



**Sign-In/Open House**

6:30 – 6:45 PM

**Presentation**

6:45 – 7:15 PM

**Open House**

7:15 – 8:30 PM

# Stillwater Route 4 Corridor Rezoning & Design Guidelines Public Workshop

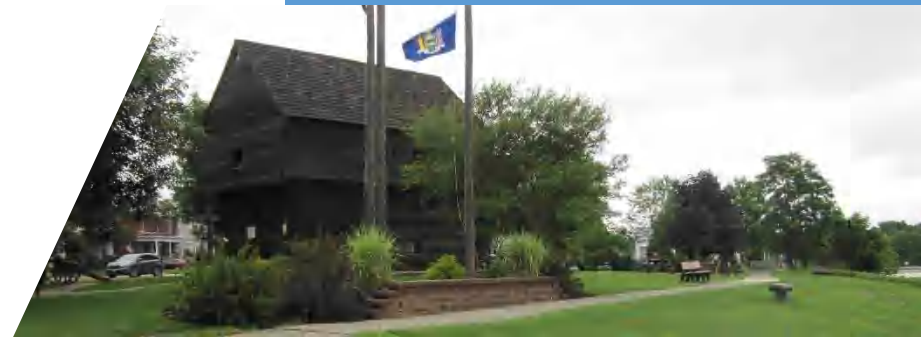
DECEMBER 6, 2016



# About the Project

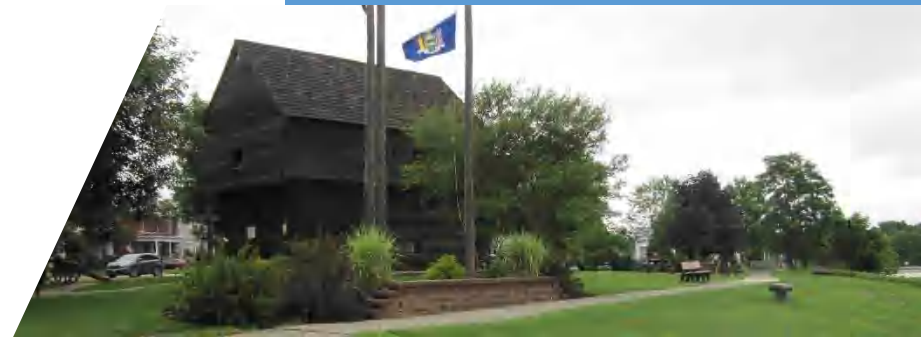
The Town and Village, in partnership with the CDTC (*Metropolitan Planning Organization or MPO*), are jointly working together to collaboratively develop and update new zoning code changes and design guidelines.

The project focuses on rezoning the Route 4 Corridor and developing Design Guidelines for the Corridor.

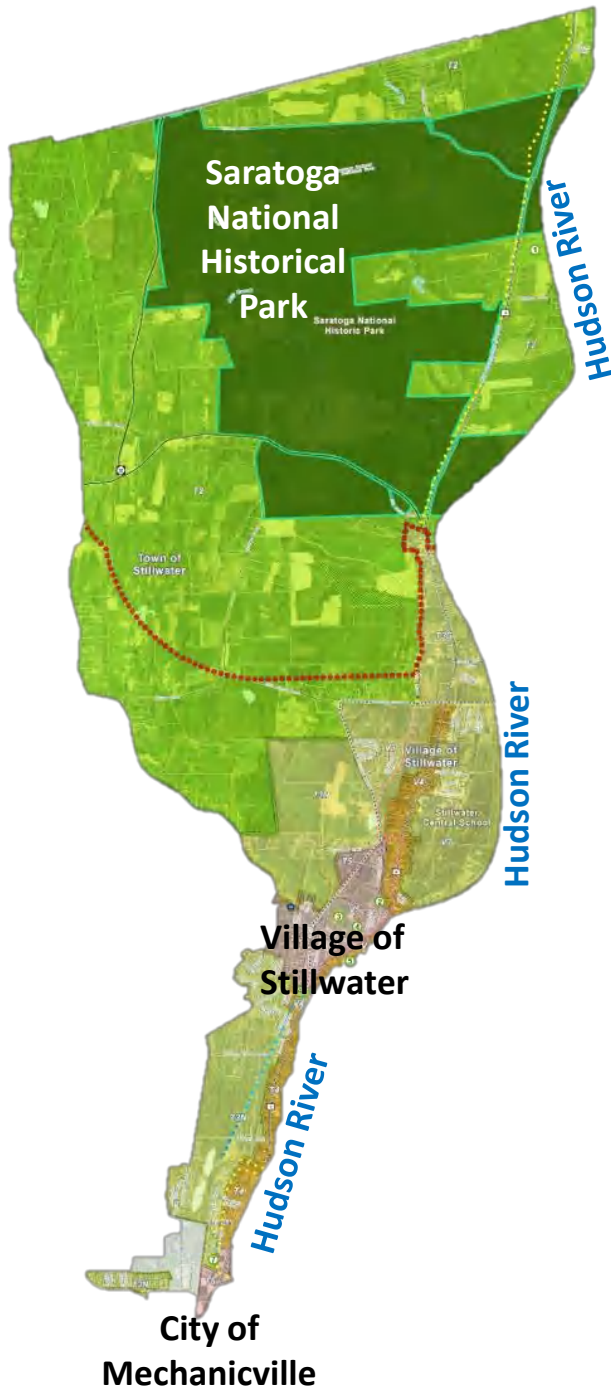


# About the Project

- This project rezones the Route 4 Corridor to create a seamless zoning code and associated design guidelines.
- The documents will provide regulatory consistency along the Route 4 Corridor between the Town and Village.
- The regulations promote walkable mixed-use development, protect and preserve rural and historical areas north of the Village and near the Saratoga National Historical Park, and enhance and support economic development and revitalization efforts along the Route 4 Corridor.



