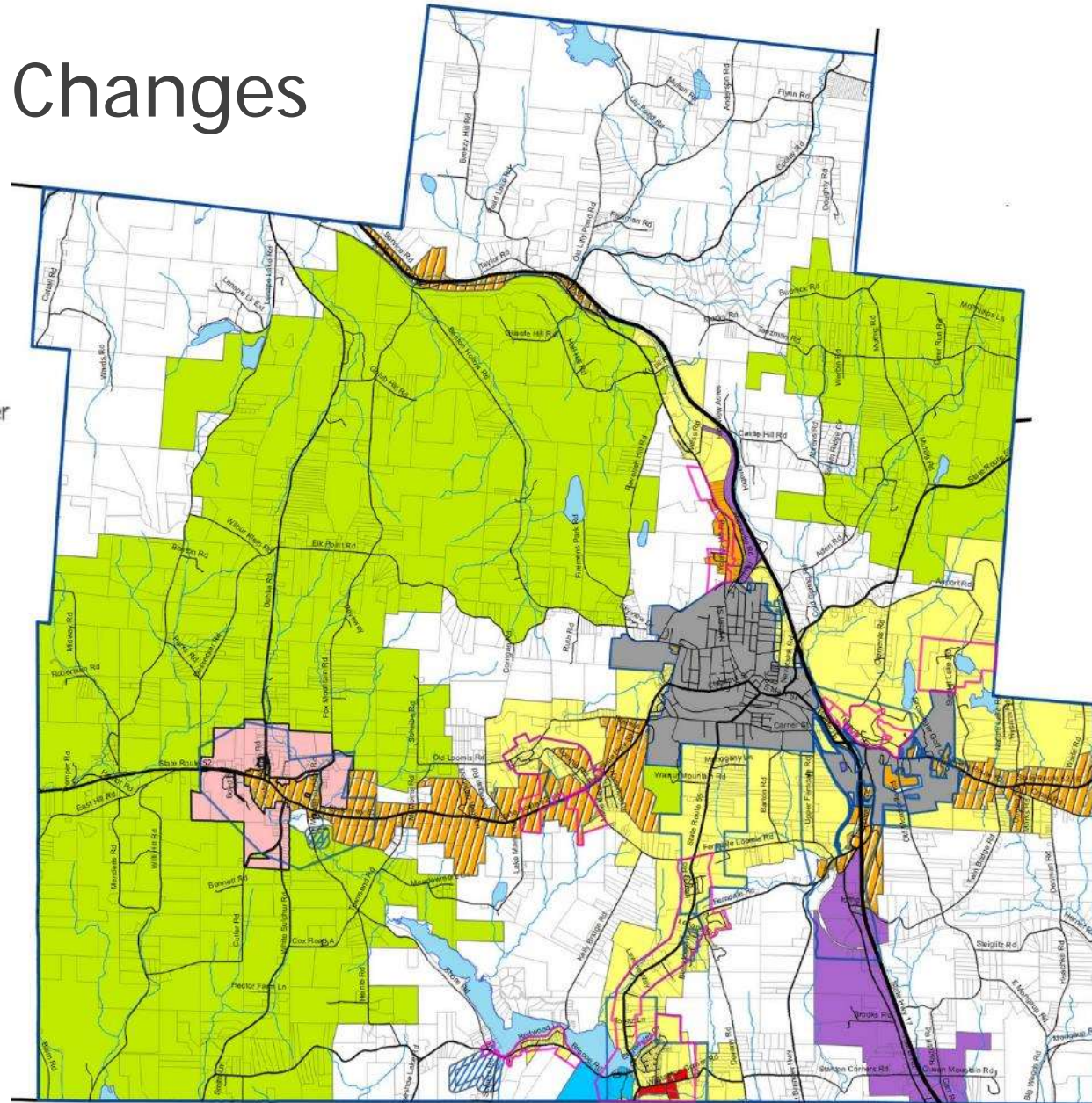
- Zoning Map changes
- Updates to Chapter 147-26 Special Use Permits
- Updates to Chapter 147-27 Site Plan Review
- Updates to the Use Schedule
- Updates to the Area & Bulk Table
- Updates to Chapter 147-20B Home Occupations
- Update to Chapter 147-4 Definitions
- Update to 147-21 Cluster Developments
- Update to Chapter 130-4 Subdivision of Land



