

Winston Farm Planned Development District – Proposed Regulations Saugerties, NY

A. Purpose.

- (1) The intent of Winston Farm Planned Development District (PDD) is to provide a flexible framework for the orderly development of approximately 840 acres of predominately vacant land in the Town of Saugerties, Ulster County, New York, in the Hudson Valley region. The goal is to preserve and protect the natural landscape, and to make the area accessible to the public whether living, working, visiting, or engaged in indoor and outdoor activities in the district.
- (2) Uses may include a wide range of diverse residential, nonresidential, agricultural, recreational, entertainment, and hospitality uses. The PDD will incorporate appropriate design elements, site amenities and treatments that maintain and enhance the design relationship between buildings and uses within the district, as well as with the surrounding area. These elements will maintain an ambience that is unique, playful, and inviting.
- (3) Development in the PDD includes a vibrant mix of complementary building styles of varying heights and sizes, indoor and outdoor rooms and spaces for active and passive recreation, entertainment, and social gathering. Creating a flexible regulatory environment that is adaptable to changing market conditions furthers the purpose and intent of the district, which:
 - (a) Ensure a high-quality mixed-use style development that promotes pedestrian access and connectivity, multimodal transportation opportunities, a variety of residential, retail and commercial uses, both large and small, resort, recreational and entertainment opportunities and enhanced access to nearby uses.
 - (b) Promotes strong unifying elements in the form of district-wide pedestrian and vehicular elements that promotes access to all users; integrated and extensive landscaping, lighting, walkways, site amenities, trails, and wayfinding.

B. Objectives.

- (1) To offer a diverse mix of residential and nonresidential development opportunities, including housing, retail, restaurant, office, hospitality, entertainment, and recreational uses that reinforce the historic use of the

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property and positions the district as an economic center offering a community-oriented, mixed-use center with regional appeal.

- (2) To capitalize on the site’s strategic location near Exit 20 of the New York State Thruway (I-87), providing easy access to large employment centers and community services.
- (3) To develop the district in the most sustainable way possible to ensure the preservation and protection of the natural features of the site, and the continued enjoyment by the public in perpetuity.
- (4) To enhance tourism by capitalizing on the unique vistas of the nearby mountains, the beauty of the natural environment, and which attracts visitors to enjoy a greater interaction with nature and the natural landscape.

C. Development Concept Plan

- (1) The Winston Farm Development Concept Plan (DCP) dated _____ is accompanied and supported by the Winston Farm Planned Development District (PDD) regulations.
- (2) The intent of the DCP is to establish a baseline development concept which illustrates the mix of permitted uses and placement of buildings and site amenities within the PDD in relation to, and respect for, sensitive natural features, including the preservation of open space areas.
- (3) A proposal for development within the Winston Farm PDD for a use which is not listed in the PDD regulations shall require an application to the Town Board for an amendment to the PDD. Any such application, in addition to those materials typically submitted in support of a zoning amendment, shall include a detailed discussion of the proposed use, a Site Plan, a summary of potential environmental impacts, including, but not limited to, projected water usage (gallons per day) and traffic (trip generation). The metrics associated with such proposed use shall be evaluated with respect to any approved and/or constructed uses in the applicable subarea to ensure that the maximum development limits permitted in the Findings Statement for each subarea is not exceeded.

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D. Subarea descriptions. The “maximum baseline density” provided below for each of the subareas are established to determine the maximum potential development limit for each area, conceptually shown in the DCP. Permitted uses not shown on the DCP and not listed in the maximum baseline density shall include a corresponding development limit in terms of water usage (gallons per day) and traffic (trips generated). These development limits shall be recorded to ensure they do not exceed the maximum limits established for each subarea.

- (1) Subarea 1: Residential Low Density (RDL). This subarea is approximately 272 acres and is located near the northwest corner of the PDD. This subarea will accommodate one family dwellings and estate homes with or without an accessory apartment and guesthouse.

Baseline maximum density:

___ One family Lots

- (2) Subarea 2: Residential High Density (RHD). This subarea is approximately 74 acres and is located along Saugerties-Woodstock Road. Development in this area will accommodate multifamily dwellings up to a maximum of 500 residential units, and one family dwellings. Balconies, rooftop decks, and other similar features are encouraged in this district.

