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Robin Kaufmann

Planning Consultant:
Peter Fairweather, AICP
Fairweather Consulting
New Paltz, NY

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I. Introduction

> Change in any community is inevitable, but it is important to remember that what we decide to take away is gone forever. Therefore, let perception, wisdom and integrity be our guides in determining our community's future.
>
> -Jacqueline Mauritz. *The History of the Town of Shawangunk*, 1988.

The History of the Town of Shawangunk provides ample documentation that change is indeed inevitable. From its beginnings as a largely self-sufficient farming community in 1788, Shawangunk has experienced a variety of profound, sometimes even convulsive changes:

- the coming of the railroad in the mid 19th Century shifting the town center from Galeville to Wallkill
- the rapid rise and fall of the Ulster Coal and Iron Company in Walker Valley
- the growth and decline of the 2,000-acre Borden Farm from the latter days of the 19th Century to the early 20th Century
- the coming of the Wallkill Prison in the 1930s
- the founding of Fair-Rite Products in the 1950s
- the rise and fall of IBM-Kingston and its effect on employment prospects for Shawangunk residents

And while all this was going on, houses of worship, community centers, schools, post offices—all manner of buildings and organizations were created, discarded and rebuilt throughout Shawangunk. As the 21st Century begins, Shawangunk is in yet another time of transition. The community must decide what to take away, what to preserve, and what to build anew. A comprehensive plan is compiled and adopted by a municipality as a central source of guidance on these issues.

The Town of Shawangunk is committed to being "farm-friendly" and strongly believes that agriculture should continue to be encouraged as an important land use and economically viable industry within the Town. Contemporary agriculture provides the town with more than the sum total of the products produced on agricultural lands: it preserves and protects important environmental resources, wildlife habitat, and aesthetics that contribute to quality of life, as well as representing a living testament to our town's heritage. Agriculture contributes to the economy of the Town through sales of products and employment of workers, and, indirectly, by enhancing tourism. It requires less community services than it pays for in property taxes, while spending earned dollars locally.

THE TOWN OF SHAWANGUNK'S COMPREHENSIVE PLAN

The Purpose of a Comprehensive Plan: According to New York State law, a Town Comprehensive Plan is

> the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.
>
> New York State Consolidated Laws, Section 272-a 2(a)

The plan is intended to set the overall direction for growth and development in the Town. Once adopted, the plan becomes the legal basis by which the Town creates or amends its zoning

ordinance. At the same time, the comprehensive plan is an opportunity for the entire community of Shawangunk to reflect on the opportunities and problems facing the Town and to come together to establish a set of policy recommendations to respond to these circumstances.

The Planning Process: Over the past ten years, the Town of Shawangunk Comprehensive Planning Committee has been reviewing various aspects of planning and zoning in the Town as part of a process of evaluating current planning and understanding future needs of the community. This has involved a series of public outreach efforts, including surveys, community meetings, and other activities. Since October 2002, the Committee has sought to conclude this process and create an updated comprehensive plan for the Town. This has involved re-examining previous studies and surveys, collecting newly available data on trends in population, economic activity, land use and other aspects of Town life.

In addition, the Committee has sponsored a community survey and four public outreach sessions to validate, update and, as appropriate, revise its understanding of current issues and opportunities facing Shawangunk. This information has served as the basis for this comprehensive plan document. A detailed description is found in the appendices as "basic studies" documents.

A VISION FOR THE TOWN OF SHAWANGUNK

While transition is clearly a hallmark of Shawangunk in the 21st Century, public outreach over the past ten years has revealed a consistent set of principles embedded in citizens' visions for the future of their Town. The Comprehensive Plan Committee adopted a vision how the Town proposes to develop and how that development will contribute to the well-being of the community.

The Town of Shawangunk will grow and develop in ways that:

- Protect and preserve important natural resources and views in the Town, particularly those associated with the Shawangunk Ridge and the Shawangunk Kill and Wallkill River corridors
- Promote the Hamlet of Wallkill as a compact and lively community center
- Encourage appropriate commercial and industrial development in and near the hamlet centers
- Promote an agriculture and forestry sector in the Town that is economically viable and that also protects the natural environment.
- Protect important areas of open space
- Ensure that all development blends in with the natural environment through high-quality, environmentally sensitive design and landscaping
- Provide a diversity of housing types so that the Town remains affordable for all of its residents
- Protect historic resources of the Town

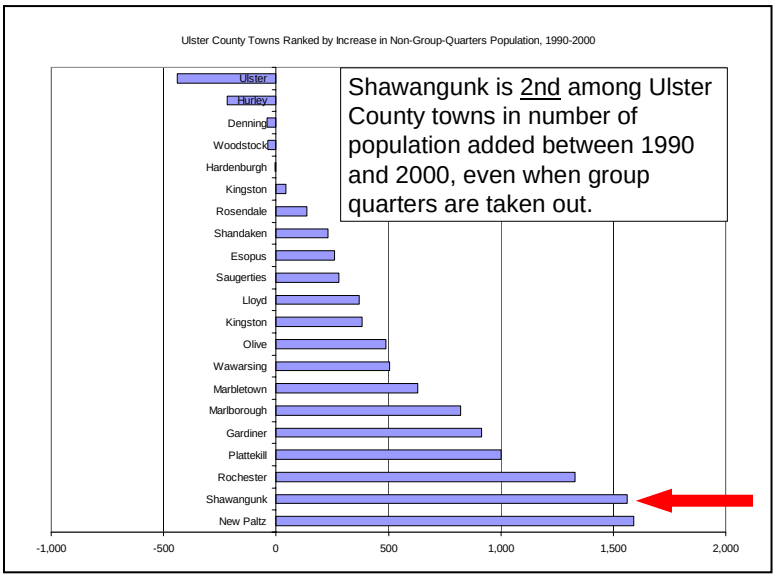
II. Key Issues Emerging from the Inventory

This inventory is intended to provide a context for completing the update of the Town of Shawangunk's comprehensive plan. The inventory consists of background studies of the Town's:

- Demographic trends
- Economic Base
- Land Use Patterns
- Community Infrastructure
- Recreational Facilities.

These analyses provide information to be used in identifying key issues that must be addressed by the Plan. They are intended to supplement the work that has been carried out by the Town of Shawangunk Comprehensive Plan Committee over the last ten years. A full description of these basic studies is included in the appendices to the plan. The studies served to highlight critical issues for the Comprehensive Plan to address if the Town is to develop policies that appropriately balance the need for protection with the need for renewal and growth. The major findings of the studies are listed below.

SHAWANGUNK'S POPULATION IS GROWING



The plan must address ways to accommodate the new population without sacrificing those values important to the community. According to the 2000 Census, the Town of Shawangunk has a population of 12,042, up 19.4 percent from 1990. By size the Town is the fifth most populous in the County. (See Figure 1 in the basic studies section of the appendices to the plan.) The last ten years have been a time of relatively rapid growth for the Town, leaving it third in rate of growth among all towns in Ulster County, behind only Rochester and Gardiner (Figure 2 in the basic studies). Even when the population in group quarters found in the Watchtower Farms, Wallkill Correctional Facility and Shawangunk Correctional Facility is excluded, Shawangunk was third in Ulster County in terms of the number of new residents accommodated between 1990 and 2000.