Proposed Map Changes

Proposed Zoning

-  Wellhead Protection Overlay Zone 300' Buffer
-  Proposed R-1 District
-  AC Agricultural/Conservation
-  DCC Downtown Commercial Core
-  IC Industrial Commercial
-  R-1 Low Density Residential
-  R-2 High Density Residential
-  RD Rural Development
-  RH Resort Hotel
-  SC Service Commercial

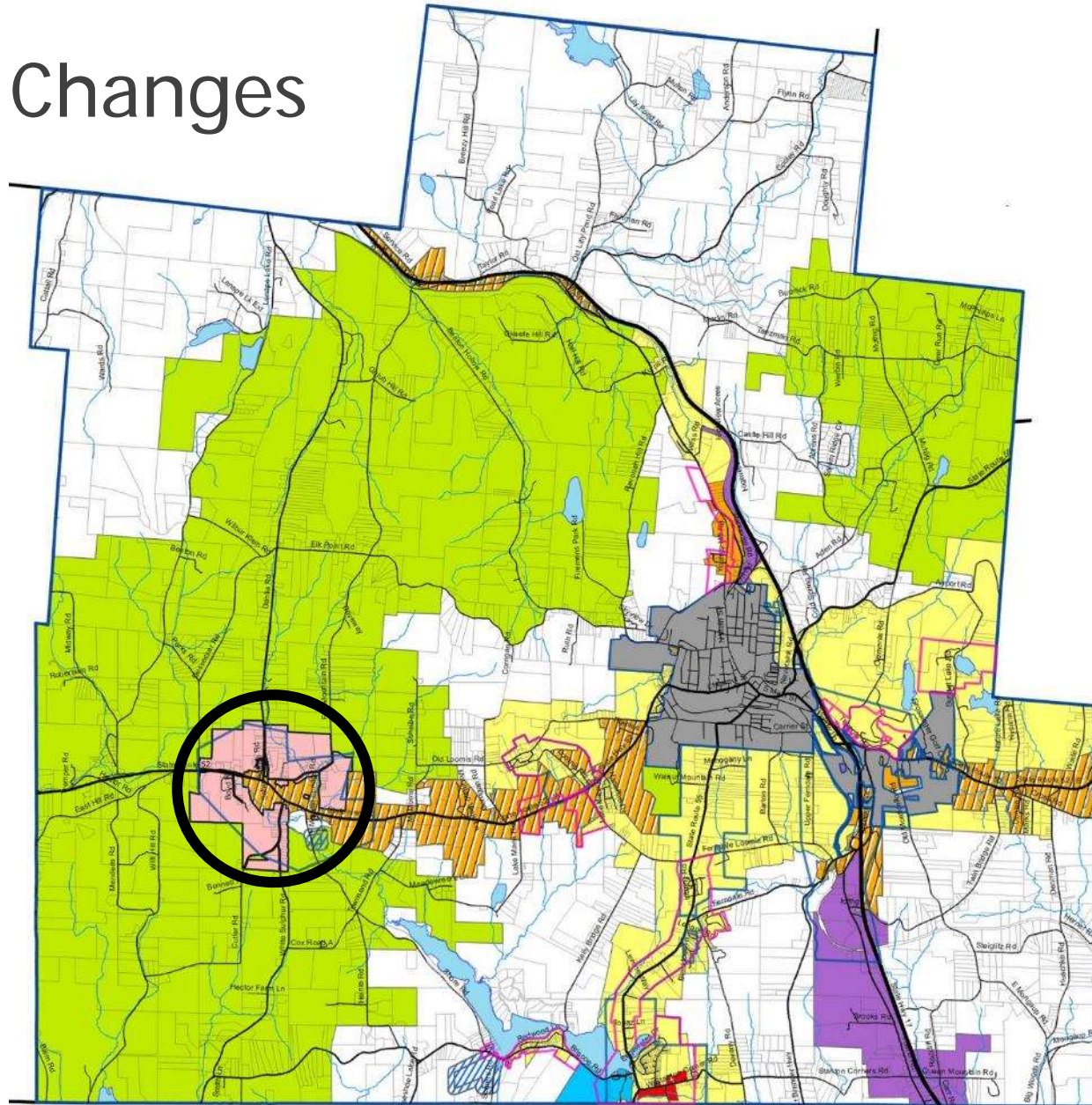




Proposed Map Changes

Expanding
Neighborhood
Residential around
the hamlet of White
Sulphur Springs.