Baseline maximum density:

500 Multifamily Units

__ One family Lots

- (3) Subarea 3: Perimeter Commercial. This subarea is approximately 123 acres and accommodates and promotes development of commercial uses along New York State Route 32. This subarea will accommodate retail, hotels, resort, indoor and outdoor entertainment facilities and event space. This subarea includes the primary focal point and gateway into the district.

Baseline maximum density:

150 keys – Hotel / Indoor Waterpark

8,000 person capacity – Amphitheater

50,000 square foot – Commercial / Retail

- (4) Subarea 4: Central Recreation. This subarea is 295 acres and is designed to offer outdoor adventure activities, such as, but not limited to, an adventure park, campsites and cabins, rock climbing, public access trails,

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agrihood, community-centered activities and programs, as well as a boutique hotel and spa.

Baseline maximum density:

50 keys – Boutique Hotel

75 Camping Sites

10,000 square foot - Specialty Retail

1,000 person capacity – Outdoor recreation

- (5) Subarea 5: Tech and Business Park. This subarea is approximately 47 acres and will promote the collection of buildings and spaces to inspire innovation, research and development, maker spaces, co-working, incubator space, collaborative work environments, which promotes organic business development and emerging technologies.

Baseline maximum density:

250,000 square foot – Office Park

250,000 square foot – Technology-Based Light Industrial

- E. Permitted Uses. Permitted uses in the Planned Development District are specified for each of the five subareas. Uses which are permitted in Subareas 2, 3, 4 and 5 may extend into an adjacent Subarea up to 500 feet beyond the Subarea district boundary line.

- (1) Subarea 1: Residential Low Density (RLD). The maximum number of building lots is 125.
- (a) One family dwellings and estate homes with or without an accessory apartment and/or a guesthouse.
 - (b) Townhomes in groups of 4 or more.
 - (c) Home occupations, including studios or workshops in the principal dwelling or in a structure separate from the principal dwelling.
 - (d) Gardens and agricultural uses, when limited to not more than 10% of the parcel.
 - (e) Storage sheds, workshops, detached garages for up to three vehicles, pools and pool houses, decks, gazebos, patios, fencing, and the like when located in the rear yard.
 - (f) Alternative energy sources when not located in the front yard.
 - (g) Dog park.

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- (2) Subarea 2: Residential High Density (RHD).
 - (a) Townhomes in groups of 4 or more, two-family dwellings, and multifamily dwellings with or without balconies and rooftop amenities. In no case shall the total number of bedrooms exceed ____ (____ acres / 3,250 sf/acre).
 - (b) One family dwellings and estate homes with or without an accessory apartment and/or a guesthouse.
 - (c) A community center or clubhouse.
 - (d) Community gardens and agricultural uses, when limited to not more than 10% of the parcel.
 - (e) One storage shed per parcel for the storage of lawn and snow removal equipment, outdoor furniture, tools, and the like, which support the residential units on the site.
 - (f) Gazebos, at grade patios, pools, and fencing.
 - (g) Home occupations.
 - (h) Retail sales and service including food stores, farmers' markets, bars and restaurants up to 5,000 square feet per building.
 - (i) Other retail uses on the first floor with residential units above.
 - (j) Alternative energy sources.
 - (k) Playgrounds.
 - (l) Dog park.
 - (m) For properties within 500 feet of NYS Route 212 (Saugerties-Woodstock Road), permitted uses shall include those listed for Subarea 2.

- (3) Subarea 3: Perimeter Commercial.
 - (a) Hospitality, resorts, spas, and the like, including indoor recreation and entertainment, bars, restaurants, conference center, banquet facilities, and outdoor seating.
 - (b) Exhibition sports arenas.
 - (c) Bars and restaurant with private event rooms and outdoor seating.
 - (d) Breweries, distilleries and wineries with private event rooms and outdoor seating.
 - (e) Retail sales and service up to 20,000 square feet per building.
 - (f) Health Clubs.
 - (g) Medical clinics, such as after-hours services.
 - (h) Live entertainment, including amphitheaters and supporting infrastructure and buildings, not including adult use entertainment.