Population Change: As the Town's population is growing, it is also experiencing a slight change in character. As shown in Figure 4 in the appendices, by 2000, Town residents were more likely to hold jobs in the fields of management, professional and specialty occupations as well as services and precision craft and repair occupations. There were lower proportions of the working population involve in administrative support positions, manufacturing production, and farming.

This suggests that as the population is growing, it is becoming better educated and more affluent. Figure 5 supports this conclusion. It shows that, among the population over 25, there were a higher proportion of high school graduates in 2000 than 1990. And when the inmate population is excluded from the general population, the Town experienced an increase in the proportion of residents over 25 with bachelors and graduate and professional degrees. These new, highly educated, highly skilled workers are also looking a bit farther for work. As shown in Figure 6,

more Shawangunk residents are commuting longer distances to work. This is consistent with the notion that many newer residents in the Town are seeking to live in Shawangunk for the quality of life found here. They are willing to move to the community, but either keep or find work elsewhere.

Despite these changes, some things have remained constant. For example, the Town of Shawangunk remains relatively ethnically homogeneous. Excluding inmates, whites make up approximately 93 percent of the population. Blacks constitute approximately 4 percent of the population, with the remaining 3 percent divided among those claiming more than one ethnicity and several other ethnic groups.

TRADITIONAL SOURCES OF OPEN SPACE ARE IN TRANSITION

Since the time of John G. Borden, Shawangunk has been known for the beauty of its open, pastoral landscapes. According to data from the Ulster County Office of Real Property Services, there are approximately 6,500 acres of vacant land in Shawangunk, and an additional 10,000 acres of land in agricultural uses. (See Figure 17 in the basic studies for a map of Shawangunk's land use patterns.) Agriculture, vacant lands and community services (particularly the Watchtower Farms complex in the center of the Town) are dominant uses. Some of the long-vacant land that has contributed to this landscape is becoming subject to changing competitive conditions for agriculture as well as increased development pressures.

Agriculture is in a time of transition for Ulster County and this is reflected in the Town of Shawangunk. According to the 1997 Census of Agriculture, Ulster County agriculture saw land in farms decline from 69,643 acres in 1992 to 68,989 acres by 1997. Even more telling, harvested cropland decreased approximately 25 percent to 30,000 acres from 1992 to 1997. At the same time, the market value of products sold by Ulster County farms declined 17 percent over the five-year period 1992-97. Since that time, the combination of weather problems and increasing competition from other part of the nation and world (particularly for apple farmers) has placed even greater pressure on Ulster County farmers, including those in Shawangunk.

In terms of farm size, the Shawangunk area has 38.4 percent of its farms under 49 acres, comparable to Ulster County (36.8%). But the town has a significantly greater proportion of small farms than New York State as a whole (24.3%). Slightly more than forty-nine percent (49%) of Shawangunk-area farms earn less than $10,000 per year, again comparable to the County (52.1%), but slightly higher than New York State (46.0%). Finally, it is noteworthy that a higher proportion of Shawangunk-area farmers are likely to have a principal occupation other than farming (49.4%) than either Ulster County farmers (42.8%) or New York State (42.0%). This is particularly true in the eastern portion of the town (e.g., the Wallkill ZIP Code), where 57.1 percent of farmers have a principal occupation other than farming. Indeed, the data show

that 41.4 percent of Shawangunk-area farmers spend at least 200 days working off the farm each year, compared to approximately 30 percent of farm operators countywide or at the State level.

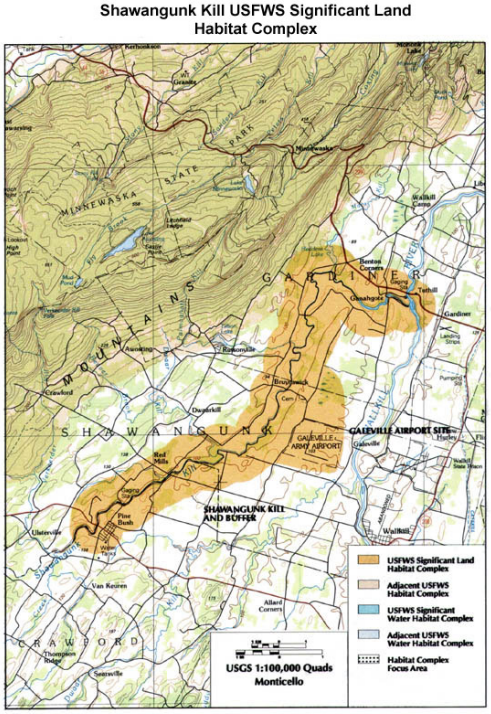
This suggests that farming in the area is indeed undergoing immense change. While traditional agricultural pursuits such as dairy and wholesale commodity (e.g., apple) production may no longer be as profitable, there are newly emerging opportunities in direct marketing (community supported agriculture and farmers markets), and regional wholesale marketing (including regionally branded products).

In any case, during this transition, land currently in farming is at some risk at going out of production or going out of farming altogether. In turn, this means that farmland that is currently vacant is particularly susceptible to leaving agricultural uses altogether. (See Figure 12.) Note that this may not affect the overall viability of the Town's agricultural sector. In fact, many local farm sectors become more economically viable once they dispose of vacant, less productive lands. However, such a change of use may affect other aspects of community character (e.g., open space and habitat), and should be carefully monitored.

The plan needs to systematically define areas of vacant land where new development can occur and which parcels need protection. At the same time, with regard to agriculture, the plan needs to recommend ways for the Town to support agriculture, while recognizing that its role in the Town's future will be very different from days gone by.

AS THE TOWN GROWS, IT IS IMPORTANT TO PROTECT IMPORTANT NATURAL AND CULTURAL RESOURCES

The Town has five significant natural and/or scenic areas that have been recognized by local, state or federal action. As the Town grows, care should be taken to protect the resources associated with these areas. They include:



<u>The Shawangunk Ridge</u>: In 1989, the Town created a Shawangunk Ridge Critical Environmental Area to protect environmentally sensitive lands along the western edge of the Town. According to that designation:

> The ridge forms the headwaters for a watershed covering a large and developing region. As headwaters, the ridge is a priceless resource. At the ridge top contiguous with the western bounds of the Town of Shawangunk is Lake Maratanza, the public water supply for the Village of Ellenville. Several tributaries of the Shawangunk Kill, the majority of which are

> classified as "A" (drinkable) by the NYSDED flow off the eastern flank of the ridge. Orange County has recognized the quality of this water by looking to the Shawangunk Kill to support some regional water supply need. Numerous springs exist in the area including those of Indian Springs Road. . . Finally, all individuals and families residing in the area rely on the bedrock aquifer found within the fractured rock as a source of water. . . .

In addition to serving as an important element of the area's water supply, the Shawangunk Ridge is an important repository of significant plant and animal habitats. The biodiversity of the Ridge is one of the reasons it was named one of the last great places on Earth by the Nature Conservancy. The Shawangunks also provide the Town and the surrounding area with recreational opportunities. Perhaps most important to the day-to-day lives of Town residents, scenic views of the Ridge are present throughout the Town as an essential ingredient to the quality of life enjoyed by residents.

The Shawangunk Grasslands National Wildlife Refuge: In 1994, the US Defense Department closed the Galeville Military Airport and transferred its control to the U.S. Fish and Wildlife Service (USFWS) in 1999. Today, the 570-acre property is a unit of the nation's national wildlife refuge system.