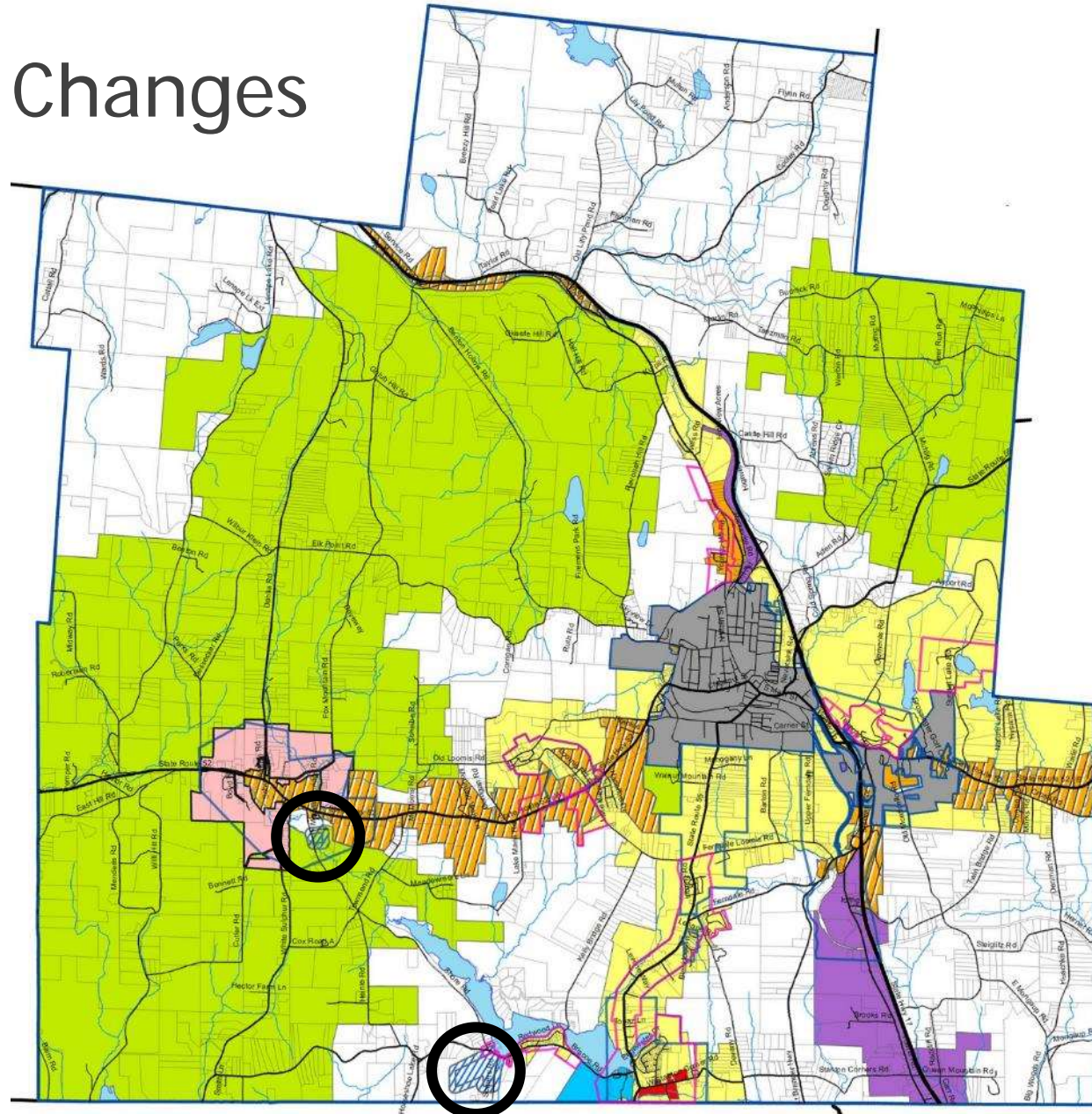
RD and AC zoning in
this area would be
changed to R1.