# About the Project



- This effort was a recommendation from the collaborative multi-municipal Hudson River Waterfront Revitalization Plan & the updated Village Comprehensive Plan
- It includes the entire Village of Stillwater & the Rt. 4 Corridor (*and area around the SNHP*) in the Town
- This rezoning focuses on design. There is 1 document for the Village, 1 document for the Town, and 1 Design Guidelines document for both
- The Committee has been working since the Spring. Work will be done by March 2017.

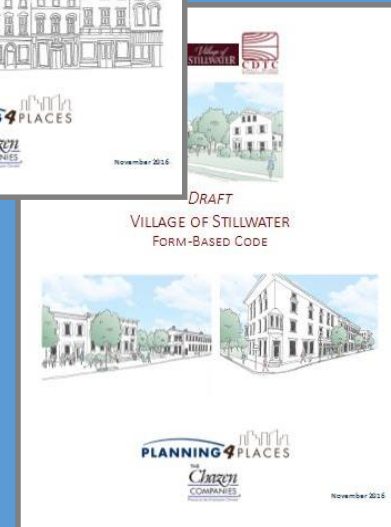
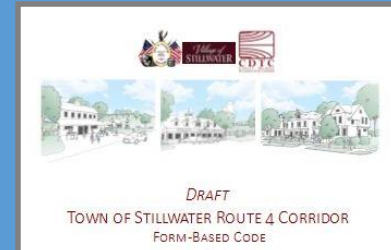
# What's new...what's the same?

## What this does not do:

- Does not change how government functions – still have a Planning Board, code enforcement, site plan review, special use permits, etc.

## What this project does:

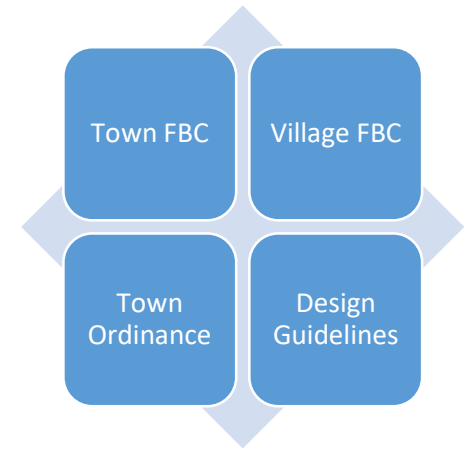
- Primarily changes *how* zoning is conducted
- Develops three new Documents
  - “New” zoning for the entire Village
  - New zoning for a portion of the Town
  - Design Guidelines – recommended but not required; intended to protect & enhance existing character
- Better coordinate zoning & econ. dev. priorities of the Town and Village along the Route 4 Corridor
- Simplifies the zoning code for those who use it
- Uses & standards will be generally similar to what they are now but focused on design/form
- Some consolidation of uses, fixes some existing problems/issues, encourages econ. development



# Tonight's Agenda

- Review & Comment on the Drafts
  - Town of Stillwater Route 4 Form-Based Code
  - Village of Stillwater Form-Based Code
  - Stillwater Route 4 Design Guidelines
- Try and Test the Form-Based Code

45-Day Comment Period ends on January 14th



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# Study Advisory Committee & Consultant Team

Artie Baker, Town Councilman

Bob Barshied, Town Planning Board Chairman

Amy Bracewell, Superintendent – Saratoga National Historical Park

Rocky Ferraro, Executive Director – CDRPC

Ed Kinowski, Town Supervisor

John Murray, Town Planning Board

Rick Nelson, Village Mayor

Ken Petronis, Town Councilman

Wayne Simmons, Village Zoning Board of Appeals Chairman

Maria Trabka, Saratoga PLAN

Mike Valentine, Saratoga County Senior Planner

Ellen Vomacka, Town Councilwoman

Carrie Ward, CDTC, Transportation Planner

Jeanne Williams, Feeder Canal Alliance

Lindsay Zepko, Town Planner

Katherine Ember, Planning4Places, LLC

James Levy, Planning4Places, LLC

Paul Cummings, The Chazen Companies



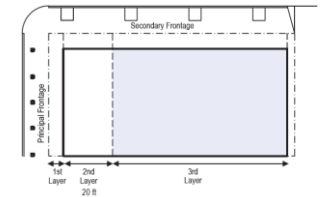
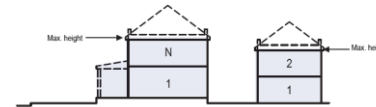
# The Planning Process