The Shawangunk Kill: The Shawangunk Kill from the border of Ulster and Orange counties to its confluence with the Wallkill River has been designated by New York State as a Recreational River under the State Wild, Scenic and Recreational Rivers Act of 1982. In its assessment of Significant Habitats and Habitat Complexes of the New York Bight Watershed, the US Fish and Wildlife Service designated the Shawangunk Kill as a significant habitat complex. (US Fish & Wildlife Service, Significant *Habitats and Habitat Complexes of the New York Bight Watershed, November, 1997.*)

The Wallkill River: From its source in New Jersey to just past the New York State line, the Wallkill River has been designated a National Wildlife Refuge. According to that program:

> As a major watershed, wedged between the Appalachian Valley and Ridge to the west and the Highland Ridge System to the east, the Wallkill River provides migratory and nesting habitat for waterfowl, which use the valley as a conduit between eastern Canada and the Atlantic coast and between the Delaware and Hudson rivers. More than 225 species of birds, including 21 species of waterfowl, occur on the refuge.

While Shawangunk's portion of the Wallkill does not have the National Wildlife Refuge designation, it is clearly an important link between those wildlife resources and the Wallkill's role in the Hudson River estuary system. Together with the Rondout Creek, the Wallkill is part of one of the largest tributary complexes to the Hudson River. Besides its significant natural resource values, the Wallkill River has long been a source of active and passive outdoor recreation for Shawangunk residents.

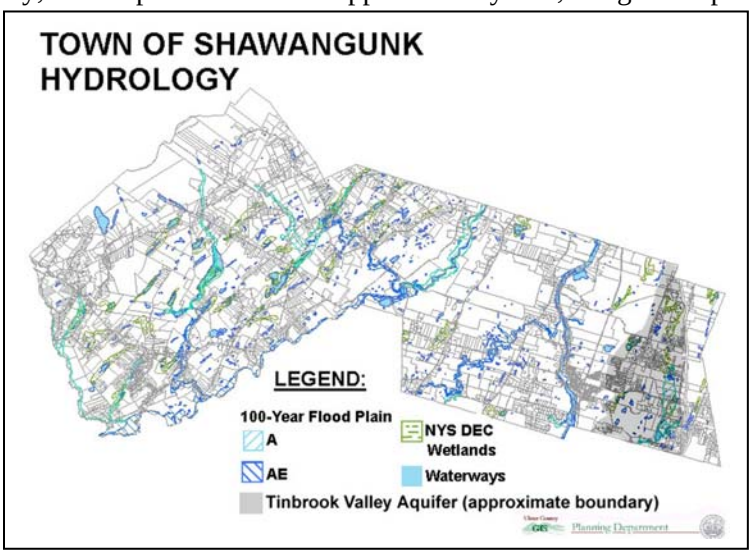
The Tinbrook Valley Aquifer: This aquifer is the source of the Hamlet of Wallkill public water supply and, as such was designated a Critical Environmental Area (CEA) by the Town of Shawangunk in 1989. According to the designation, the 2,700 acres of the CEA includes the Wallkill Public Water Works, the Tinbrook Valley Aquifer itself, and all surface lands draining into the waterworks and aquifer. (See Figure 15.)

The Borden Home Farm: In 1881, enamored of the beauty of the area (and its railroad access), John G. Borden, son of the man who developed the process for condensed milk, purchased a farmstead and converted the Hamlet of Wallkill to the center of the world's condensed milk production for the next fifty years. The Borden family and its holdings may have exerted the single greatest influence in shaping the physical and cultural development of the Hamlet of Wallkill. In establishing the Borden Home Farm Historic Overlay District, the Town of Shawangunk formally recognized the Borden Home Farm area as "a unique cultural and scenic resource possessing historic significance and integrity."

WATER RESOURCES ARE AT A PREMIUM

Advocates of "smart growth" call for much new development to be clustered together, in or near existing centers. If the Town wishes to adopt such an approach, it must make sure that the current and projected public water supply has the capacity to absorb such growth.

According to Environmental Consultants, the firm that operates the Wallkill Water District on behalf of the Town of Shawangunk, the Wallkill Water District has 548 connections serving approximately 1,500 users. Over the last six months of 2002, water demand averaged between 150,000 and 160,000 gallons per day, with a peak demand of approximately 210,000 gallons per day. This suggests that, at present, the system has sufficient capacity to meet average and peak demands. Nonetheless, the Town should seek to develop a second water source for its public water system.



The Wallkill Sewer District extends from the center of the hamlet north to residential areas on Wallkill Avenue/River Road. Wallkill sewer district has a capacity of 635,000 gallons per day and currently has 2,500 users. The sewer capacity is shared with the Wallkill and Shawangunk Correctional Facilities. In dry weather, average daily usage is typically around 400,000 gallons per day. Due to problems with inflow and infiltration, wet weather can cause the plant to approach its capacity.

ROADS & HIGHWAYS ARE SUBJECT TO INCREASING TRAFFIC

According to the New York State Department of Transportation, Shawangunk has 132.58 miles of road in the Town. 90 miles are Town Road. 32.13 miles are County Highways, 12.54 miles of State Highway, and 3.5 miles of State road associated with the correctional facilities. Three New York State Highways provide principal highway access to the Town of Shawangunk:

- Route 52, extending across the western portion of the Town from the hamlet of Cragsmoor in Wawarsing to Pine Bush just across the Orange County line

- Route 208 running from the Gardiner Town line south into the Hamlet of Wallkill than across the Orange County line into the Town of Montgomery

- Route 300, which at is origin overlaps Route 208 in the hamlet of Wallkill and runs east into the Town of Newburgh in Orange County.

As to be expected, traffic volumes are highest in the Hamlet of Wallkill along Route 208 (average annual daily traffic estimated at 8,057), with the second highest volume found along Route 300 east of its overlap with Route 208 (average annual daily traffic estimated at 5,439). Traffic volume has increased substantially along both of these routes. Nonetheless, the increase in volumes (13% and 10 % respectively) is far outstripped by the population increase in the Town (excluding inmates), which approached 20 percent for the 1990-2000 time period. On the other hand, the volume of traffic in the hamlet, combined with the relatively substantial growth in hamlet traffic suggests that the comprehensive plan must address emerging issues of traffic congestion as Shawangunk continues to grow.

THERE IS INCREASING DEMAND FOR LOCAL/NEIGHBORHOOD PARKS

Shawangunk is fortunate to have secured such important assets for recreation as Verkeerderkill Park and the Galeville Recreation Area. However, the analysis of Town recreation needs suggests that there may be a shortage of developable 1-acre to 2-acre neighborhood and district parks in appropriate locations in the Town. For example, applying the State Comprehensive Outdoor Recreation Plan (SCORP) recreation standards to Shawangunk's population suggests that there is a need for such facilities beyond what is provided in the Town's parks. This is consistent with the results of the 1996 Parks and Recreation Survey. According to the Town Recreation Committee, that survey indicated that a vast majority of residents expressed a demand for neighborhood and town parks located to avoid potential problems with nearby residential areas.

