

Newcomb Comprehensive Plan

Build-Out Discussion

I. Introduction and Build Out Scenarios

The purpose of this memo is to describe the GIS build out analysis methodology used to calculate potential residential dwelling units in the Town of Newcomb under existing zoning conditions. Potential dwelling units were calculated under two scenarios that differed in the severity of environmental constraints that were applied. An environmental constraint is an area considered to be unbuildable for the purposes of this analysis.

Scenario #1 “Base Case”

Environmental constraints consist of:

- Slope greater than 15%, and
- APA Wetlands + 100-foot buffer, and
- Surface Waters and Streams + 100-foot buffer

Scenario #2 “Severe Case”

Environmental constraints consist of:

- All of the constraints in the “base case”, and
- Depth to bedrock less than 2 feet, and
- Depth to water table less than 2 feet, and
- Elevation greater than 2,500 feet, and
- Lands within 100 feet of an historic site

II. Parcels Included in the Build Out Analysis

Since the objective of the build out analysis was to determine the number of potential residential dwelling units, certain parcels were excluded from the build out study because the ownership or current use of the parcel preclude residential development of the land. Parcels owned by New York State (e.g. the Forest Preserve), SUNY ESF (Huntington Forest), The Nature Conservancy and the Open Space Institute were excluded from the study. In addition, parcels containing churches, cemeteries, landfills, parking lots, public parks, picnic grounds, power generating facilities, police facilities, water and sewer treatment plants, utilities and public buildings were also excluded from the study. The remaining parcels in the Town, consisting of publicly and privately-owned residential land, commercial land, vacant land, and private forest land were included in the study and analyzed for potential residential development.

III. Applicable Zoning Districts

Within the Town of Newcomb, the industrial zoning district does not allow residential development, so any parcels or portions of parcels lying within this district were not considered in this analysis. Residential densities are as follows in the rest of the Town’s zoning districts:

<u>Residential Zoning District</u>	<u>Minimum Lot Size (acres)</u>
RC-1 Residential/Commercial	1.0
R-1.3 Residential	1.3
R-3.2 Residential	3.2
R-8.5 Residential	8.5
RU Rural Use	8.5
RM Resource Management	42.7

IV. Identification of “Buildable” vs. “Unbuildable” Parcels

Once the candidate parcels were selected based upon the steps described above (current use, ownership, and zoning district), the next step was to digitally combine (using GIS software) the candidate parcels with the environmental constraints datasets and calculate the portion of the parcel that is free of environmental constraints (i.e., unconstrained), and to determine if the unconstrained land is “buildable” or “unbuildable”. For the purpose of this study, a parcel is considered buildable if the unconstrained area is greater than or equal to ½ the minimum lot size; otherwise, the parcel is considered unbuildable. For all parcels except those with property class of “Vacant Lands” or “Wild, Forested, Conservation Lands”, the minimum lot size is subtracted from the unconstrained acreage *before* determining if the land is buildable or unbuildable.

V. Identification of “Underutilized” vs. “Utilized” Parcels

Once each parcel has been examined to determine if its unconstrained land is “buildable” or not, only those parcels which are “buildable” proceed to this next step, which is to determine if the unconstrained land is “underutilized” or “utilized”. For the purposes of this study, a parcel is considered “underutilized” if it is vacant, or if the unconstrained land is more than five times the minimum lot size; otherwise the parcel is considered “utilized” and therefore excluded from further consideration. The purpose of this step is to consider the possibility that large parcels on which a single dwelling unit is currently located may be re-subdivided in the future, allowing for additional development.

VI. Allowances for Roads and Utilities

The next step in the buildout analysis is to take into consideration the portion of the land that will be needed for roads and utilities. Only those parcels which were determined to be “buildable” and “underutilized” proceed to this step. The following reductions were applied:

- If the unconstrained land is >20 acres, then the unconstrained land is reduced by 10%.
- If the unconstrained land is 5 - 20 acres, then the unconstrained land is reduced by 15%.
- If the unconstrained land is <5 acres, then no reductions are applied.

VII. Calculate Potential Residential Dwelling Units

The final step in the build out analysis was to calculate the number of potential dwelling units for the unconstrained portion of each “buildable” and “underutilized” parcel.

Potential Residential Dwelling Units (du) = Unconstrained Land (acres) X Minimum Lot Size (du/acre)

The results by zoning district were as follows:

District	Base Case D.U.	Severe Case D.U.
Residential Commercial 1	267	165
Residential 1.3	49	42
Residential 3.2	73	32
Residential 8.5	3	2
Rural Use	183	162
Totals	575	403