

ARTICLE XXII

Letchworth Village - Redevelopment Incentive Overlay District

§215 - 141. Purpose.

It is the purpose of this zoning district to encourage the private redevelopment of the former Letchworth Village with a range of uses appropriate to this remote area of the Town. This district is intended to result in uses which: are compatible with the character of the low-density surrounding residential neighborhoods; respect the setting and relative tranquility of the Patriot Estates Golf Course; reflect the importance of this area as one of Stony Point's gateways; acknowledge the access constraints of the site to commercial traffic; leverage the regional location of the site "on the way" to tourist destinations including the Harriman State Park, US Military Academy, Woodbury Outlet Mall and future Casinos; and can be developed in a manner that preserves the historic architectural elements of this important piece of Stony Point's history.

§215-142. Procedure and relationship to underlying zoning.

- A. Incentive uses. The LV-RIO allows a number of Incentive Uses, which are not subject to the bulk and use requirements of the underlying zoning. The provisions of the LV-RIO apply only to incentive uses.
- B. Underlying zoning uses continued. The uses permitted by right, conditional uses and special uses identified in the underlying zoning district shall continue to be permitted, subject to all existing requirements of the zoning code.
- C. Adaptive reuse permitted. Any application for an incentive use to be contained within an existing former Letchworth Village structure and with less than 4,000 square feet of exterior site disturbance may be approved by the Building Inspector subject to the following conditions:
 - (1) The exterior site disturbance is limited to parking, landscaping, patios, porches, stormwater infrastructure, fully-screened dumpster or utility enclosures;
 - (2) The Town Engineer has made a finding that the plan will not result in adverse stormwater impacts or erosion;
 - (3) No modifications are being made to the exterior building appearance, except to restore the building to its original post-construction appearance.
 - (4) All relevant requirements of the building and fire code are met;
 - (5) All incentive uses are permitted with the exception of hotels, private recreation and gasoline filling stations;
 - (6) The use meets the provisions for minimum parking as listed under the individual incentive use;
 - (7) The provisions of §214-144 are met;
 - (8) No other requirement of zoning, including those listed under the individual incentive use shall apply;

- D. Planning Board approval required. Any incentive use other than those permitted by subsection C (Adaptive reuse), shall be authorized by the Planning Board subject to the procedures and standards provided by Article XII (Conditional Use Approval by Planning Board).
- E. Site Plan approval required. Prior to issuance of a building permit, any incentive use other than those permitted by subsection C (Adaptive reuse), shall require the approval of a Site Development Plan consistent with the procedures and requirements of Article X (Site Development Plan Review).
- F. Zoning provisions not applicable. The following provisions of zoning are not applicable to the development of an incentive use within the LV-RIO:
 - (1) §215-16 Special Requirements;
 - (2) §215-18A Restrictions on lot development in SR-R and RR Districts (Steep Slopes);
 - (3) §215-29 Courts;
 - (4) §215-30 Spacing;
 - (5) §215-41 Off-street loading berths;
 - (6) §215-72 Freshwater wetlands;
 - (7) §215-72.1 Stream protection;
 - (8) Article XIII - Conditional Use and Special Permit Standards
- G. Limitation Upon Architectural Review. No architectural review shall be required for an application pursuant to the provisions of subsection C (Adaptive Reuse). For all other applications, the Architectural Review Board shall limit its review to that adequate to making a determination that the proposal has incorporated rounded field stone as a significant architectural design element and that at least three of the following architectural elements have also been incorporated:
 - (1) Gambrel roofs with dormers;
 - (2) Greek revival porticos or colonnades;
 - (3) Multiple, aligned, evenly-spaced, vertically-oriented windows with muntins;
 - (4) Large expansive lawns and/or open spaces interspersed with specimen trees;
 - (5) Horizontal building orientation (width and/or length greater than height);
 - (6) Incorporation of some arched-top window openings;

§215-143. Incentive Uses Allowed.

- A. Hotels with accessory amenities subject to the following requirements:
 - (1) Minimum number of guest rooms: 75;
 - (2) Maximum number of guest rooms: 200;
 - (3) Minimum floor area of conference facilities: 15 square feet per guest room;
 - (4) Minimum floor area devoted to restaurant use: 15 square feet per guest room;
 - (5) Minimum floor area devoted to pool and/or fitness center: Adequate to serve future guests as specified by the Planning Board upon review of amenities to be offered;
 - (6) Minimum floor area of guest room: 325 square feet;
 - (7) Minimum parking: One space per guest room;
 - (8) Maximum height: 6 stories;
 - (9) Minimum setback from street or property line: 50 feet;
 - (10) Minimum front, rear and side yard: 30 feet;