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- (i) Art and craftsman studios, centers, galleries, museums, schools, and the like.
 - (j) Performing arts theaters and amphitheaters.
 - (k) Planetariums.
 - (l) Aquariums.
 - (m) Playgrounds.
 - (n) Agritourism, agriculture, agri-manufacturing and research.
 - (o) Animal hospitals, day care, and clinics, excluding kennels, breeding and boarding.
 - (p) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
 - (q) Technical, vocational, and educational schools and centers associated with the natural sciences.
 - (r) Personal wireless telecommunication facilities on the roof of a building of 4 stories or more.
 - (s) Other uses upon a finding by the Town Board that the use is consistent and compatible with the intent of the PDD.
- (4) Subarea 4: Central Recreation.
- (a) Indoor and outdoor adventure activities.
 - (b) Publicly operated campground and recreation areas including cabins, campsites, accommodations for RVs, park model RVs, and which include bathroom and shower facilities, water and waste stations, a general store, playground, pool, and pavilions.
 - (c) Bicycle and scooter rental buildings, and the like.
 - (d) Concession stands.
 - (e) Visitor and information centers.
 - (f) Community pool and recreation areas.
 - (g) Boutique hotel/spa.
 - (h) Agritourism, agriculture, agri-manufacturing and research.
 - (i) Technical, vocational, and educational schools and centers associated with the natural sciences.
 - (j) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
 - (k) Playgrounds.
 - (l) Dog park.

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- (5) Subarea 5: Tech and Business Park.
 - (a) Medical and dental offices with or without research components and labs.
 - (b) Professional offices, including co-working spaces with labs.
 - (c) Medical clinics, including pharmacies and labs.
 - (d) Technology based research and development, such as optics, electronic systems, software development, photographic and imaging systems.
 - (e) Business incubators.
 - (f) Technical schools.
 - (g) Breweries, distilleries and wineries.
 - (h) Makerspace and artisanal creative spaces.
 - (i) Agritourism, agriculture, agri-manufacturing and research.
 - (j) Warehousing, storage and distribution.
 - (k) Day-care centers.
 - (l) Utilities.
 - (m) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
 - (n) Personal wireless telecommunication towers and facilities.

F. Special Permit Uses.

- (1) Proposed uses within the PDD that are not a listed permitted use in the subarea for which they are proposed but are permitted in one of the other subareas, or which exceed the maximum density listed shall require a Special Use Permit from the Town Board. These special permit uses shall follow the lot, area, yard and bulk requirements of the subarea in which the use will be located. The Town Board may waive any of the lot, area, yard and bulk requirements as long as the spirit and intent of the goals and objectives of the PDD are met.
- (2) The Town Board shall review the proposal to determine if the proposed use complies with the purpose and intent of the PDD. The Town Board shall consider the potential environmental impacts of the proposed development and development limits against the Environmental Impact Statement (EIS) and subsequent Findings Statement to ensure the proposal is in harmony with the intent of the PDD, and does not result in a significant detrimental environmental impact.
- (3) Projects receiving a Special Use Permit from the Town Board shall be subject to site plan review by the Planning Board.

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G. Site Plan Review.

- (1) New construction within the PDD shall be subject to Site Plan review by the Town of Saugerties Planning Board in accordance with Article VII of the Zoning Law. As part of the site plan review process the Planning Board shall review the proposal to ensure that it complies with the PDD with regard to established development limits for water usage and traffic generation. Upon a determination that the proposal is in compliance, the Planning Board shall issue Site Plan Approval.
- (2) Uses which require special use permit approval by the Town Board shall also require site plan review approval by the Planning Board.

H. Requirements applying to all subareas.

- (1) Access management, parking, loading.
 - (a) Access Management. Unified site access and circulation, inter-parcel cross access, service roads, and network connectivity is encouraged to ensure the efficient use of land on and off the site. Access management promotes an economical use of land in a manner that preserves the safe and efficient movement of people and goods, reduces the potential for traffic conflicts between vehicles, pedestrians, and bicyclists, and helps to control investment in infrastructure and public services. Parking and loading areas and access management shall share infrastructure resources where applicable.
 - (b) Parking and parking structures.
 1. Location.
 - a. Parking may be provided anywhere within the PDD to serve all uses.
 - b. Parking areas and parking structures for high density residential, nonresidential and mixed-use buildings shall be located and designed to be subordinate to the use it serves to minimize visual impacts from public vantage points, including the use of berms, landscaping and screening. This provision encourages lower-level or first floor parking. Parking structures are prohibited in Subarea 1.