The analysis of Shawangunk's recreation facilities against statewide recreation standards also suggests that there may be a need for field sports facilities beyond what is currently provided by the Wallkill and Pine Bush school districts. This is consistent with the Town Parks Committee's observation that current field sport facilities are often used at or above capacity in season. Further analysis will be required to confirm this. In addition, given the propensity of West-of-the-Wallkill residents to use facilities in Pine Bush, the Town may wish to conduct its parks facilities planning in concert with the Town of Crawford and the two school districts. Based on this inventory, the surveys of the residents and the recommendations of the Town's Parks Committee, the Town Board should continue to look for locations and funding for "neighborhood" parks besides the existing Walker Valley School and Popp & Garrison Parks. Potential locations for future neighborhood parks are being considered for Bruynswick, Lake

Estates, Crawford and Plains Road / Reservoir Road area. Note: parks of this type require land that can support simple recreational structures (e.g., swings and playing fields, etc.).

IN MANY AREAS, THE TOWN NEEDS TO IMPROVE AND MAINTAIN THE APPEARANCE AND CONDITION OF THE BUILT ENVIRONMENT

There are areas in the Town where Shawangunk's natural beauty is despoiled by poorly maintained properties. Neglected auto junkyards and abandoned and/or derelict buildings can lower property values and, in a time when tourism is increasingly important to the Town, diminish economic opportunity for Shawangunk. As the Town participates in the Scenic Byways program and other initiatives designed to promote tourism, the appearance of the community will become increasingly important for economic competitiveness. In order to take advantage of these opportunities, the Town may have to make an increased commitment to code enforcement. This effort could be supplemented by expanded beautification efforts on the part of the entire community.

III. Public Outreach for the Comprehensive Plan

Public outreach for this planning process took two primary forms. First, the Town sent out a simple survey to the list of property owners maintained by the Town Clerk's office. In addition, four public outreach meetings were held on January 8, 11, 22, and 25th at various locations in Shawangunk. A full description of both the survey results and the public outreach meetings are included in the plan appendices. A summary of the results of this two-pronged effort is included below.

COMMUNITY SURVEY

As of February 5, 2003, 341 surveys had been returned, a response of less than 10 percent. Despite the discouraging return rate, it is worth noting that, of those that responded, 219 indicated that the Shawangunk Ridge, open space, and rural character were among the three most important things to be protected or preserved. In summary, the results are consistent with other surveys taken in the community over the last ten years. For example, the table below ranks the responses given for the "three worst things about Shawangunk that should be improved or corrected for those categories in which there were at least 5 responses. The category with the most responses related to "over-building" in the town, and included responses that spoke of over-building, too much building, or too many new houses. Taxes and Road Conditions are self-explanatory (i.e., no one thought the taxes were too low or the roads were too highly maintained). Lack of Economic Development referred almost exclusively to the lack of tax rateables. Only one or two responses mentioned the lack of jobs.

The Community Survey Form

Please help us finish the Comprehensive Plan for the Town of Shawangunk. The Town's comprehensive plan committee is working on a plan that will set a direction for Shawangunk's future. We need your help! Please take a few minutes to answer three questions and drop this card into the nearest mailbox by January 31st.

Where do you live? (check one) ____Wallkill Hamlet ____East of the Wallkill outside the hamlet ____West of the Wallkill ___Other_____

What are the **3 BEST things** about Shawangunk that should be protected or encouraged by the Town's Comprehensive Plan?	What are the **3 WORST things** about Shawangunk that should be improved or corrected by the Town's Comprehensive Plan?
1._____	1._____
2._____	2._____
3._____	3._____

Do you have other ideas for the Comprehensive Plan? Write them down and mail them to the address on the other side of this card by January 31st, or send an email to email@fairweathergroup.com or jvalkjr@hvc.rr.com. Questions? Call the Town Supervisor's office at 895-2900. **THANK YOU!**

PUBLIC OUTREACH MEETINGS

Four public outreach meetings were held on January 8, 11, 22, and 25th at various locations in Shawangunk. A total of 181 individuals signed in at the four meetings, an average of 45 per meeting. This number excludes committee members and local officials. The meeting involved four separate sections:

- A brief presentation of the planning process and findings to date with comments recorded on flip charts
- A public question/comment period
- An individual visioning exercise, involving sorting of 20 images of plan-related issues (value sort).
- A group mapping exercise

Comments made at Public Outreach Meetings

During each public outreach meeting, approximately 45 minutes was allotted for questions and/or comments from the floor. 115 comments were offered. Twenty-one of the comments related to development standards. They emphasize such issues as the need to maintain the aesthetics of new development, the importance of maintaining the appearance of existing residential and commercial areas. An additional 19 comments focused specifically on residential development, addressing such concerns as density (expressing preferences for both increased and decreased density), strengthening hamlet neighborhoods, promoting clustering and encouraging affordable housing. Thirteen comments addressed infrastructure issues, ranging from concerns over the capacity and condition of existing roads to the expansion of sewer and water lines in and around the hamlet. Other issues addressed included economic development (12 comments), taxes (11 comments), natural resources (9 comments), and logging (6 comments). Again, a full listing of these concerns is included in the appendices.

The Value Sort Process

During the four public outreach meetings, those in attendance were asked to sort through a deck of 20 cards containing images of various types of buildings, land uses, etc. Some of these images came from the Town of Shawangunk, some from elsewhere.

Respondents were asked to place the cards into three piles to indicate:

Things they would not like to see in Shawangunk
Things they would like to see in Shawangunk
Things they would REALLY like to see in Shawangunk.

Respondents were told that, if they did not have an opinion about any of the cards, they could return those cards to their envelope. (So not every respondent sorted every card.) They were then asked to write down why the placed each card in one of the three piles. Ninety-nine respondents completed the exercise. Two of the responses were not useable.

Summary of Results: Respondents clearly favored some uses over others. As shown below, Open Space, Farming, Large-lot Residential, Clustered Residential and Small-scale commercial/industrial/business uses tended to be widely favored. On the other hand, there were a few uses to which people objected: fast food restaurants, shopping malls, and large-scale industrial/commercials uses.

This exercise did have one fairly consistent outcome. When evaluating images, people typically focused on the aesthetics of the image, rather than the use. Their concerns focused on:

- The aesthetics of building design;
- Landscaping:
    - Minimizing the visual impact of parking areas with plantings and placement at the rear of developments
    - Including plantings around buildings and parking areas
    - Using trees and plantings to screen residential development from the roadways.
- Context:
    - Locating denser residential development and commercial and industrial development in or near the hamlets
    - Insisting on a functional relationship between the particular development and adjacent uses.

The Mapping Exercise

After the opening session of the public outreach meetings, those in attendance were divided into groups and given a map of the Town of Shawangunk, showing land use. Someone was appointed by the group to be the recorder of the group decisions.

Each group was given approximately 15 minutes to identify things that the group believed should be protected in Shawangunk as it grows. The recorder used a red marker to identify things that the group believed should be protected in Shawangunk. Groups were instructed to indicate them on the map or simply list them, or both.

Next, each group was given approximately fifteen minutes to identify things that the group believed should be encouraged or promoted in Shawangunk as it grows. The recorder used a green marker to identify things that the group believed should be encouraged or promoted in Shawangunk. Again, they could indicate them on the map or simply list them, or both.

If the group could not agree on a particular item, they were instructed to identify and describe such issues with a blue marker.

Summary of Results: There were twenty-seven groups involved in the mapping exercises. On January 8, there were eight groups, January 11, six groups, January 22, eight groups, and January 25, five groups. Groups ranged in size from two to eight people.