- Kickoff Meeting & Bus Tour
- Public Workshop on June 16<sup>th</sup> & Community Preference Survey
- Online Community Preference Survey
- Technical Review Document
- Six Study Advisory Committee Meetings to date
- Today's Public Workshop
- Final Presentations to Town Board and Village Board of Trustees scheduled for March



# Code Format

- Flexible approach
- Focus on building form rather than just building uses
- Presented with both words and clearly-drawn diagrams
- Addresses building design, building location, streetscape features such as landscaping, lighting, signage, and civic spaces



Building Form	
Maximum Building Height	
Max. Building Height <sup>1</sup>	3-story
Lot Requirements	
Lot Size	6,000 sq. ft./d.u.
Max. Lot Coverage	60%
Min. Lot Width	50 ft
Building Frontage - See Required Private Frontage Types (Table #)	
Principal Frontage	Porch & fence, stoop, terrace, forecourt, shopfront, gallery
Secondary Frontage	Porch & fence, stoop, terrace, forecourt, shopfront, gallery
Minimum Window Transparency	
Ground Floor	60%
Upper Floors	35%
Ceiling Height	
Ground Floor (commercial)	12-18 ft
Upper Floors	Up to 14 ft

Building Placement & Parking Lot Placement	
Setback	
Front	15 ft
Side	10 ft non-waterfront; 15 ft waterfront
Rear	10 ft
Front Setback Encroachments	
Open Porch	80% max
Balcony and/or bay window	
Stoop or terrace	
Sidewalk Encroachments	
Awning or gallery	Within 2 ft of curb
Parking Placement	
1st Layer	Not permitted
2nd Layer	Not permitted
3rd Layer	Permitted

# Town of Stillwater Code

- Provide a guide for the physical development of the Town and coordinate development with the Village of Stillwater along the Route 4 Corridor.
- Preserve the character of the Town of Stillwater.
- Increase economic stability, vitality, and tourism.
- Ensure housing stability, diversity, and property maintenance.
- Promote pedestrian- and bicycle-friendly environments.
- Preserve, protect, and promote recreation, historic/cultural/natural and open space resources.
- Encourage use, enjoyment, and focus on the unique Hudson River waterfront
- Preserve important viewsheds and protect the Town's rural character.