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- c. Buildings which include covered parking within the building footprint equal to or greater than 50% of the parking required for the use are permitted to increase building height by one story above that which is permitted in the PDD.
 - d. Parking for nonresidential uses shall not be located within 50 feet of any residential Subarea or use.
 - e. Except for residential uses, parking shall not be located within 30 feet of any public or private street or way within the PDD.
 - f. Parking in Subareas 1 shall be limited to no more than four vehicles for each dwelling unit. No parking for such residential uses shall be located in the side or front yard except in a legal driveway that provides access to the rear yard, a detached or attached garage. The parking and storage or recreation vehicles and equipment shall be located in the rear yard.
 - g. Parking areas between the building and public or private street or way in Subarea 1 is prohibited, except in a driveway providing access to an attached or detached garage.
2. Parking demand analysis. New development and redevelopment in the PDD shall be accompanied by a parking demand analysis used to determine the required parking in lieu of the Town of Saugerties Zoning Law. Such analysis shall be submitted to the Town Planning Board for review and approval and will include, at a minimum:
- a. Analysis of existing parking conditions.
 - b. The anticipated number of parking spaces needed to accommodate the proposed use.
 - c. Rationale supporting the necessity for the requested number of parking spaces.
 - d. How the parking spaces are accommodated (on site, shared parking, shuttle, etc.).

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- e. Alternative accommodations to providing vehicular parking (bicycle parking, multimodal transportation, buses, etc.).
 - f. The typical peak-to-daily demand of the proposed use.
 - g. Analysis of parking demand of comparable uses.
3. Shared parking. Shared parking is encouraged to promote efficient use of land and resources by allowing users to share off-street parking facilities for uses that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:
- a. Location. Shared off-street parking spaces shall be located no further than 2,000 feet from the buildings and uses they are intended to serve. This distance limitation may be waived by the Planning Board if adequate assurances are offered that shuttle service shall be operated between the shared lot and the principal use, and or bicycle and pedestrian accommodations are provided.
 - b. Shared parking agreement. A shared parking plan shall require a shared parking agreement, acceptable to the Planning Board, which shall include an agreement by the owners(s) of record of the parking area and of the applicant. A shared parking agreement shall be revocable by the parties to the agreement only if the off-street parking requirement is satisfied. The agreement shall specify that the shared spaces are not shared by a use that operates during the same time frame and would create a conflict. The agreement shall specify the time frame, number, and location of spaces to be shared.
 - c. Site plan. A site plan shall be submitted to indicate the location and number of spaces that are identified in the agreement.
4. Landscaping and screening. Landscaped buffer areas shall be devoted to landscaping and environmental improvement, which may include existing and new vegetation, berms, lighting, street

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furnishings, ornamental features, and pedestrian connectivity which are integrated with the vegetation.

- a. A minimum landscaped buffer of 20 feet is required along public or private street or way.
 - b. A minimum of one landscaped area, a minimum size of 162 square feet (approximately nine feet by 18 feet) shall be provided for every 25 parking spaces, developed as islands within the parking surface area.
 - c. Screening shall be required for any parking area where it abuts an area zoned or used residentially on the ground floor.
- (c) Loading. Loading spaces shall be located on the same lot, or on a directly adjoining lot in the same Subarea, as the building or structure to which they are accessory. No loading space shall be located between the building and public or private street or way.
1. Required spaces. Loading spaces shall be provided in sufficient number and of sufficient size so that no loading and unloading operations infringe upon any required setback or buffer area.
 2. Design and maintenance. Every loading space shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:
 - a. Screening.
 - i. Sufficient screening shall be provided along all lot lines abutting any residentially zoned or developed property to buffer the residential use from all operations, materials and vehicles within any loading space.
 - ii. Loading areas accessory to commercial uses, shopping centers or planned business developments shall be so located and screened from public view.
 - b. Design standards.

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- i. Each loading space shall have the following minimum dimensions, in feet:

Type	Width	Length	Height
Tractor-trailer	12	55	14
Other	12	35	14

- ii. Loading spaces shall be designed and arranged to provide access to public or private streets or ways, driveways, and service roads in the PDD in a manner that shall create the least possible interference with traffic movement.
- iii. Every loading space shall be surfaced with an asphalt or portland cement binder pavement or similar material which provides an all-weather, durable and dustless surface and shall be graded and drained to dispose of surface water accumulation to an approved stormwater management area or conveyed to a stormwater drainage system connected to a public or private sewer system.
- iv. Loading and unloading operations shall take place wholly within the site.
- v. No part of a loading area shall be utilized for the open-air outdoor storage of materials, merchandise and equipment.
- vi. When any part of a loading area is also utilized for refuse and trash disposal and storage purposes, all outdoor containers shall be closed and permanently stationed in an area that is easily accessible for pickup and removal and that satisfies the screening requirements of this chapter.
- vii. Loading and unloading operations shall be designed so they minimize the number and width of driveways or accessways to their location.