Seventeen of the 27 groups identified the need to protect the Shawangunk Ridge. The next most frequently identified features requiring protection were the River corridors (either identified separately on the maps or listed as a single resource by the group). Aquifers and water sources were the next most frequently mentioned features, followed by various combinations of open space protection and calls to protect farmland and/or farming.

Hamlet revitalization (including commercial and residential development), agriculture, and parks and recreation were the three most frequently identified resources the groups wanted to promote or encourage in Shawangunk.

The table below summarizes the issues identified by the mapping exercise, as interpreted by Fairweather Consulting. The raw results recorded off the maps themselves will be provided in a subsequent report.

Summary of Mapping Exercise Results	**# of Groups Identifying on Map**
Preserve or Protect:	
Ridge	17
River Corridors	15
Aquifer & Water Sources	12
Open Space	10
Forest Land	8
Public Parks	7
Farmland	5
Agriculture & Small Farms	3
Unprotected Wetlands	5
Borden Farm	4
Galeville Airport Site	3

Summary of Mapping Exercise Results	# of Groups Identifying on Map
Historic Buildings	3
Limit further tax-exempt organizations	3
Rural Life/Character	3
Vistas/Viewsheds	2
Hamlet Character	1
Local Business	1
No cul-de-sacs or T roads	1
No High-rises	1
Open Space via Lower Density	1
Orchards	1
Protect small affordable lots for descendants/locals	1
Round Lake Refuge	1
Sand Hills Preserve	1
Scenic Byway (Route 52 between New Prospect and Oregon Trail)	1
Schools are overcrowded--no more kids, business	1
Smaller Open Space Lands	1
Wildlife/biodiversity	1
Limit Lake Estates Development (septic/well extreme shortage)	1
Promote or Encourage:	
Hamlet Revitalization	12
Agriculture	10
Parks & Recreation	10
Aesthetic Commercial Development/Businesses that will blend in community	6
Tourism	5
Senior housing & resources	3
Affordable Housing	2

IV. Plan Goals and Recommendations

The plan goals identify particular outcomes that the plan is intended to accomplish. The plan recommendations identify specific actions or policies intended to produce those outcomes. As such these are the specific statements and actions designed to realize the Plan Vision outlines in the introduction.

PLAN GOALS

Shawangunk's comprehensive plan goals are listed here according to five major topic areas.

A. Land Use

A-1. Maintain large parcels of open space as a major component of Shawangunk's landscape.
A-2. Enhance the appearance of the Central Business District of the hamlet of Wallkill.
A-3. Promote the hamlets of Wallkill, Walker Valley, Ulsterville, Dwaarkill, Lake Estates, and Bruynswick as concentrations of mixed land uses, providing small-scale commercial services using principles of traditional neighborhood design.
A-4. Encourage high-quality standards of design for all development in Shawangunk.
A-5. Ensure that all areas of the Town are well maintained and attractive.

B. Natural Features

B-1. Protect the important natural resources and views associated with the Shawangunk Ridge, including the Scenic Byway Route.
B-2. Protect the water quality of the Shawangunk Kill, the Wallkill River, and smaller watercourses in the Town.
B-3. Protect the natural resources and scenic values associated with the Shawangunk Kill Wild and Scenic River Corridor and the Wallkill River corridor.
B-4. Enhance protection of the Tin Brook Aquifer.
B-5. Encourage development patterns West of the Wallkill that will protect the quantity and quality of the water supplies available for private wells.

C. Housing

C-1. Provide a diversity of housing choices in the Town of Shawangunk.
C-2. Encourage residential development in or adjacent to the existing hamlets through incentives.
C-3. Employ "smart growth" principles in housing development, encouraging clustered, neighborhood-based patterns of residential development that minimize associated infrastructure costs while maintaining the integrity of important parcels of open space.

D. Community Infrastructure

D-1. Complete a water supply study that
- defines the existing capacity of the Wallkill Water District
- identifies sources of back-up supplies for the Wallkill Water District

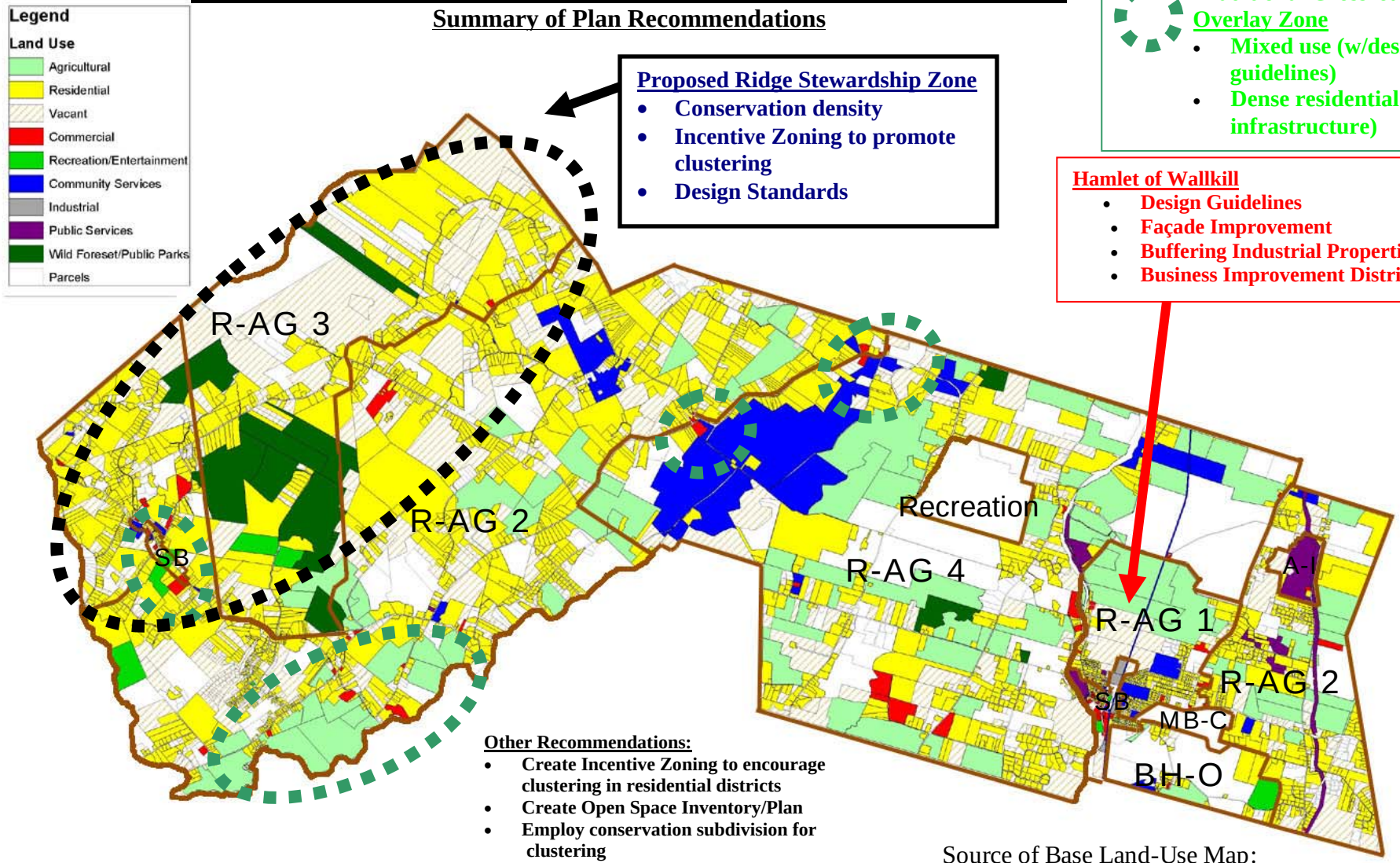
D-2. Create a program to conduct traffic studies for problem areas in the Town.
D-3. Develop standards for each classification of roads in the Town that minimizes long-term maintenance, provides adequate access for emergency services, while reflecting existing and projected levels of service and neighborhood character.
D-4. Identify appropriate areas for sewer extension
D-5. Encourage the creation of neighborhood parks throughout the Town.