*DRAFT*  
TOWN OF STILLWATER ROUTE 4 CORRIDOR  
FORM-BASED CODE



November 2016

# Village of Stillwater Code

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*DRAFT*  
VILLAGE OF STILLWATER  
FORM-BASED CODE

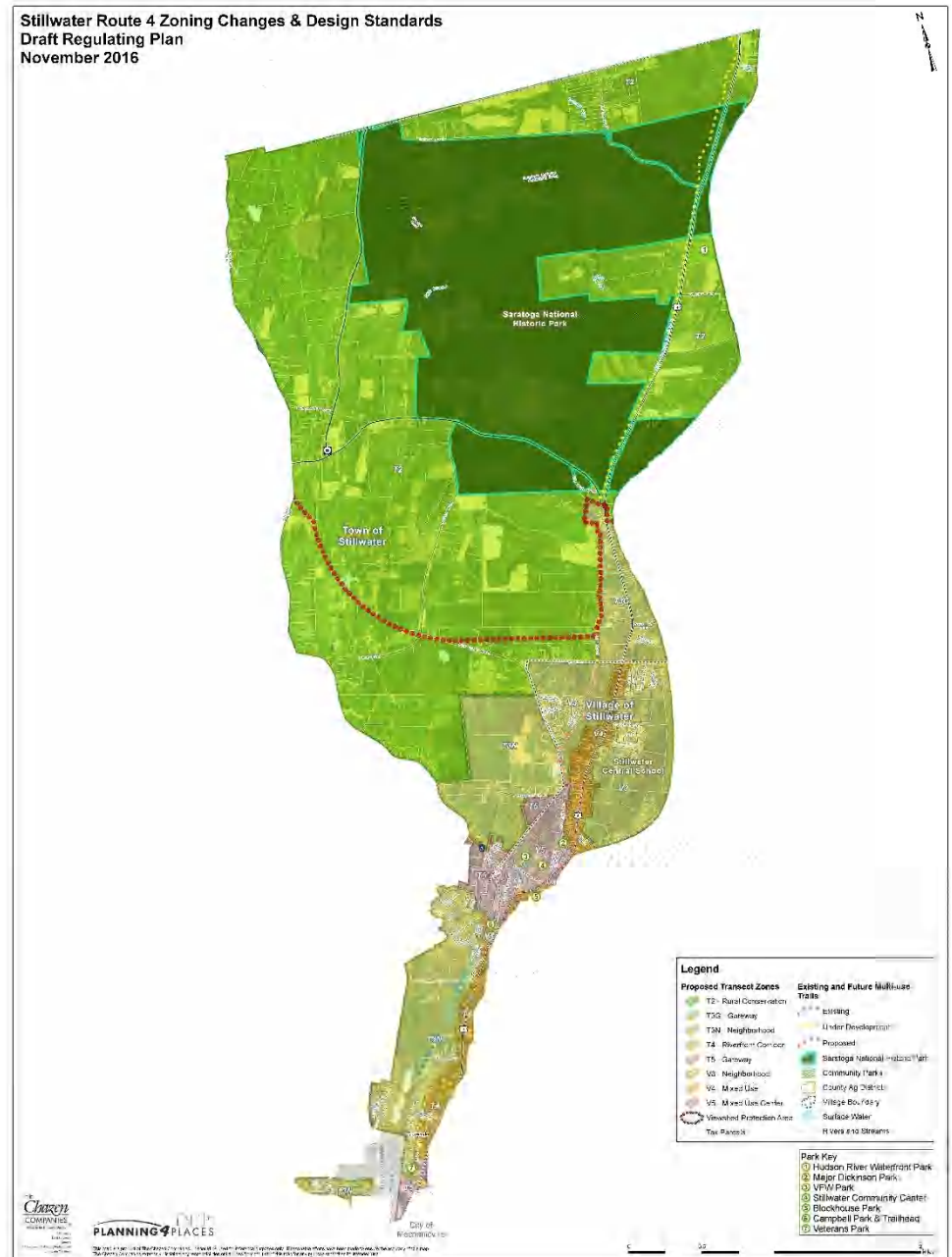


November 2016

# Town Regulating Plan

- T2 Rural Conservation
- T3N Neighborhood
- T3G Gateway
- T4 Riverfront Corridor
- T5 Gateway

Stillwater Route 4 Zoning Changes & Design Standards  
Draft Regulating Plan  
November 2016



# T2 Rural Conservation

Preserve, protect, and promote the rural agricultural heritage of the area while allowing compatible low-density residential development and agricultural-supportive uses and protecting important viewsheds in relation to the Saratoga National Historical Park.



# T3N Neighborhood

Promote a range of housing types and opportunities in keeping with the surrounding neighborhood and encourage connectivity to surrounding neighborhoods, the Town's mixed use areas, and the Trail.



# T3G Gateway

Promote commercial opportunities and residential development in keeping with the rural character of the area and encourage connectivity to and from commercial establishments, the surrounding neighborhoods, and the Trail.



# T4 Riverfront Corridor

Promote and enhance the Town's identity by encouraging mixed use development, street level activity, walkability to surrounding neighborhoods, and additional public access to the Hudson River.



