

§ 140-22.4. Gateway Hamlet District. [Added 10-3-2019 by L.L. No. 7-2019]

A. Purpose.

- (1) The Hamlet of Ohioville is a traditional crossroads settlement that was established years ago at the intersection of Ohioville Road and Old Route 299 (New Paltz Road). Construction of Exit 18 of the NYS Thruway and the reconstruction of NYS Route 299 changed its context but characteristics of the old mixed-use hamlet remain and are worthy of preservation. In other words, Ohioville is different than other parts of the Gateway corridor.
- (2) The objective of the Gateway Hamlet District is to provide land use regulations and design standards that ensure that the unique characteristics of the Ohioville Hamlet are preserved and enhanced. The traditional hamlet settlement pattern found in Ohioville is characterized by smaller lots and mixed uses in a compact, walkable layout. Maintaining and extending this form to the south side of NYS Route 299 and reconnecting to Paradies Lane will establish Ohioville as a unique place on the road to New Paltz. The Empire State Trail brings pedestrians and bicyclists into the hamlet, further encouraging development of a compact, safe, and walkable layout.

B. Permitted uses are set forth in § 140-8B.

C. Area and bulk regulations. The area and bulk regulations GH District are set forth below:

- (1) Minimum lot area: 5,000 square feet.
- (2) Lot width: 50 feet.
- (3) Required lot frontage: 50 feet.
- (4) Required yards:
 - (a) Front: Minimum is 15 feet; maximum is 35 feet.
 - (b) Side: Minimum is 10 feet.
 - (c) Rear: Minimum is 25 feet.
- (5) Maximum impervious coverage: 70%.
- (6) Maximum building footprint: 5,000 square feet.
- (7) Maximum building height: three occupiable stories, not to exceed 35 feet.

D. Design standards. The Planning Board shall consider the following design standards and standards for redevelopment found in § 140-22.1G and ensure that prior to approving projects in the GH District, the intent of these design standards has been achieved by the applicant to the fullest extent practicable.

- (1) Site organization. Drawings and photos that illustrate required and desirable elements of site organization, site design, and architecture can be found in the Illustrations.¹

1. Editor's Note: Said illustrations are included as an attachment to this chapter.

- (a) New buildings:
 - [1] Buildings shall be set back from the sidewalk no more than 10 feet.
 - [2] Off-street parking shall be provided on the side or in the rear of buildings (see Illustrations, Picture 1).
 - [3] If parking is at the side of a building, a minimum landscaped buffer of up to 15 feet in width, but in no case less than five feet, of a density to block visibility, shall be required by the Planning Board between the parking area and the back edge of sidewalk. The landscape shall include a mixture of trees, hedges or shrubs, with optional hardscape. Acceptable landscape materials include: trees, hedges, shrubs, or low walls of brick, stone, wrought iron, or an acceptable substitute (see Illustrations, Pictures 2 and 3).
 - (b) Redevelopment of existing sites: Alteration of an existing developed lot shall bring the site into greater conformance with the standards of the GH District in accordance with § 140-22.1G(1). If the proposed alterations to an existing building or structure involve an area less than 50% of a building's or structure's floor area or 50% of the exterior improved area of the lot, the alterations shall bring the site into greater conformance with the standards of the GH District. For example, if an existing commercial site with parking in front (see Illustrations, Picture 4, Panel 1) is proposed to be redeveloped, improvements should be provided up to the edge of pavement of the road fronting the lot. Any new buildings shall be located closer to the street (see yard requirements) with prominent pedestrian connections to the sidewalk and sidewalks provided where needed (see Illustrations, Picture 4, Panel 3). Also see Illustrations, Pictures 6, 7, and 8, which illustrate three different design concepts for the same site that would all conform to the new design standards.
 - (c) Mixed-use buildings of two to three stories, with retail uses on the ground floor and residential or office uses on the upper levels, are encouraged in the commercial portions of the hamlet (see Illustrations, Picture 5). Small-lot single-family homes should continue to be the predominant building type in the neighborhood areas of the hamlet.
- (2) Site design.
- (a) A minimum landscape buffer of 15 feet consisting of native plantings that provide year-round screening is required along property boundaries adjoining a residential use.
 - (b) A minimum of 10% of the parking lot shall be comprised of landscaping. A landscaped island equal to one parking space for every 10 spaces is required to break up continuous areas of pavement within a parking lot. A minimum of one shade tree, at least three inches DBH at planting, is required to be planted in a landscaped island for every 15 parking spaces proposed. A well-designed lot is shown in Illustrations, Picture 9.
 - (c) Use of green infrastructure and low-impact development techniques for stormwater management in parking areas are strongly encouraged. Examples of green

infrastructure are shown in Illustrations, Pictures 11 and 12.

- (d) Curb cuts shall be consolidated where feasible. Cross-easements to provide shared access through side and rear parking areas of adjoining sites shall be required by the Planning Board.
 - (e) Pedestrian and bicycle connections through parking areas shall be provided. Examples are provided in Illustrations, Pictures 10 and 11.
 - (f) All trees seven inches DBH or greater must be inventoried, and the design of the site shall consider opportunities to leave these trees undisturbed. The Planning Board may require alternate site layouts that preserve significant trees.
 - (g) Existing grades shall be preserved to the extent practicable to reduce necessary cut and fill and to retain existing vegetation and topography.
 - (h) Signs. Signs should be scaled and oriented to the pedestrian environment. For example, wall signs should be located in a sign band on the facade, a horizontal section that divides the storefront windows from the upper facade (see Illustrations, Pictures 13 through 16). They should be located so as to avoid obscuring or covering facade features, including windows, doors, storefronts, building entrances, cornices, and columns. Upper-floor signage is not permitted for ground-floor uses. Well-designed projecting signs and window signs are also appropriate (see Illustrations, Picture 17). Monument signs, as defined in § 140-98, are preferred to other types of freestanding signs (see Illustrations, Pictures 18 and 19). Pole signs as defined in § 140-98 are prohibited.
 - (i) Lighting.
 - [1] External sign illumination, designed to limit light spill, is preferred to internal sign illumination.
 - [2] Lighting in parking lots shall use a pedestrian scale light fixture, no more than 20 feet in height, with an even, overlapping lighting arrangement.
 - [3] Lighting shall be glare-free and shielded from the sky, and adjacent properties using cut-off technology that controls light spread. (see Illustrations, Pictures 20 and 21) Lighting levels at the property lines shall not exceed 0.1 footcandle.
 - (j) Site furnishings. Bicycle parking, benches, trash receptacles, and other appropriate site amenities shall be incorporated into the site design. (see Illustrations, Pictures 22 and 23)
- (3) Architecture.
- (a) Building styles and materials traditionally found in the Ohioville Hamlet or from other areas of New Paltz are required (see Illustrations, Pictures 24 through 27 for images from downtown in the Village of New Paltz).
 - (b) Wood siding and/or earth-based materials such as brick, stone, bluestone, cement

reinforced clapboard siding and/or stucco are acceptable materials. Fiber-cement siding is an acceptable material for new construction when it holds a similar texture, appearance and reveal dimension to wood siding. Vinyl, plastic and metal siding are prohibited except for detached one-family dwellings.

- (c) The main building facade and main entrance shall face the public street. A secondary building entrance facing a rear or side parking lot is strongly encouraged.
- (d) A drive-through window is prohibited.