E. Economic Development

E-1. Promote agriculture as an important profit-making enterprise in the Town of Shawangunk.
E-2. Maintain the Hamlet of Wallkill as the major center of commercial and industrial activity in the Town.
E-3. Promote small-scale commercial development in all hamlets.
E-4. Provide sites for appropriate small-scale industrial development in Shawangunk.
E-5. Encourage low-impact home-based businesses in Shawangunk
E-6. Encourage the creation of attractive gateways for the major hamlets of Wallkill and Walker Valley, and the Route 52 corridor leading into Pine Bush.

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN CONCEPT

Summary of Plan Recommendations



Proposed Ridge Stewardship Zone

- Conservation density
- Incentive Zoning to promote clustering
- Design Standards

Traditional Crossroads Overlay Zone

- Mixed use (w/design guidelines)
- Dense residential (w/ infrastructure)

Hamlet of Wallkill

- Design Guidelines
- Façade Improvement
- Buffering Industrial Properties
- Business Improvement District

Other Recommendations:

- Create Incentive Zoning to encourage clustering in residential districts
- Create Open Space Inventory/Plan
- Employ conservation subdivision for clustering
- Complete Water Study
- Create Water resource planning overlay
- Create Gateway Overlay Districts
- Adopt Road Standards
- Create Design & Landscaping Guidelines
- Adopt farmland protection measures
- Create a new Light Industrial Zone

Source of Base Land-Use Map:

Ulster County GIS Planning Department

NOTE: All zoning boundaries are approximate and for illustration only.

PLAN RECOMMENDATIONS

In the following section, specific programmatic and policy recommendations are put forth to achieve the plan goals. The recommendations are grouped according to the category of the plan goals they are intended to address.

A. Land Use

- ***Create incentives for cluster development in R-AG1, R-AG2, R-AG3 and R-AG4 Zones***

In its current zoning ordinance, the Town of Shawangunk encourages cluster subdivision "to preserve its open space, provide opportunities for affordable housing, and develop according to the traditional compact pattern found in its hamlets, using flexible regulations for density and lot dimensions." (Section 177-18 (B) of the Town's Zoning Ordinance)

How Cluster Development Preserves Open Space: Cluster development does not allow developers to put more houses on the land. The number of houses allowed for a cluster development is the same that would be allowed under a standard subdivision. However, standard subdivisions convert all developable land into housing or individual lots.

Cluster development enables those houses to be built in ways that creates large areas of ***permanent open space***. The diagram on the following page provides a hypothetical example. In that case, there are twenty acres available for development under 2-acre zoning. Because of wetlands on the site, the developer is only allowed to build eight houses. Under standard, two acre zoning, the entire 20-acre site is converted to housing lots. The forested lands and open fields disappear. Under cluster zoning, the developer is allowed to build the same eight houses. However, the development only uses four acres of land. Sixteen acres converts to permanently protected open space. (See the diagram on the next page.)

Note: Cluster development does not necessary mean that houses need to be "right on top" of each other. According to the Town of Shawangunk's current zoning ordinance:

> Minimum lot area for subdivided lots in a Cluster Subdivision shall be as follows:
>
> With no public water or sewer* 20,000 square feet
> With public water or sewer* 15,000 square feet
> With public water and sewer 10,000 square feet
> * NOTE: Ulster County Health Department approval is required for all lots in a cluster subdivision where public water or sewer or public water and sewer is not provided.

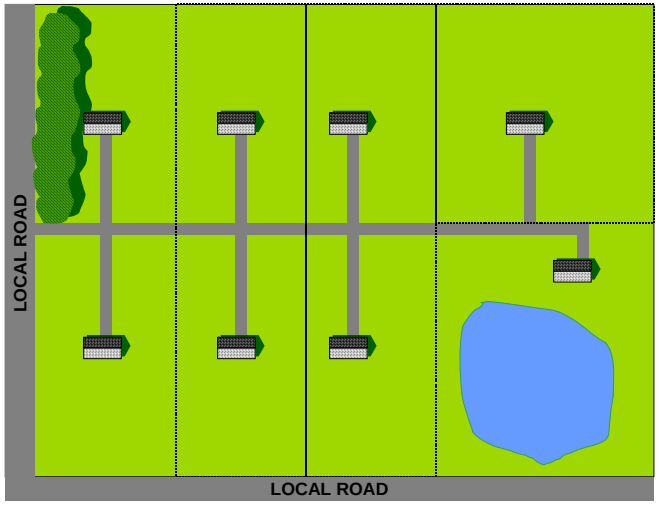
Consequently, most cluster development in the Town outside areas served by public sewer and water will still have lots of 20,000 square feet (approximately half an acre). In those areas, clustered houses will be on lots that are at least one-half acre is size, or larger. More importantly, as illustrated on the next page, the development will occur in such a way that large areas of permanent open space are created.

Note also that under the current Town Law, open space set aside in a Cluster Subdivision shall be permanently protected by being included as a portion of one or more large parcels on which dwellings and other structures are permitted, provided that a conservation easement is placed the open land.

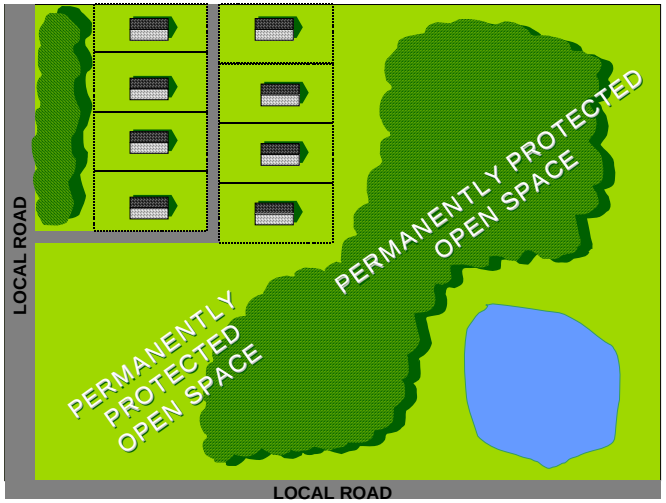
How Cluster Development Protects Open Space

A 20-Acre Parcel of Land is Proposed for Development

Standard Development: Open Space disappears into individual lots.



Cluster Development: The same number of houses are built, but most of the land becomes permanent open space.



Encouraging Cluster Development: The public outreach for this planning process provided clear indications that, as development has proceeded apace, the importance of preserving open space and encouraging affordable housing has become increasingly important to maintain community character. In response, the Town should adopt incentive zoning practices to provide added incentives for cluster development in all residential districts in the Town.

