

## Town of Lloyd Adopts Walkway-Gateway Zoning

At 212 feet high and 1.28 miles in length, the Walkway Over the Hudson State Historic Park is the longest elevated pedestrian bridge in the world. It spans the distance between the City of Poughkeepsie on the east bank and the hamlet of Highland (Town of Lloyd) on the west, and attracts some 750,000 visitors each year.

The former 1889 railroad bridge, closed since 1974, reopened as the Walkway in 2009 after nearly a decade of engineering studies, planning and fund-raising; it quickly became apparent that its overwhelming success would be the key to eventually linking hundreds of miles of trails in the region, as well as to enhancing the economies of gateway communities on both sides of the river. In May of 2012, the City of Poughkeepsie and Town of Lloyd embarked on parallel planning and zoning efforts with professional assistance from Greenplan, Inc., and with support from the Dyson Foundation and Scenic Hudson, Inc.

The Walkway-Gateway planning process in Highland was undertaken as an effort to remake the nearby industrial and auto-dependent neighborhoods into walkable, mixed-use areas that would enhance the lives of both visitors and residents by creating a more attractive environment along Route 9W. The new zoning allows hotels, retail stores, restaurants and residences in two- and three-story buildings in the area between the Mid-Hudson Bridge approach and Milton Avenue. These buildings will be located close to the road with parking behind in order to form a pedestrian-friendly streetscape. New gas stations, auto repair and convenience stores are not permitted. (A first draft of similar zoning for the Parker Avenue-Washington Street area of Poughkeepsie has been completed, and will hopefully be adopted this fall.)

In May of this year, the Ulster County Planning Board received for its review the proposed local law and zoning map to establish two overlay districts – Gateway mixed use and Gateway commerce – “with the intent to focus on design and corridor, and to reclaim a portion of Route 9W to create a walkable, mixed use environment and establish a form-based code for this area.” On June 5<sup>th</sup>, the UCPB enthusiastically recom



*Drawing of the Highland Walkway-Gateway District*

mended approval, stating: “The Walkway Over the Hudson offers the community a tremendous economic development opportunity as a regional, if not international, draw that the Town is wise to take full advantage of.”

On June 19<sup>th</sup>, the Lloyd Town Board unanimously passed the innovative Walkway Gateway zoning. (The local law is on-line at [www.townoflloyd.com/pages/LloydNY\\_LegalNotices/legalpdfs/2013-05-15-Lloyd-Local-Law.pdf](http://www.townoflloyd.com/pages/LloydNY_LegalNotices/legalpdfs/2013-05-15-Lloyd-Local-Law.pdf).) Jeffrey Anzevino, Director of Land Use Advocacy at Scenic Hudson, Inc. wrote of the decision: “The Gateway zoning is an integral part of a well thought out plan that also includes a branding strategy to associate Highland and Poughkeepsie with the Walkway Over the Hudson State Historic Park. The branding strategy involves a series of informational and directional signs to enhance Walkway visitors’ experience here and to connect them with local businesses, parks and cultural institutions.”



**Planning E-News**

Published by:  
 New York Planning  
 Federation  
 One Columbia Place  
 Suite 4B  
 Albany, NY 12207  
 (518) 512-5270 (phone)  
 (518) 512-5274 (fax)  
 nypf@nypf.org (email)  
 Www.nypf.org (website)

The New York Planning  
 Federation also maintains  
 a toll-free number for  
 members at 1-800-366-  
 6973 (NYPF)

**New York Planning  
 Federation**

Is a non-profit membership  
 organization established in  
 1937. Our mission is to pro-  
 mote sound planning and zon-  
 ing practice throughout New  
 York State. Membership, which  
 currently includes nearly  
 10,000 individuals, is open  
 and welcome to anyone sup-  
 porting this mission. Member-  
 ship categories include munici-  
 palities, counties, public organi-  
 zations, private businesses,  
 individuals and libraries.

**Executive Officers**

- Laura Moore,**  
President  
Warrensburg
- Jack Benjamin**  
1st Vice President, Corning
- Tim Stalker**  
2nd Vice President  
Austerlitz
- Fred Wilcox III,**  
Immediate Past President,  
Ithaca

# Green Infrastructure Resources

**Looking to go green?** The NYS DEC Hudson River Estuary Program has a helpful list of ideas for New York municipalities, compiled by Emily Vail, a Watershed Outreach Specialist. Information includes regional and national programs, case studies, ordinances and funding resources.

**NYS/Hudson River Estuary Regional Information**

- 1) **NYS DEC Hudson River Estuary Program – Green Infrastructure Examples for Stormwater Management in the Hudson Valley** ([www.dec.ny.gov/lands/58930.html](http://www.dec.ny.gov/lands/58930.html)). The website describes a variety of green infrastructure practices organized by type and county. The site also links to the NEMO National Low Impact Development Atlas, which maps project locations.
- 2) **NYS DEC Hudson River Estuary Program – Trees for Tribes Initiative** ([www.dec.ny.gov/lands/43668.html](http://www.dec.ny.gov/lands/43668.html)). This program offers free native trees and shrubs for qualifying riparian buffer planting/restoration projects in the Hudson River Estuary watershed. The program’s Stream Buffer Coordinator assists with plant selection, a planting plan and other technical information.
- 3) **NYS DEC New York State Stormwater Management Design Manual** ([www.dec.ny.gov/chemical/29072](http://www.dec.ny.gov/chemical/29072)). Published in 2010, the manual includes a chapter on green infrastructure practices and also describes new regulations requiring the use of green infrastructure practices to manage post-construction stormwater runoff for new developments which disturb more than one acre.