- (11) Maximum development coverage: 80%;
- (12) Incentive bulk requirements: The Town Board shall authorize use of the Patriot Hills Golf Course by hotel guests at Town Resident rates and the Planning Board may permit up to 300 guestrooms where the following conditions are met:
 - (a) Floor area devoted to conference facilities is at least 30 square feet per guestroom;
 - (b) An appropriate floor area be devoted to spa facilities unless determined to be inconsistent with the character of the hotel as by the Planning Board;
 - (c) A variety of guest room sizes will be provided beyond the 325 square foot minimum and no less than 35% shall have floor areas greater than 400 square feet;
 - (d) No more than 10% of weekly tee-times shall be devoted to hotel guests seeking the Town resident rate;
- (13) A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service;
- B. Retail sales subject to the following requirements:
 - (1) At least 50% of the floor area of any retail store shall be devoted to the sales of apparel and equipment for camping, hiking, boating, fishing, hunting, birding and other nature-based activities;
 - (2) The following accessory uses shall be permitted:
 - (a) Accessory outdoor storage and sales of retail goods subject to fencing, security, sight distance, landscaping or other factors as the Planning Board deems appropriate;
 - (b) Restaurants similarly nature-themed and clearly incidental to the retail use;
 - (c) Areas for demonstration of products;
 - (3) Minimum floor area: 50,000 square feet;
 - (4) Minimum parking: One space per 200 square feet;
 - (5) Maximum height: 45 feet;
 - (6) Minimum setback from street or property line: 50 feet;
 - (7) Minimum front, rear and side yard: 30 feet;
 - (8) Maximum development coverage: 80%;
 - (9) A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service;
- C. Private Recreation including but not limited to athletic training facilities, indoor and outdoor athletic fields for rent or lease, indoor skating rink and equestrian center subject to the following requirements:
 - (1) A parking study shall be submitted demonstrating that 110% of the maximum peak parking demand is provided;
 - (2) Maximum height: 45 feet;
 - (3) Minimum setback from street or property line: 50 feet;
 - (4) Minimum front, rear and side yard: 30 feet;
 - (5) Maximum development coverage: 80%;
- D. Gasoline filling station subject to the following requirements:
 - (1) The filling station will gain access directly from Willow Grove Road;
 - (2) Maximum number of pumps (fueling positions) – 18;

- (3) Minimum square footage of accessory retail - 4,000 square feet;
 - (4) Minimum parking stalls - 4 per 1000 SF of retail area;
 - (5) Minimum setback from street or property line: 50 feet;
 - (6) Minimum front, rear and side yard: 30 feet;
 - (7) Maximum development coverage: 80%;
 - (8) A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service;
- E. Medical offices, clinics, medical testing and outpatient surgical centers subject to the following requirements:
- (1) Minimum aggregate square footage of all principal structures;
 - (2) Minimum yard - 30 feet
 - (3) Minimum setback - 50 feet
 - (4) Minimum parking stalls - one space per 200 square feet
 - (5) Maximum height - 4 stories
 - (6) Maximum development coverage - 80%
 - (7) A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service;
- F. Sit-down restaurants subject to the following requirements:
- (1) Additions to existing buildings are permitted;
 - (2) The following accessory uses are permitted:
 - (a) Outdoor dining areas;
 - (b) Live entertainment performance spaces;
 - (3) Minimum yard - 30 feet
 - (4) Minimum setback - 50 feet
 - (5) Minimum parking stalls - 1 per 100 square feet of indoor dining area except that the requirement may be reduced to 1 space per 250 square feet where valet parking is provided;
 - (6) Maximum height - 2 stories;
 - (7) Maximum development coverage - 60%
- G. Neighborhood retail including dry cleaning, convenience stores, coffee shops, delicatessens, take-out restaurants and ice cream shops subject to the following requirements:
- (1) Only permitted subject to §215-142(C)
 - (2) Only permitted within Wilbur Hall;
 - (3) Minimum parking: one space per 200 square feet;
- H. Film production studios and sets subject to the following requirements:
- (1) The proposed studio must incorporate at least 50% of a former Letchworth Village building;
 - (2) Additions to existing buildings are permitted;
 - (3) Minimum yard - 30 feet;
 - (4) Minimum setback - 50 feet;
 - (5) Minimum parking - one space per 1000 square feet;
 - (6) Maximum height - 2 stories;
 - (7) Maximum development coverage - 60%;

§215-144. Other requirements applicable to site development.

- A. Lighting. All outdoor light fixtures shall be fully-shielded downcast fixtures. No individual lamp, including one or more fixture, shall exceed 12,000 lumens or be mounted at a height higher than 30 feet above ground;
- B. View of Kirkbride Hall to be maintained. No new structure over five feet in height shall be constructed within the area bounded by a line connecting the following points:
 - (1) The westerly intersection of Patriot Hills Lane right-of-way and the Willow Grove Road right-of-way;
 - (2) The southeast corner of Kirkbride Hall;
 - (3) The southwest corner of Kirkbride Hall;
 - (4) A point along the northerly Willow Grove Road right-of-way line, 400 feet west of the westerly intersection of Patriot Hills Lane right-of-way and the Willow Grove Road right-of-way;
- C. Requirements for demolition of structures. Prior to demolition of any structure that was constructed as part of Letchworth Village, the structure and surrounding grounds will be photographed and those photographs made available to the New York State Department of Parks, Recreation and Historic Preservation and the Town of Stony Point.
- D. Kirkbride Hall Preservation. The exterior of Kirkbride Hall shall remain unmodified except that the northernmost 25% of the structure may be removed, modified or obscured where it is proposed to be incorporated or expanded into a larger structure.
- E. Directory sign fee. Any applicant proposing an incentive use shall construct a directory monument to the design specifications of the Town of Stony Point but generally comprised of rounded fieldstone base and/or pillars and providing 200 square feet of sign area on each facing at a location specified by the Town of Stony Point in the vicinity of Willow Grove Road and Patriot Hills Lane. Alternatively, at the applicant's discretion a fee equal to \$1,500 per acre for an application involving a site plan or \$60 per 1,000 square feet of floor area for adaptive reuse applications pursuant to §215-142(C) shall be paid to the Town of Stony Point to be placed in a separate trust for the express purpose of constructing such a directory sign. Said directory sign shall not be subject to the requirements of Article IX - Signs. The sign will be located outside of the County right-of-way and placed so as not to interfere with sight distances along Willow Grove Road.