Section 261-b of New York State Town Law enables Towns to adopt incentive zoning. The law defines incentives or bonuses to be "adjustments to the permissible population density, area, height, open space, use, or other provisions of a zoning ordinance or local law for a specific purpose authorized by the town board." For example, applicants agreeing to cluster proposed subdivisions will be able to create that subdivision at a higher density than that allowed under current zoning.

Incentives should be created to promote clustering in the R AG-4 zone in ways that protect actively cultivated farmland. Note: incentives may also need to address issues of road lengths required to serve clustered areas if the farmland to be preserved fronts the existing road. In such cases, the cluster incentive may disappear if the cost of the road is too high. Similar incentives should be put in place in the other residential zones to award density bonuses for cluster development that protects open space and/or other important natural resource, cultural resources and/or viewsheds.

The final configuration of densities in the underlying zoning and the incentives offered should provide a balance between the benefits derived from the incentives and the costs to the Town of awarding additional densities. These tradeoffs should be addressed as the Town develops the zoning language to implement this recommendation. The underlying principle guiding such zoning language should be that incentives are to be used to the minimum extent necessary to encouraging clustering in situations where clustering would not otherwise be in the interest of the developer.

NOTE: During this process, the Town may discover that it cannot create incentives that will be strong enough to encourage clustering to preserve large tracts of open land. If this is the case, the Town should consider mandating clustering in certain situations.

- ***Create an Open Space Inventory and Plan to Encourage Efforts to Preserve Large Areas of Open Space***

The Town of Shawangunk should create a complete inventory of open space in the Town. This will facilitate the protection of large tracts of open space through the cluster subdivision process and other techniques. For example, the Town could identify large adjacent parcels that could be encouraged to participate in a single cluster development process, protecting most of the open space on both parcels. This will also enable the Town to determine the feasibility of creating its own open space protection plan through such means as purchasing conservation easements, and developing mechanisms to fund acquisition of open land and/or development rights on open land.

The illustration on the next page provides a hypothetical illustration of how parcels of open space can be inter-related in larger complexes of open space. Actually identifying such complexes could be the first step of such a Town-wide preservation effort.

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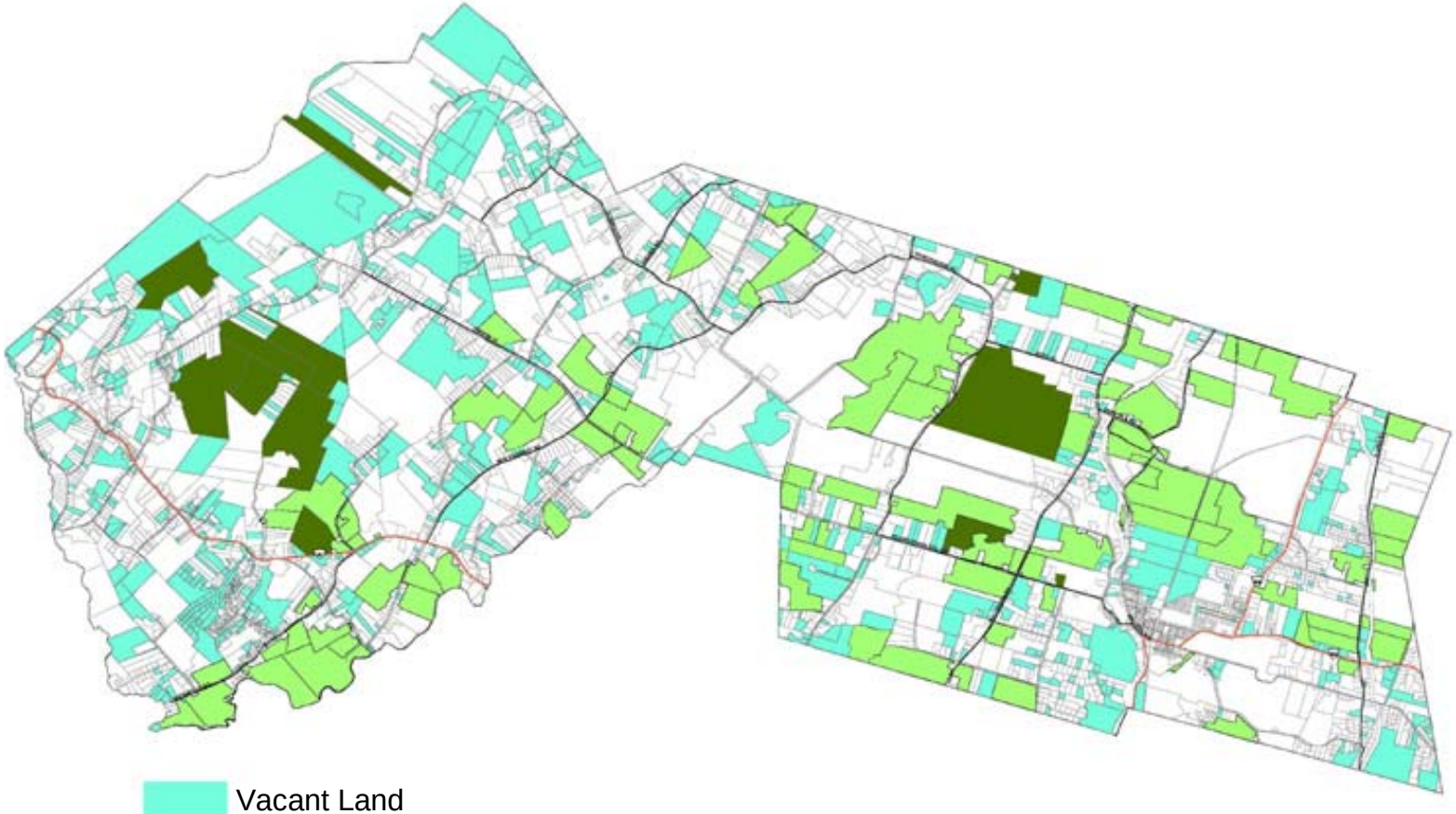
Illustrative Depiction of Open Space Resources in the Town of Shawangunk



Vacant Land

Agricultural Land

Park Land/Forested Land

Ulster County GIS Planning Department

- ***Evaluate the suitability of R-AG2 Zoning East and South of the Hamlet of Wallkill***

Given the importance of preserving open space throughout Shawangunk, it is vital that the Town have land available for development that is adjacent to the Hamlet of Wallkill and relatively easily served by municipal water and sewer. Those lands east of the hamlet that are currently zoned R-AG 2 have the potential to serve this role in the community by being rezoned for higher density. The creation of the R AG-2 zone in this portion of Town was originally intended to prevent excessive development of wells and septic systems that could compromise the water quality of the Tin Brook Aquifer. Therefore, the Town should explore the possibility of rezoning at least some of this land closest to the hamlet of Wallkill to R-AG 1 providing this can be done in a manner consistent with protecting the water quality of the Tin Brook Aquifer.

- ***Establish Design and Landscaping Standards for Subdivision and Site Plan***

Public input to the Comprehensive Planning process stressed the importance of high-quality design landscaping for future development. The Town of Shawangunk should adopt design and landscaping standards for subdivisions and site plans that includes streetscape planting standards and buffer planting standards along with standards for required landscape maintenance. The standards should:

- Encourage the retention and enhancement of existing vegetation on the site.
- Require certain areas such as buffers and streetscapes to be preserved whenever feasible
- Encourage the integration of development with the site's landscape through minimal clearing and grading, preservation of vegetation, and a reliance on the natural drainage system when possible

Given the fact that much of the land being developed is cleared land formerly in farming, The Town should also have required planting standards specifying the number and size of trees and shrubs to be included on the house lot either through protecting existing vegetation or through new planting. Such standards would represent minimum requirements with additional plantings encouraged. Compliance with the standards would be required prior to receiving a certificate of occupancy.