Proposed Map Changes

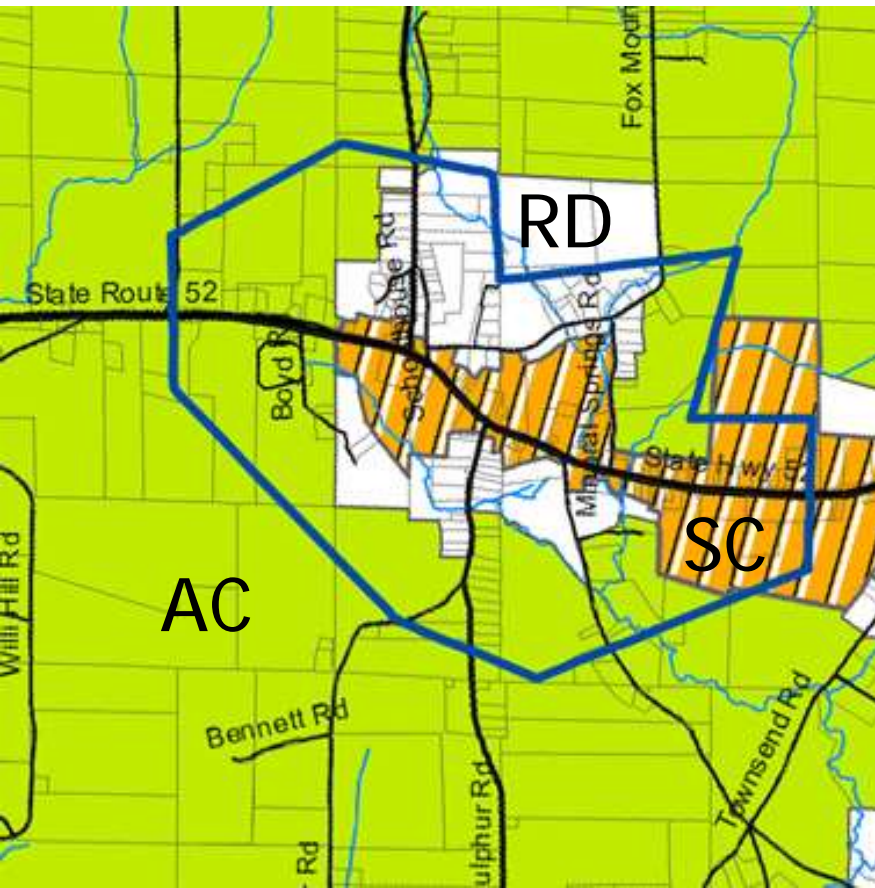
Adding Wellhead
Protection Overlay
District in two areas.



