

Residential Development Cheat Sheet

Example Content Guide for the fictional Town of Ashokan

Description of Content	Example Content
<p>Type of Development Wanted A description of the type of development desired in the municipality, and where. This should be consistent with existing zoning and goals identified in the comprehensive plan or other official municipal planning documents such as a housing action plan.</p>	<p>Pursuant to the <i>goal X</i> and <i>goal Y</i> of the Town of Ashokan comprehensive plan, multifamily housing is a preferred development type in the D-1, R-2, and R-3 districts.</p> <p>Pursuant to <i>goal Z</i> in the Town of Ashokan Housing Action Plan, duplex housing is a desired development type in the R-2 district.</p>
<p>Affordable Housing Policy A description of an affordable housing policy (if one exists).</p>	<p>The Town of Ashokan has an adopted affordable housing policy that requires new housing developments of 10 units or more to dedicate 10% of units as affordable at 60% of Ulster County AMI. Additional detail about the affordable housing policy can be found here (<i>URL to housing policy</i>)</p>
<p>Tax policies A description of relevant adopted tax policies. This should highlight tax policies that may incentivize the types of development desired by the municipality</p>	<p>The Town of Ashokan has adopted the following NYS Real Property Tax Laws:</p> <ul style="list-style-type: none"> • RP-485-a provides a 12-year tax exemption on projects that convert a non-residential property into a mixed-use property. • RP-457 provides a partial exemption from real property taxation for “newly constructed homes” purchased by “first-time homebuyers.”
<p>Building Codes A description of the municipal building codes. This is particularly important if there is a locally adopted building code that is more stringent than minimum standards established by New York State.</p>	<p>The Town of Ashokan has adopted NYStretch-2020 energy code which supplements the State Energy Code and establishes increased energy efficiency standards for new construction and renovations. More details on the code can be found here (<i>URL to locally-adopted code</i>).</p>
<p>Municipal contact The name and contact information of a person within the municipality. The contact person should be knowledgeable about the development approval process. This point of contact may also be an opportunity to set a meeting with the applicant and representatives from regulatory bodies that will be involved in the approval process.</p>	<p>For questions about the development approval process or information on this page please contact (<i>insert contact information here</i>)</p>