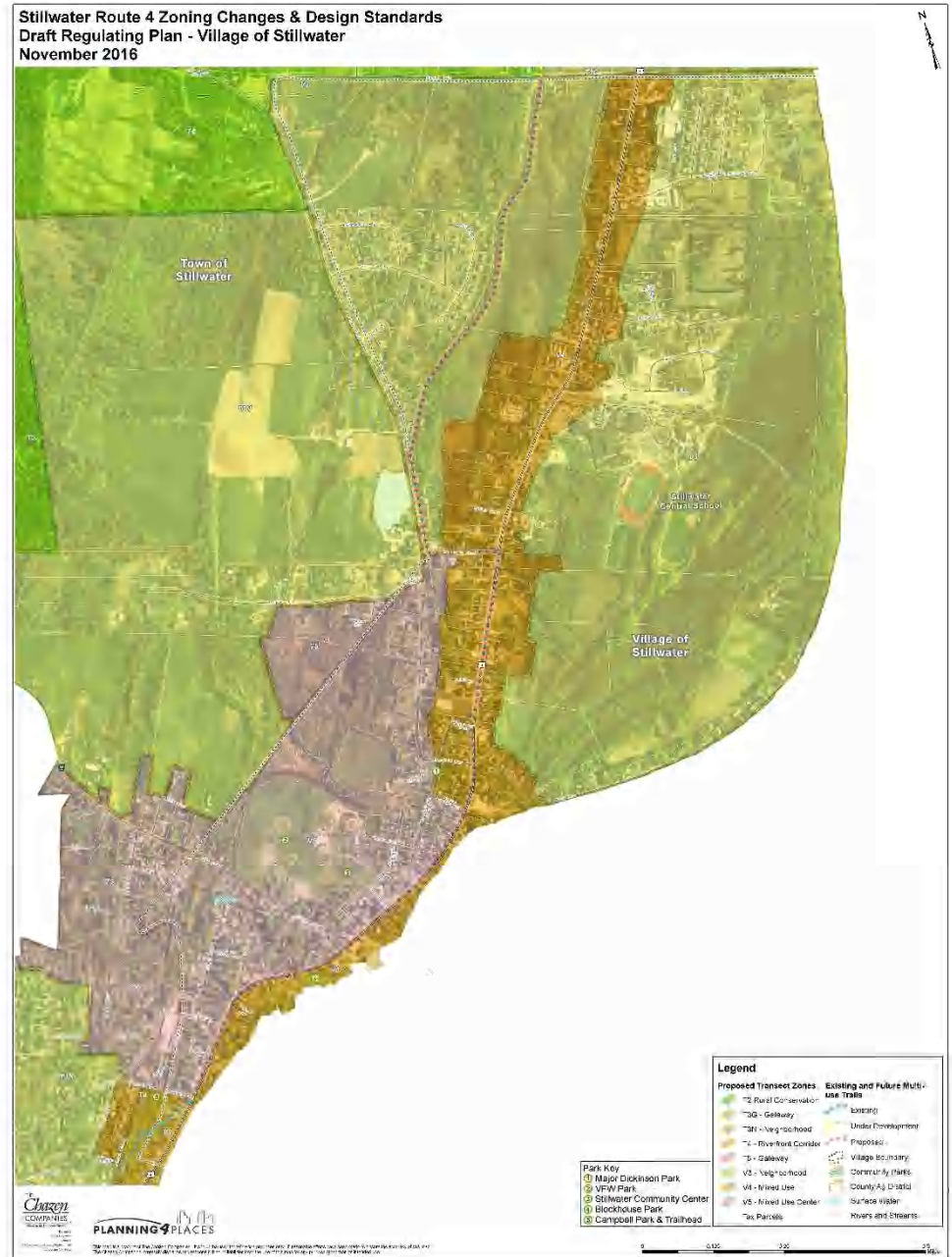
# T5 Gateway

Maximize economic development potential by encouraging infill, reuse, and expansion of businesses while promoting and enhancing the Town's identity by encouraging mixed use development, street level activity, and walkability to connect to surrounding neighborhoods.



# Village Regulating Plan

- V3 Neighborhood
- V4 Mixed Use
- V5 Mixed Use Center



# V3

## Neighborhood

Promote a range of housing types and opportunities in keeping with the surrounding neighborhood and encourage walkability to surrounding neighborhoods and the Village mixed use areas.



# V4 Mixed Use

Promote and retain the existing historic character and traditional Village streetscape, enhance the Village downtown identity by encouraging mixed use development, street level activity, and walkability to surrounding neighborhoods, and encourage additional public access to the Hudson River.



# V5 Mixed Use Center

Maximize economic development potential by encouraging infill, reuse, and expansion of businesses while promoting and retaining the existing historic character and traditional Village streetscape, enhance the Village downtown identity by encouraging mixed use development, street level activity, and walkability to surrounding neighborhoods.