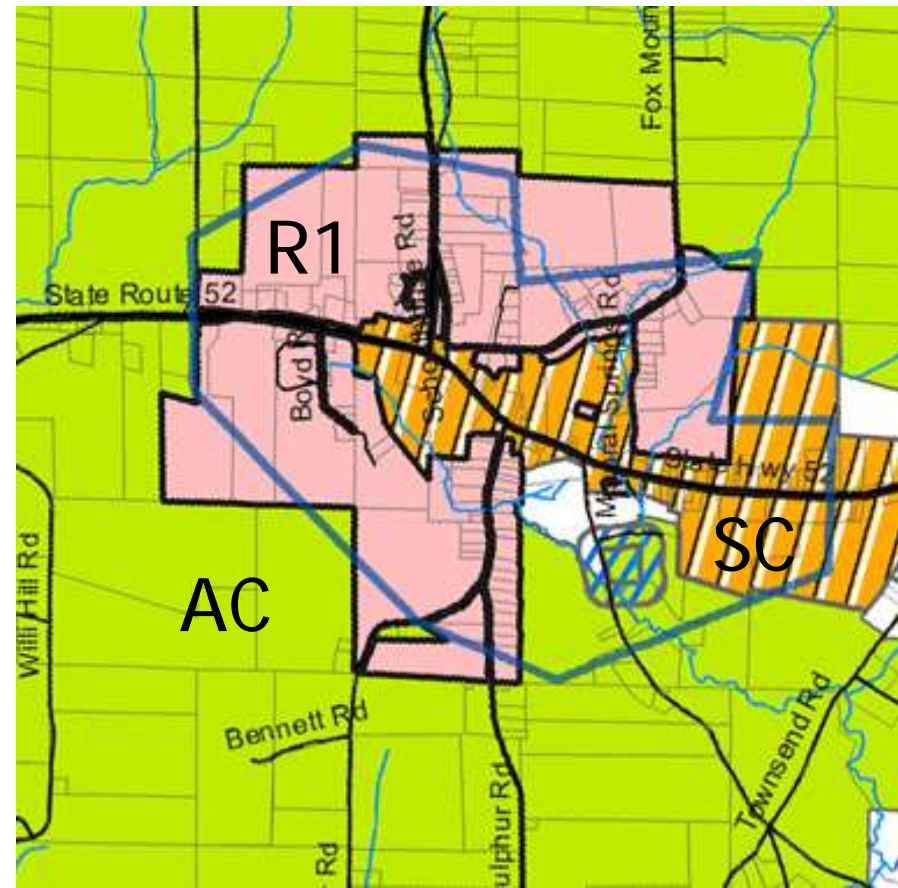


Proposed Zoning - White Sulphur Springs

Existing



Proposed





Draft Chapter 147-26 Special Use Permits

- Procedures for review and approval are made more clear and complete.
- Simplifies requirements for plan and information submission in application.
- Provides planning board flexibility in establishing additional requirements.
- Coordinates process for projects that require an area variance.
- Clarifies and coordinates process including other potential reviews:
 - ✓ Application for area variance to the zoning board of appeals
 - ✓ SEQRA compliance
 - ✓ Referral to county planning department (under NYS General Municipal Law Section 239-m)
 - ✓ Agricultural districts (under Article 25AA or the NYS Agriculture and Markets Law)



Draft Chapter 147-27 Site Plan Review

- Procedures for review and approval are made more clear and complete.
- Expands information required including:
 - ✓ Traffic type and volume
 - ✓ Stormwater pollution prevention plans
- Clarifies/expand elements and criteria for general site plan approval including:
 - ✓ Existing structures, roadway, landscaping and areas subject to ponding, flooding and/or erosion
 - ✓ Open space areas
 - ✓ Protection of neighboring properties from noise, glare, etc.
 - ✓ Setbacks and compatibility with adjacent properties and residential districts
 - ✓ Reservation of parkland
- Clarifies/expand elements and criteria for site plan approval for non-residential projects.
- Clarifies and coordinates process including other potential reviews (similar to special use permits)
- Includes expanded section on planning board review procedures.



Draft Definitions

Modified or created new definitions for 26 terms found in the zoning, including:

- Accessory Uses
- Dog Parks
- Eating & Drinking Places
- Essential Services
- Farm & Garden Supplies and Equipment Sales
- Commercial Greenhouse
- Home Occupation (maj/min)
- Manufacturing
- Indoor/Outdoor Commercial Recreation Facilities
- Indoor/Outdoor Shooting Ranges



Draft 147-20b Home Occupations

- Created distinction between “major” and “minor” home occupations, with different requirements.
- Minor home occupations include production of homemade goods, non-retail offices, etc. Limited to no more than 1 non-resident employee, and does not have visiting customers. Permitted in all districts.
- Major home occupations include uses such as professional offices, pet grooming, equipment repair, vehicle service and others, and require site plan review in all districts.
- Maximum floor area increased from 500 s.f. to 750 s.f.




Draft Use Schedule Changes

District	Existing Code (Not Permitted)	Proposed Code (Permitted by Right)
SC Service Commercial District		
	Single family detached dwellings	
	Two-family dwellings	
	Upper story dwellings (above commercial)	
	Residential Accessory Structure	
	Minor Home Occupations	
	Eating & Drinking Places (<2,000 s.f.)	
	Commercial Greenhouses	



District	Existing Code (Not Permitted)	Proposed Code (Allowed w Site Plan Approval)
SC Service Commercial District		Major Home Occupations
		Bed & Breakfasts
		Convenience Retail Establishments (7,500 s.f. max.)
		Eating and Dining Places (7,500 s.f. max.)
		Mixed Use Manufacturing/Retail and Service (7,500 s.f. max.)
		Nurseries and Tree Farms
		Personal Service Shops (7,500 s.f. max.)
		Building supply businesses
		Recreational facility (7,500 s.f. max)
		Research, design and development lab
		Retail & service establishments (7,500 s.f. max)
		Wholesale & warehouse business