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- (2) Multimodal transportation. Access within the PDD will provide for the safe, convenient, and comfortable travel by foot, bicycle, transit, and vehicle. Such safety considerations have the capacity to increase pedestrian, bicyclist, and transit usage, which has a positive impact on the physical health of individuals, the environment, the economic vitality of the community, and it aids in creating a sense of place. The mode of transportation to access goods and services, employment, entertainment, and recreation destinations is a choice, all of which have equal importance. The design of the PDD will strive to:
 - (a) Routinely accommodate all travelers: drivers, transit users, pedestrians, bicyclists, older individuals, children, and people with disabilities through the accommodation of bicycle lanes, sidewalks, trails, crosswalks, benches, street trees and shelters for public transit users.
 - (b) Provide raised crosswalks and traffic calming features in strategic locations to ensure safety in high pedestrian areas.
 - (c) Provide handicapped accessibility features throughout the PDD, such as audible cues, detectable warning surfaces, lower crosswalk buttons, and the like, to improve mobility and safety of all travelers.

- (3) Building Design Requirements.
 - (a) Residential Buildings.
 - 1. Architectural Character.
 - a. Residential structures in Subareas 1 and 2 shall be developed with similar massing and architectural vocabulary, such as roof style and overhang; front porches; exterior building materials; and patterns of windows and doors.
 - b. Attached garages in Subarea 1 shall be constructed to project not more than 15 feet closer to the street than the front wall of the dwelling.
 - c. Detached garages and sheds in Subarea 1 and 2 shall be located in the rear yard, and shall be designed with similar architectural style and materials vocabulary as the primary building on the same parcel.

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2. Façade Composition.

- a. Appropriate building materials include brick; natural or synthetic stone; cementitious stucco; fiber cement panels; painted wood clapboard siding; vinyl siding; and real log and timber-frame homes and cabins.

(b) Nonresidential, Mixed-Use and Recreational Buildings.

- 1. Architectural Character. This section provides a framework for new development and redevelopment by establishing a minimum level of architectural quality, which positively contributes to the character of the PDD and enhances the public experience. No particular architectural style is mandated or prohibited; rather the architectural standards and guidelines are intended to promote harmony and help the district coalesce into a unified place. This section includes both mandatory standards and advisory guidelines. The advisory guidelines are intended to provide insight into some of the desired characteristics of the district, while the standards set the minimum requirements for architectural quality. The mandatory standards are applicable to building elements that are clearly visible from the street or any civic space.

- a. All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain its appearance over time.
- b. At least 25% of the exterior elevation building materials shall be textured brick or decorative stone.
- c. Not more than 50% of the exterior building wall surface shall be devoted to precast masonry (lintels, trim and cornices only); exterior insulation finish system (EIFS) with smooth or sand finish; metal unless it is part of an overall design theme; glazed, ground face or split-face concrete block (used as an accent trim, piers and foundation walls only); and glass block.
- d. The following architectural elements are encouraged in the design of buildings:

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- i. Covered porches, balconies or rooftop gardens.
 - ii. Rigid frame or fabric awnings.
 - iii. Covered entrances and arcades.
 - iv. Clearly defined, visible entrances which maintain the proportional scale of the building.
 - v. Articulation of wall surface materials and colors, i.e., large facades divided into modules to create smaller sections.
 - vi. Pop-outs and projections.
 - vii. Varying roof heights, styles and wall planes.
2. Building orientation.
- a. Buildings shall be parallel to public or private streets or ways in the PDD unless restricted by site features.
 - b. Where a collection of similar buildings exists, the orientation may be around a center feature, such as an open space area, water or geologic feature, or civic area.
3. Façade Composition. It is likely that the buildings in the PDD will be constructed at a larger scale, both horizontally and vertically. Large structures can be monolithic, monotonous, and lacking in human scale. This can be avoided through principles of composition and proportion.
- a. Each composition should be conceived as a whole assembled from composite parts, which in turn are wholes composed of smaller parts.
 - b. Each building mass and facade composition should have a strong focus or center. The focus need not be at the geometric center of the composition, and the composition need not be symmetrical.