# How do you use the Code?

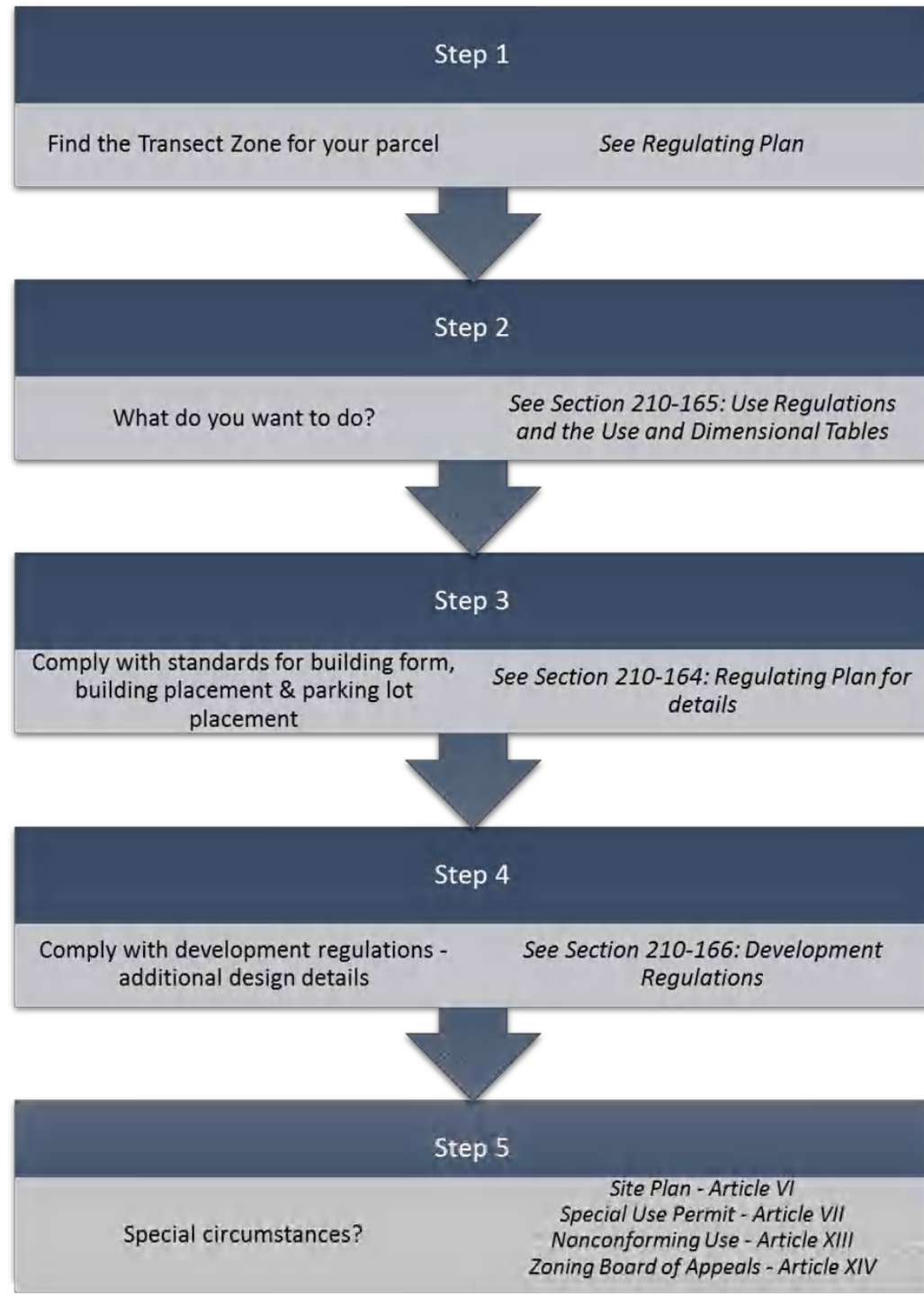


Table 1: Town of Stillwater Summary of Allowed Uses - Draft November 28, 2016

	Traditional Zoning Districts								Transect Zones					Other Regulations
	R-R	LDR	RRD	B-1	BP	ID	R67	R67 West	T2	T3N	T3G	T4	T5	
RESIDENTIAL														
Single-family dwelling	■	■	■			○			■	■	■	■	■	
2-family dwelling	■	■	■			○			■	■	■	■	■	
3- and 4-family dwellings						○						○	○	
Dwelling, Multifamily				○	○	○					◇	◇	○	
Farm worker housing	○	○				○			○	○				See Article XII
Manufactured Homes	○ <sup>1</sup>													See Chapter 134
AGRICULTURAL														
Agricultural processing	◇	◇							◇					
Agricultural and Agricultural Tourism uses	■	■				■			■	■	■			
Commercial greenhouse or nursery	■	○				○	◇	◇	■	○	○	○		
Commercial riding stable	◇	◇							■		○			

Key:	■	Permitted Use
	○	Site Plan
	◇	Special Use Permit

## Use Tables

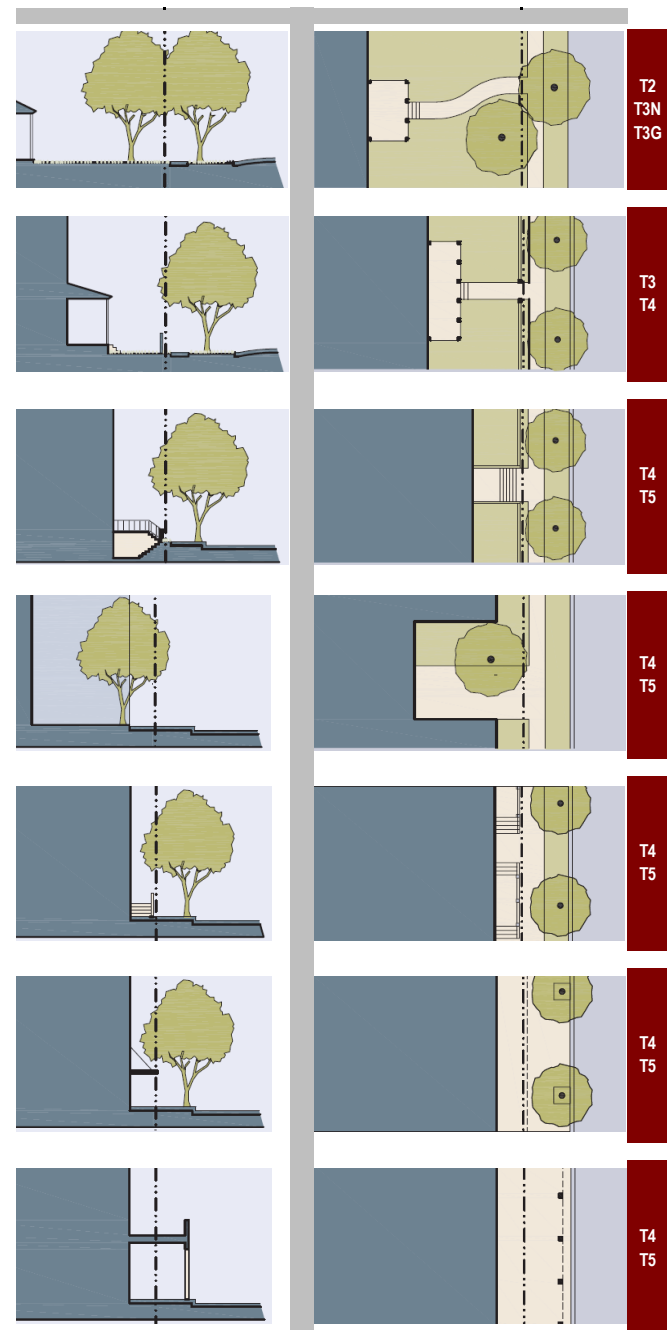
- Simplified use tables
- Some uses have been consolidated i.e. retail
- Uses are more similar across the Town and Village for consistency
- *Example: Where are restaurants & mixed use permitted?*
  - *Restaurants -T3N, T3G, T4, T5, V4, V5*
  - *Mixed use – T3G, T4, T5, V4, V5*

# Dimensional Tables

- Generally similar lot sizes and setbacks to the existing zoning and existing character
- Waterfront and non-waterfront side yard setbacks
- Prioritization of buildings built to the sidewalk to encourage walkability in the V4, V5, T5
- Setback ranges to provide flexibility and encourage outdoor dining and plazas