District	Existing Code (Not Permitted)	 Proposed Code (Allowed by Special Use Permit)
SC Service Commercial District		Multi-family dwelling
		Mobile home park
		Dry cleaning & laundry establishments
		Farm & garden supplies and equipment sales
		Funeral home
		Manufacturing (>7,500 s.f.)
		Mixed use manufacturing retail and service (>7,500 s.f.)
		Mixed use wholesale/retail (7,500 s.f. max.)
		Commercial recreation facilities
		Retail and service establishments (20,000 s.f. max.)
		Sawmills and other wood product industries
		Essential Services / Schools / Public Buildings Indoor Shooting Ranges / Outdoor Archery Ranges



District	Existing Code (Special Permit)	Proposed Code (Allowed w Site Plan Approval)
SC Service Commercial District		Manufacturing (7,500 s.f. max.)
		Personal Service Shops (7,500 s.f. max.)
		Convenience Retail Establishment (7,500 s.f. max)
		Retail and Service Establishments (2,000 s.f. max)



District	Existing Code (Not Permitted)	Proposed Code (Permitted by Right)
DCC Downtown Commercial Core District		Single-Family Detached Dwelling
		Two-Family Dwelling
		Upper Story Dwelling (above commercial)
		Residential Accessory Structure
		Minor Home Occupations



District	Existing Code (Not Permitted)	Proposed Code (Allowed w Site Plan Approval)
DCC Downtown Commercial Core District		
		Major Home Occupations
		Public Parks & Playgrounds



District	Existing Code (Not Permitted)	Proposed Code (Allowed w Special Use Permit)
DCC Downtown Commercial Core District		
		Daycare & Nursery Schools
		Dog Parks
		Indoor Commercial Recreational Facility (<2,000 s.f.)



District	Existing Code (Not Permitted)	Proposed Code (Permitted by Right)
IC Industrial Commercial District		
	Single-Family Detached Dwelling	
	Residential Accessory Structure	
	Minor Home Occupations	
	Two-family Dwelling	



District	Existing Code (Not Permitted)	Proposed Code (Allowed w Site Plan Approval)
IC Industrial Commercial District		Major Home Occupations
		Eating and Dining Places (7,500 s.f. max.)
		Manufacturing (7,500 s.f. max.)
		Personal Service Shops (>7,500 s.f.)
		Indoor Commercial Recreational Facility (7,500 s.f. max.)
		Retail & Service Establishments (7,500 s.f. max)



District	Existing Code (Not Permitted)	Proposed Code (Allowed w Special Use Permit)
IC Industrial Commercial District		Bed & Breakfast
		Daycare & Nursery Schools
		Farm & Garden Supplies and Equipment Sales
		Health Institutions, Lodging Facilities
		Sawmill and other wood product industries
		Retail and Service Establishments (20,000 s.f. max)
		Mixed Use Wholesale / Retail (>7,500 s.f.)
		Public Building, Public Schools
		Commercial Indoor/Outdoor Recreation Facilities
		Fast Food Restaurant
		Cemetery
		Shopping Centers



District	Existing Code (Not Permitted)	Proposed Code (Permitted by Right)
AC Agricultural Conservation District		Two Family Dwelling
		Residential Accessory Structure / Private Stables (accessory use)
		Minor Home Occupation
	Existing Code (Not Permitted)	Proposed Code (Allowed w Site Plan Approval)
		Major Home Occupation
	Existing Code (Not Permitted)	Proposed Code (Allowed w Special Use Permit)
		Daycare and Nursery Schools
		Lodging Facility
		Outdoor Recreational Facility
		Recreational Vehicle Parks and Campgrounds
		Outdoor (Archery) Shooting Ranges