4) **Lower Hudson Coalition of Conservation Districts – Green Infrastructure Practices at Work** ([www.lhccd.org/green-infrastructure.html](http://www.lhccd.org/green-infrastructure.html)). A series of videos that offer a tour of green infrastructure practices at work in the region. Included are rain gardens, bioretention areas, porous pavements, rain barrels, a stormwater planter and stream buffer restoration.

**Practices, Economics, Case Studies**

- 1) **American Rivers – Banking on Green: a Look at How Green Infrastructure Can Save Municipalities Money and Provide Economic Benefits Community-Wide** ([www.americanrivers.org/assets/pdfs/reports-and-publications/banking-on-green-report.pdf](http://www.americanrivers.org/assets/pdfs/reports-and-publications/banking-on-green-report.pdf)). This report builds on the current understanding of the cost-effectiveness of green infrastructure and examines how these practices can increase energy efficiency and reduce energy costs, reduce localized flooding and protect public health.
- 2) **Forging the Link: Linking the Economic Benefits of Low Impact Development and Community Decisions** ([www.unh.edu/unhsc/forgingthelink](http://www.unh.edu/unhsc/forgingthelink)). Chapters and fact sheets in this collaborative publication document the advantages of low impact development (green infrastructure) in economic terms of how municipal land use decisions are commonly reached. The publication uses a series of case studies.
- 3) **NRDC – Rooftops to Rivers II** ([www.nrdc.org/water/pollution/rooftopsii/](http://www.nrdc.org/water/pollution/rooftopsii/)). This report from the Natural Resources Defense Council provides background information, economics/values associated with green infrastructure, and recommendations for implementation. It also includes detailed case



## Save the Date!

### March 30 – April 1 2014

It's not too early to mark your calendars for the New York Planning Federation's 2014 Planning & Zoning Conference. The dates will be March 30th to April 1st and the location will once again be the beautiful, historic Gideon Putnam Hotel in Saratoga Springs, NY.

All sessions at the NYPF conferences qualify toward the four-hour training requirement for planning board and ZBA members. As in years past, the 2014 Conference will also offer continuing education sessions for attorneys, professional planners and code enforcement officers.

The NYPF Annual Conference has been ranked one of the best in New York State by attendees. We encourage you to come and find out why for

#### Staff

**Judith Breselor, AICP**  
Executive Director

**Lael Locke**  
Project Specialist

**Anne Rounds**  
Administrative Assistant

**Leila Jabour**  
Bookkeeper

#### Planning News

Welcomes comments from its readers. Manuscripts may be submitted for possible publication. Call the newsletter editor, to discuss your ideas. If published, such articles may be edited to conform with format requirements and become the property of the *New York Planning Federation*. The opinions and views of the authors do not necessarily represent the views of the NYPF.

#### GREEN INFRASTRUCTURE RESOURCES (CONTINUED FROM PAGE 2)

studies for 14 cities that are leaders in employing green infrastructure solutions to address stormwater challenges. Many of these cities are also profiled in short videos that can be viewed on the website.

#### Green Infrastructure-related Codes, Ordinances and Policies

1) **American Rivers – Local Water Policy Innovation: A Road Map for Community-Based Stormwater Solutions** ([www.americanrivers.org/assets/pdfs/reports-and-publications/Local\\_Water\\_Policy\\_Innovation\\_Stormwater\\_Oct\\_20080613.pdf](http://www.americanrivers.org/assets/pdfs/reports-and-publications/Local_Water_Policy_Innovation_Stormwater_Oct_20080613.pdf)). This publication offers information on how to identify local ordinances or policies to improve stormwater management and gain community support.

2) **NYS DEC Hudson River Estuary Program – code and Ordinances Worksheet for New York State** ([www.dec.ny.gov/docs/remediation\\_hudson\\_pdf/cownys.pdf](http://www.dec.ny.gov/docs/remediation_hudson_pdf/cownys.pdf)). Adapted from the Center for Watershed Protection's Code and Ordinance Worksheet, this document allows an in-depth review of the standards, local laws, ordinances and codes that shape the way development occurs in your municipality. The worksheet consists of a series of questions that correspond to model development principles, and is intended to guide users through the first two steps of a local site planning roundtable.

3) **US EPA – Green Infrastructure Case Studies: Policies for Managing Stormwater and Green Infrastructure Municipal Handbook Series** ([www.epa.gov/owow/NPS/lid/gi\\_case\\_studies\\_2010.pdf](http://www.epa.gov/owow/NPS/lid/gi_case_studies_2010.pdf)) (<http://cfpub.epa.gov/npdes/greeninfrastructure/munichandbook.cfm>). The EPA case studies publication gives examples from 12 communities that developed and implemented stormwater policies to support green infrastructure. The Municipal Handbook Series includes information on funding sources, retrofit policies, green streets, rainwater harvesting and incentive mechanisms designed to help local officials implement green infrastructure in their communities.

#### Potential Funding Sources

**NYS Environmental Facilities Corporation – Green Innovation Grant Program (GIGP)** ([www.nysefc.org/GreenGrants.aspx](http://www.nysefc.org/GreenGrants.aspx)). GIGP provides seed money for projects that spur green innovation, build green capacity and facilitate technology transfer. Projects should improve water quality or demonstrate sustainable wastewater infrastructure. For updates on GIGP and other potential funding sources for green infrastructure, visit ([www.nysefc.org/GreenGrants/AdditionalResources.aspx](http://www.nysefc.org/GreenGrants/AdditionalResources.aspx)).

For further information on these programs, contact Emily Vail at [eevail@gw.dec.state.ny.us](mailto:eevail@gw.dec.state.ny.us) or call 845 256 3145.