Table 2: Village of Stillwater Dimensional Schedule - Draft November 28, 2016				
Dimensional Standards	Transect Zones			Other Regulations
	V3	V4	V5	
SETBACKS				
Front	15 ft	0-10 ft or 15 ft with outdoor dining/plaza	0-10 ft or 15 ft with outdoor dining/plaza	
Side	10 ft	5 ft non-waterfront; 10 ft waterfront	5 ft	
Rear	20 ft	5 ft	5 ft	
MAXIMUM BUILDING HEIGHT				
Maximum Building Height	2-story or 35 ft	2-story or 35 ft - waterfront; 3-story or 40 ft non-waterfront	3-story or 40 ft, 4-story or 50 ft by bonus	See bonus provisions Article III
LOT REQUIREMENTS				
Lot Size	10,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	
Maximum Lot Coverage	60%	75%	80% or TBD with bonus	See bonus provisions Article III
Minimum Lot Width	40 ft	30 ft	30 ft	

- Buildings must vary rooflines, building heights, and have architectural treatments to avoid a long linear row of buildings
- More windows with clear glass are required on ground floors in the mixed use areas
- Standards for building entrances and building orientation
- Details the type of private frontages (seen at right) such as the common yard, porch & fence, shopfront, gallery, terrace for each of the Transect Zones



# Signage

- Visual representations of sign types and placements
- Consistent signage regulations along the Route 4 Corridor in the Town and Village
- Single chart for sign regulations by Transect Zone







# Waterfront Access & Views of the Waterfront



- Greater side yard setbacks along the Hudson River to open up views of the River
- Oriented buildings towards the Hudson River and comply with front façade standards
- Encourages waterfront access

# Lighting

- Different lighting styles and illustrations for different Zones
- Requires full-cutoff lights
- Different pole heights for parking lots vs. sidewalks and trails

Town of Stillwater Lighting Styles						
		T2	T3N	T3G	T4	T5
PIPE						
		■	■	■		
POST						
				■	■	
COLUMN						
					■	■
DOUBLE COLUMN						
						■

# Saratoga National Historical Park Viewshed Protection Standards

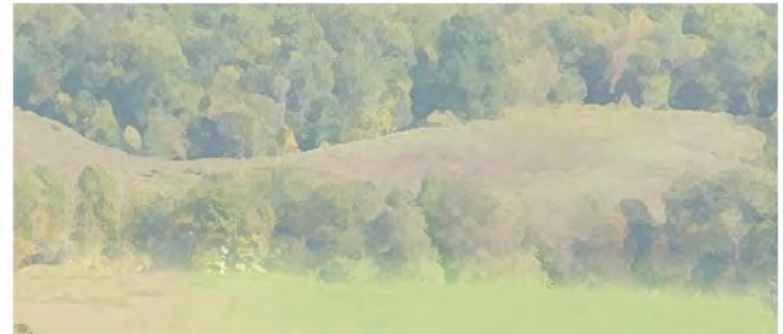
- Previous studies recommend viewshed protection particularly around SNHP
- Public comments indicated that protecting rural and the historic character of the area around the SNHP was important
- Many communities with National Parks have viewshed protection standards



# Saratoga National Historical Park Viewshed Protection Standards

How does it work?

- As drafted it applies to areas within the Viewshed Protection Area for the development subject to a grading permit, site plan approval, special use permit, or minor or major subdivision
- Site Plan required and Visual Impact Assessment may be requested
- Planning Board can waive the provisions if the proposed development has little to no impact
- Encourages siting of structures as seen here



# Cluster and Conservation Subdivision

(Town Ordinance Revisions)

- Clustering or distributing home sites where appropriate can preserve agricultural, cultural, and open space resources
- Encouraged for the T2 Rural Conservation Zone and can be used elsewhere