District	Existing Code (Not Permitted)	Proposed Code (Permitted by Right)
RD Rural Development District		
		Two Family Dwelling
		Residential Accessory Structure / Private Stables (accessory use)
		Minor Home Occupation
	Existing Code (Not Permitted)	Proposed Code (Allowed w Site Plan Approval)
		Major Home Occupation
	Existing Code (Not Permitted)	Proposed Code (Allowed w Special Use Permit)
		Outdoor Commercial Recreational Facility
		Indoor Shooting Ranges / Outdoor Archery Ranges



District	Existing Code (Not Permitted)	Proposed Code (Permitted by Right)
R-1 Low Density Residential District		
		Residential Accessory Structure
		Minor Home Occupations
		Farm Stands
	Existing Code (Not Permitted)	Proposed Code (Allowed w Site Plan Approval)
		Major Home Occupations
	Existing Code (Not Permitted)	Proposed Code (Allowed w Special Use Permit)
		Day Care & Nursery Schools



District	Existing Code (Not Permitted)	Proposed Code (Permitted by Right)
R-2 High Density Residential District		
		Residential Accessory Structure
		Minor Home Occupations
	Existing Code (Not Permitted)	Proposed Code (Allowed w Site Plan Approval)
		Major Home Occupations
	Existing Code (Not Permitted)	Proposed Code (Allowed w Special Use Permit)
		Day Care & Nursery Schools



Liberty, NY

COMPREHENSIVE PLAN & ZONING UPDATE

Town of Liberty - Proposed Use Schedule Changes

Draft - July 20, 2016

P=Permitted As-Of-Right SP=Site Plan SUP=Special Use Permit

(KEY: NO CHANGE / ~~BEING DELETED~~ / ~~BEING ADDED~~)

Uses	AC		RD		R-1		R-2		DCC		SC		IC		RH	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential Uses																
Single-family Conservation Developments	SUP	SUP	SUP	SUP	SUP	SUP									SUP	SUP
Dwelling, single-family detached Single-family detached dwellings	P	P	P	P	P	P	P	P		P		P		P	P	P
Dwelling, multi-family Multi-family dwellings							SUP	P				SUP			SUP	SUP
Dwelling, two-family Two-family dwellings		P		P	P	P	P	P		P		P		P	P	P
Dwelling, upper story										P		P				
Single-family manufactured homes	SUP	SUP													SUP	SUP
Mobile home parks												SUP				
Accessory Residential Uses																
Accessory Structure, Residential		P		P		P		P		P		P		P		P
Home occupations, major		SP		SP		SP		SP		SP		SP		SP		SP
Home occupations, minor		P		P		P		P		P		P		P		P
Nonresidential Uses																
Agri-business	SUP	SUP	SUP	SUP												
Agri-tourism	SUP	SUP	SUP	SUP												
Animal hospital	SUP	SUP	SUP	SUP							SUP	SUP				
Auction barns	SUP	SUP	SUP	SUP							SUP	SUP				
Automobile service stations											SUP	SUP				
Auto body shops													SUP	SUP		
Bed-and-breakfast/ inns	SUP	SP	SUP	SP	SUP	SUP	SUP	SUP	P	P		SP		SUP	P	P
Boarding or tourist home															P	SUP
Building supply businesses												SP	P	P		
Business and professional offices involving a maximum of 2,000 total gross square feet of floor area per use									P	P			P	P		
Business and professional offices (≤5,000 ± ft) involving a maximum of 7,500 total gross square feet of floor area per use									P	P	P	SUP	P	SUP		
Cemeteries	SUP	SUP	SUP	SUP	SUP	SUP					SUP	SUP		SUP		
Commercial stables and riding academies	SUP	SUP	SUP	SUP											SUP	SUP
Convenience retail establishment(s) involving a maximum of 4,000 7,500 total gross square feet of floor area per use											SUP	SP	SUP	SP	SUP	SUP
Crop raising, vineyards and orchards	P	P	P	P												
Dairy, livestock and poultry farming	P	P	SUP	SUP												
Day care and nursery schools		SUP	SUP	SUP			SUP	SUP		SUP	SUP	SUP		SUP		