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- c. Parts of the composition should be joined by transitional elements that both separate and link adjacent parts.
- d. Some elements of the composition should be dominant, while others are subordinate. This establishes a hierarchy and is a defense against the monotony of simple repetition.
- e. Building facades are encouraged to have horizontal transitions. A horizontal transition is an architectural element, such as a cornice, balcony, gallery or change in material, that creates a distinction between the first and second stories or between the second and third stories. Horizontal transitions are not required on residential buildings.
- f. A roof line is an important architectural element. The choice of roof style, and the use of a cornice, parapet, and change in material, if applicable, aid in creating a distinction between the top of the building and the lower stories.
- g. Vertical articulations are encouraged through variations in roof lines, window groupings, applied facade elements such as piers or pilasters, bay windows and balconies, entrance stoops and porches, and subtle changes in materials and vertical planes that create shadow lines and textural differences.
 - i. The use of vertically oriented facade elements can break up long monolithic walls and divide the composition into one or more segments, each with a discernible left, middle and right. A balance of vertical and horizontal lines should be sought, with the balance tipped slightly to the vertical.
 - ii. Changes in vertical planes are encouraged as part of a larger facade composition and should not be used to present a false image of individual buildings. Where separate buildings abut, the principal planes of the facades should be flush.

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4. Windows and Transparency.
 - a. Windows, doors and other openings (except at ground story commercial frontages) shall be square or vertical in proportion. Window frames shall be recessed at least three inches from the plane of masonry or stucco building facades;
 - b. Windows may be ganged horizontally if each grouping is separated by a framing element at least seven inches wide. The width to height ratio of windows, doors and similar elements should typically be 1:2 or 2:3.
 - c. Windows and doors may be of vinyl; steel; aluminum, including clear anodized or factory-finished colors; fiberglass; aluminum clad wood; painted wood; stained or natural (clear finish) wood.
 - d. Glazing shall be clear or lightly tinted.
 - e. If muntins are provided, they shall be of the true divided or simulated divided (applied to interior and exterior with spacer bar within the glazing) types.

- (4) Landscaping, buffers.
 - (a) Landscaping shall be considered a major integral part of the PDD design and as a unifying element that gives the district recognition, character and cohesion.
 - (b) Plant material will be used to define and help create a sense of entry into the district.
 - (c) A distinctive overall landscape plan shall be developed for the district that not only beautifies the district and defines vehicular and pedestrian circulation elements but also draws the district together as a single, definable place, while accommodating a diversity of uses.
 - (d) Each development or redevelopment proposal shall include a landscaping plan.

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- (5) Lighting.
 - (a) No use shall produce a strong, dazzling light or reflection of a strong, dazzling light or glare that is visible from any point along a lot line.
 - (b) Pedestrian areas, plazas and walk lights shall not exceed 15 feet in height and should be designed to be harmonious with light fixtures on site.
 - (c) All light fixtures shall be concealed source fixtures except for pedestrian-oriented accent lights.
 - (d) Security lighting fixtures shall not project above the facade or roofline of any building and are to be shielded. Lighting shields shall be a color to complement the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations or other similar areas requiring security lighting.
 - (e) Service-area lighting shall be contained within the service yard boundary. No light spillover shall occur outside the service area; the light source shall not be visible from the street.
 - (f) Exterior wall-mounted floodlights shall be prohibited except for security lighting in enclosed service courtyards.
- (6) Refuse locations.
 - (a) Screening of dumpster, refuse areas, and accessory open storage areas is required and shall be of sufficient height and density to screen the area from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. This provision shall apply to all dumpsters, including those used for the collection and storage of recyclable materials.
 - (b) All screening shall be maintained in such a manner as to present a neat and orderly appearance at all times.
 - (c) All refuse collection areas shall be in the side and rear of the buildings.
 - (d) All refuse collection areas shall be effectively designed to contain all refuse generated on site and deposited between collections.

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Deposited refuse should not be visible from outside the refuse enclosure.