# Design Guidelines – Encouraging Great Design

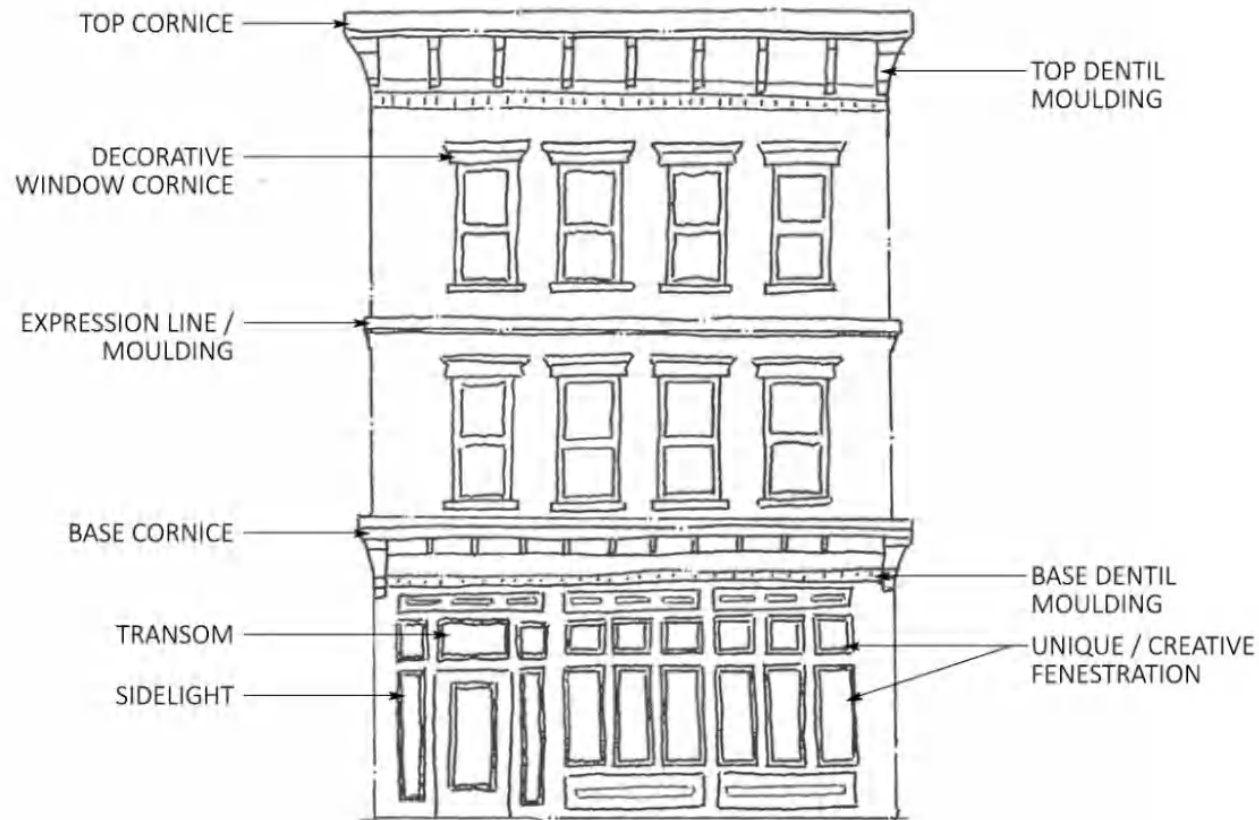
- Provide a vibrant environment to live, work, and play
- Respect the character and context of existing streets and neighborhoods in the Town and Village of Stillwater
- Encourage walkability and provide shops and services within walking distance of most residents in the corridor
- Provide gathering areas – plazas, pocket parks, along sidewalks, and in outdoor dining areas



50 FT BREAK IN FACADE

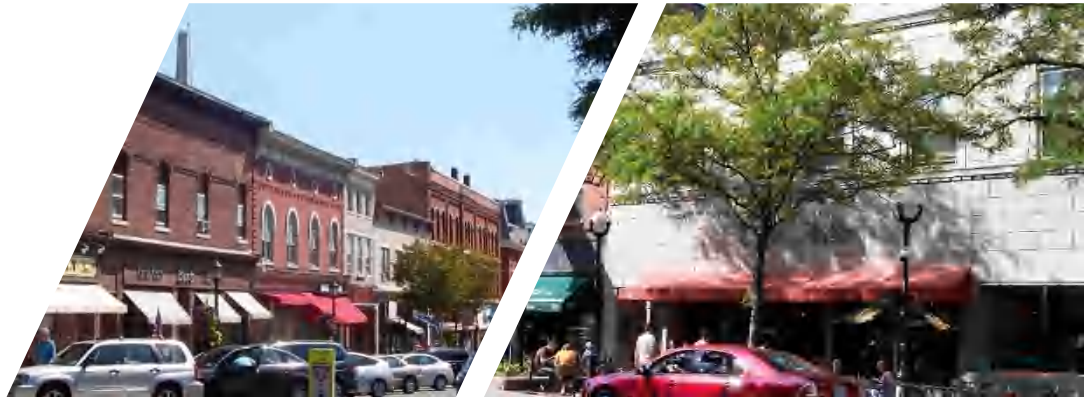
# Design Guidelines – Encouraging Great Design

- Retain, restore, and encourage reuse of historic buildings
- Encourage additional employment opportunities
- Encourage use, enjoyment, and focus on the unique Hudson River waterfront
- Provide expanded housing choices
- Design for pedestrians and bicyclists while accommodating vehicular access and parking needs
- Create great streets and building design



# Design Guidelines – Encouraging Great Design

- Building Design
- Signage
- Awnings
- Streetscape
- Lighting
- Landscaping & Greening
- Street Trees



# Design Guidelines – Encouraging Great Design

- Parking Lot Screening
- Parking Lot Landscaping
- Outdoor Dining
- Plazas
- Pocket Parks
- Green Infrastructure



# How can you get involved?



- Visit the municipal websites for project updates and documents  
Town Website Link:  
<http://stillwaterny.org/residents/stillwater-route-4-corridor>  
Village Website Link:  
<http://villageofstillwaterny.org/Route4Project/Rt4index.html>
- Provide comments via the websites on the Draft Documents by January 14<sup>th</sup>
- Attend the presentations at the Town and Village Boards on the Final Draft
- Contact Katherine Ember, AICP at:  
[kember@planning4places.com](mailto:kember@planning4places.com) or 518.280.2040