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Dwelling, single-family detached Single-family detached dwellings	P	P	P	P	P	P	P	P		P		P		P	P	P
Dwelling, multi-family Multi-family dwellings							SUP	P				SUP			SUP	SUP
Dwelling, two-family Two-family dwellings		P		P	P	P	P	P		P		P		P	P	P
Dwelling, upper story										P		P				
Single-family manufactured homes	SUP	SUP													SUP	SUP
Mobile home parks												SUP				
Accessory Residential Uses																
Accessory Structure, Residential		P		P		P		P		P		P		P		P
Home occupations, major		SP		SP		SP		SP		SP		SP		SP		SP
Home occupations, minor		P		P		P		P		P		P		P		P
Nonresidential Uses																
Agri-business	SUP	SUP	SUP	SUP												
Agri-tourism	SUP	SUP	SUP	SUP												
Animal hospital	SUP	SUP	SUP	SUP							SUP	SUP				
Auction barns	SUP	SUP	SUP	SUP							SUP	SUP				
Automobile service stations											SUP	SUP				
Auto body shops													SUP	SUP		
Bed-and-breakfast/Inns	SUP	SP	SUP	SP	SUP	SUP	SUP	SUP	P	P		SP		SUP	P	P
Boarding or tourist home												SP			P	SUP
Building supply businesses												SP	P	P		
Business and professional offices involving a maximum of 2,000 total gross square feet of floor area per use									P	P			P	P		
Business and professional offices (≤5,000 sq ft) involving a maximum of 7,500 total gross square feet of floor area per use									P	P	P	SUP	P	SUP		
Cemeteries	SUP	SUP	SUP	SUP	SUP	SUP					SUP	SUP		SUP		
Commercial stables and riding academies	SUP	SUP	SUP	SUP											SUP	SUP
Convenience retail establishment(s) involving a maximum of 4,000 7,500 total gross square feet of floor area per use											SUP	SP	SUP	SP	SUP	SUP
Crop raising, vineyards and orchards	P	P	P	P												
Dairy, livestock and poultry farming	P	P	SUP	SUP												
Day care and nursery schools		SUP	SUP	SUP		SUP		SUP		SUP	SUP	SUP		SUP		



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Single-family manufactured homes	SUP	SUP													SUP	SUP
Mobile home parks												SUP				
Accessory Residential Uses																
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Home occupations, major		SP		SP		SP		SP		SP		SP		SP		SP
Home occupations, minor		P		P		P		P		P		P		P		P
Nonresidential Uses																
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Bed-and-breakfast/Inns	SUP	SP	SUP	SP	SUP	SUP	SUP	SUP	P	P		SP		SUP	P	P
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Commercial stables and riding academies	SUP	SUP	SUP	SUP											SUP	SUP
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Crop raising, vineyards and orchards	P	P	P	P												
Dairy, livestock and poultry farming	P	P	SUP	SUP												
Day care and nursery schools		SUP	SUP	SUP		SUP		SUP		SUP	SUP	SUP		SUP		



Draft Area and Bulk Table

- Minimum lot size in AC district reduced from 10 acres to 5 acres.
- Minimum lot width in DCC district reduced from 50' to 40'.
- Removal of open space requirements in AC and RD districts.



Draft Chapter 147-21 Cluster Developments

- Changed name to “Conservation Subdivisions”
- Reinforced Conservation Objectives:
 - Protect important views and scenic corridors
 - Conserve scenic resources of rural corridors
 - Reduce the occurrence of strip development
 - Protect historic, archeological, and cultural features
 - Protect valuable wildlife and habitat areas
 - Promote the maintenance of productive agricultural lands and farming
 - Promote protection of forest lands and forestry
 - Encourage provision of recreation resources and activities



Draft Chapter 147-21

Added Incentives:

- Protect 50% or more of parcel for 50% density bonus in AC district.
- Protect 30% or more of parcel for 30% density bonus in RD district.

Example Conservation Subdivision:

In AC zone, assuming as of right minimum lot size of 5 acres (0.2 lots per acre)

- 90-acre parcel \times 0.2 lots per acre = 18 lot base density
- 45 acres (50%) protected as permanent open space
- Bonus density = up to 9 additional lots (18 lots \times 50% bonus = 9)
- Total lots allowed $(18 + 9) = 27$



Conservation Subdivisions





Conservation Subdivisions

Selected Protection Areas





Conservation Subdivisions

Conservation Design





Anticipated Schedule

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Discussion / Questions

Comments or suggestions may be submitted to:

c.barbuti@townofliberty.org

Fax: 292-1310



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