- (e) Refuse collection areas should be so located upon the lot as to provide clear and convenient access to refuse collection vehicles.
- (7) Mechanical and electrical equipment. Mechanical and electrical equipment includes heating, ventilation, and air-conditioning (HVAC) equipment and electrical generators.
 - (a) To the maximum extent practical, all roof-mounted and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from public view, measured from a point five feet above grade. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance.
 - (b) Mechanical and electrical equipment shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.

I. Lot, area, yard and bulk requirements.

(1) Subarea 1: Residential Low Density:

(a) Lot area.

- 1. Min. lot area: 1 acre
- 2. Max. lot area: N/A

(b) Setbacks.

- 1. Min. front setback: 30 feet
- 2. Min. side setback: 20 feet
- 3. Min. rear setback principal building: 40 feet
- 4. Min. rear setback accessory garage or shed: 10 feet

(c) Building Height.

- 1. Max. building height: 3 stories or 40 feet

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- (d) Building Area.
 - 1. Max. building area: 40%
- (2) Subarea 2: Residential High Density:
 - (a) Lot area.
 - 1. Min. lot area: 1/4 acre
 - (b) Setbacks.
 - 1. Min front setback: 30 feet
 - 2. Min. side setback: 30 feet
 - 3. Min rear setback principal building: 30 feet
 - (c) Building Height.
 - 1. Min. building height: 2 stories
 - 2. Max. building height: 4 stories
 - (d) Building Area.
 - 1. Max. building area: 80%
- (3) Subarea 3: Perimeter Commercial:
 - (a) Lot area.
 - 1. Min. lot area. N/A
 - (b) Setbacks.
 - 1. Min. front setback: 30 feet
 - 2. Min. side setback: N/A
 - 3. Min. rear setback: N/A
 - (c) Building Height.
 - 1. Min. building height: 20 feet
 - 2. Max. building height: 5 stories
 - (d) Building Area. N/A

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- (4) Subarea 4: Central Recreation:
 - (a) Lot area. N/A
 - (b) Setbacks.
 - 1. Min. front setback: 20 feet
 - 2. Min side setback: 60 feet
 - 3. Min rear setback: 60 feet
 - (c) Building Height.
 - 1. Min. building height: 1 story
 - 2. Max. building height: 4 stories
 - (d) Building Area. N/A
- (5) Subarea 5: Tech and Business Park:
 - (a) Lot area.
 - 1. Min. lot area: N/A
 - (b) Setbacks.
 - 1. Min. front setback: 30 feet
 - 2. Min. side setback: N/A
 - 3. Min. rear setback: N/A
 - (c) Building Height.
 - 1. Min. building height: N/A
 - 2. Max. building height: 5 stories
 - (d) Building Area. N/A
- J. Accessory uses and structures: TBD
- K. Open Space & Preservation Requirements: TBD
- L. Signs: TBD
- M. Personal Wireless Telecommunications: TBD

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N. Solar Energy Facilities: TBD

O. Planned Development District Procedures.

(1) In addition to Article XIII Terminology, of Chapter 245 of the Town of Saugerties Zoning Law, the following definitions shall apply to the PDD:

Agritourism. A facility or premises open to the public which specializes in promoting the benefits of agricultural operations and farming through a wide variety of activities, hands-on experience, and educational opportunities. Operations and offerings may include, but are not limited to farmers' markets or farm stands, farm-stays, farm visits, u-pick operations, how-to programs, farm museums, corn mazes, hayrides, harvest festivals, cider mills, pumpkin patches, petting farms, and the like.

Agri-manufacturing and research. A facility or premises devoted to the growing of plants to be mechanically or chemically transformed into new products, or to be used in research and development to produce new products. The new product may be ready for utilization or consumption or it may be semifinished to become a raw material for an establishment engaged in further manufacturing or research.

(2) Development and redevelopment in the PDD, or amendments to the PDD and Development Concept Plan shall be subject to the following Articles of Chapter 245 of the Town of Saugerties Zoning Law:

- (a) Article VII Planning Board; Site Plan Review; Special Permit;
- (b) Article VIII Zoning Board or Appeals, except there shall be no use variances granted in the PDD;
- (c) Article X Amendments;
- (d) Article XI Administrative Provision; and
- (e) Article XII Enforcement.

(3) The subdivision of lands in the PDD shall be subject to Chapter 215 of the Town of Saugerties Town Law.

Structures and uses established prior to the adoption of the PDD shall be subject to Article IX Nonconforming Uses and Structures, of Chapter 245 of the Town of Saugerties Zoning Law.