- ***Create A Traditional "Crossroads" Design Overlay District.***

One of the most effective ways of protecting open space during development is to ensure that regulations direct growth in and adjacent to existing hamlets in a traditional pattern of mixed-use development. Indeed, one traditional characteristic of rural towns is small concentrations of mixed uses at key crossroads. The Town of Shawangunk's existing zoning allows for such traditional patterns of hamlet development only through permitting housing in the Small Business District as a special use. A "crossroads" design overlay district should be created that will protect this traditional feature of Shawangunk's landscape. The "crossroads" design overlay district should:

- Includes small footprint commercial development as a permitted use with strict guidelines on design and site development;

- Provides incentives for commercial development through increasing the allowed floor area ratio or easing the parking requirements for commercial enterprises that do not exceed the maximum footprint for commercial uses in the overlay district;

- Encourages relatively dense concentrations of residential development on smaller lot sizes adjacent to the commercial uses, with the crossroads itself surrounded by open space;

- Allows for the construction of sidewalks in the hamlet area as necessary to support pedestrian traffic in and near the crossroads.

See the Plan Concept diagram for the generalized locations of areas to receive crossroads design overlay designation.

A Traditional Rural Crossroads

A hamlet is a loosely knit collection of homes, clustered together in an otherwise rural context.

Source: Collier County (Florida) Community Design Manual, page 2.107

- ***Maintain Park Space and/or Public Space in the center of the Wallkill Hamlet.***

Few villages and hamlets in the Hudson Valley have a green space such as Borden Park centrally located in their communities. It is important that as the Town grows and develops it seeks to maintain park space and public facilities in the center of the hamlet. As part of this effort, the Town should seek funding to enhance the landscaping and facilities in any centrally located park space so that Wallkill always has a town square and/or community green.

- ***Improve landscaping buffer between existing industrial uses and other uses in Wallkill Hamlet.***

One of the distinct features of the Hamlet of Wallkill is that the hamlet is the site of significant light industrial uses located adjacent to residential areas and neighborhood parks. This plan endorses such a mix of uses in the hamlet. However, in order to ensure that such proximity does not create conflicts in the future, the industrial uses should be carefully screened from adjacent uses with landscaping and fencing. This can be accomplished through voluntary cooperation among the Town, the property owners and volunteer organizations in the Town.

- ***Encourage all commercial and office development in the Mixed Business Conservation (MB-C) Zone and the adjacent Small Business (SB) Zone to be pedestrian oriented in character.***

These two zones provide a unique opportunity to strengthen the character of the Hamlet of Wallkill while helping to define the eastern edge of the business district. Commercial and office development which takes place there should reflect traditional pedestrian-oriented hamlet patterns. The buildings fronting Route 208 should be built to the back of sidewalks constructed along that road. Parking should be at the rear and side of buildings only. In addition, the facades of the buildings should have clearly articulated front entrances and window placements that create a pleasing atmosphere for pedestrians. Finally, those MB-C enterprises should be strongly linked to the rest of the Hamlet by creating a strong pedestrian connection across Route 208 incorporating crosswalk signage and, if possible, a crosswalk using stamped asphalt or other distinguishing features.

This would not be an acceptable plan.

Nor would this style be acceptable.

This would be acceptable.

So would this.

Note the photo on the lower left is actually a fast food franchise.

- ***Ensure that Zoning District Densities are consistent with Plan Goals***

Within any of the zoning districts for the Town, there may be specific areas where changes in density would contribute to achieving plan objectives. For example, as indicated elsewhere, there may be portion of the RAG2 Zone east of the hamlet of Wallkill that could be rezoned at a higher density to promote development adjacent to the hamlet. Similarly it may assist in accomplishing important plan goals if portions of residential zones were rezoned at lower densities. The proposed Ridge Stewardship Zone is one such example.

As part of implementing this plan, the Town should identify areas within any of the zoning districts that could benefit from either increases or decreases in density.

B. Natural Features

- ***Establish Conservation Subdivision procedures in the Zoning Ordinance***

As indicated in the Plan inventory, the Town of Shawangunk hosts a variety of important natural and cultural resources. Consequently, the Town should adopt conservation subdivision techniques as the procedures for clustering development when proposed. This approach was recommended for properties along the Shawangunk Ridge in Church's and Myers's1993 publication *Shawangunk Ridge Conservation and Design Guidebook*, and generally promoted in recent years in various publications by Randall Arendt, including *Growing Greener* published in 1999.

Under conservation subdivision techniques, the density of development is not affected. Rather the approach is to configure the development so that it has minimal impact on the important resources associated with the land to be developed. Thus, the first step in the subdivision process is not to lay out house lots, but rather to identify the physical location of environmental and cultural resources on the property that are worthy of protection. Once the resources to be protected have been defined and mapped, the next step is to map the areas where development can take place. House footprints are then sited in the "developable" area; streets and trails are then added (also taking care to avoid the critical resources on site). Finally, the lot lines are defined, producing a subdivision that meets the existing density schedule but which is configured to conserve the site's critical resources. As in the example below, the number of units developed through the conservation subdivision process is the same as in a regular subdivision process.

According to *Growing Greener*, conservation subdivisions involve a four-step process:

Step 1: Identifying conservation areas [e.g., areas with natural resources, cultural resources, views, etc.]

Step 2: Locating house sites.

Step 3: Aligning streets and trails.

Step 4: Drawing in the lot lines.

Source: Randall Arendt, *Growing Greener*, pp. 128-130.

The following illustrations are taken from the comprehensive plan for the Town of Cary, North Carolina. They provide a conceptual overview of how the conservation subdivision process can work:

The following illustrations are taken from the comprehensive plan for the Town of Cary, North Carolina. They provide a conceptual overview of how the conservation subdivision process can work:

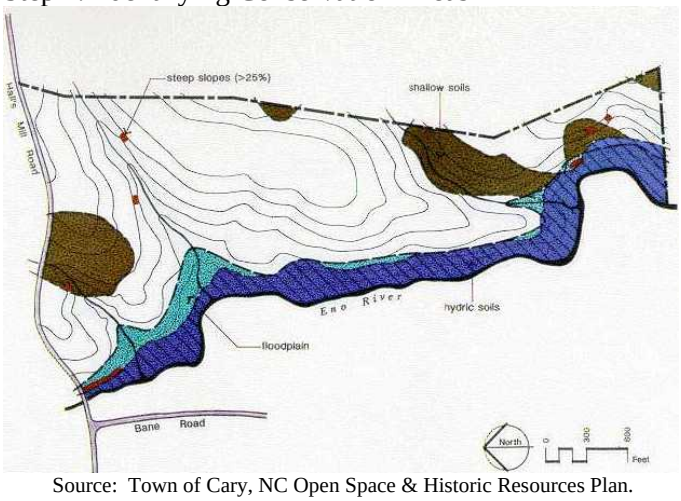
A parcel is selected for development.

Source: Town of Cary, NC Open Space & Historic Resources Plan.

The Parcel under Traditional Subdivision

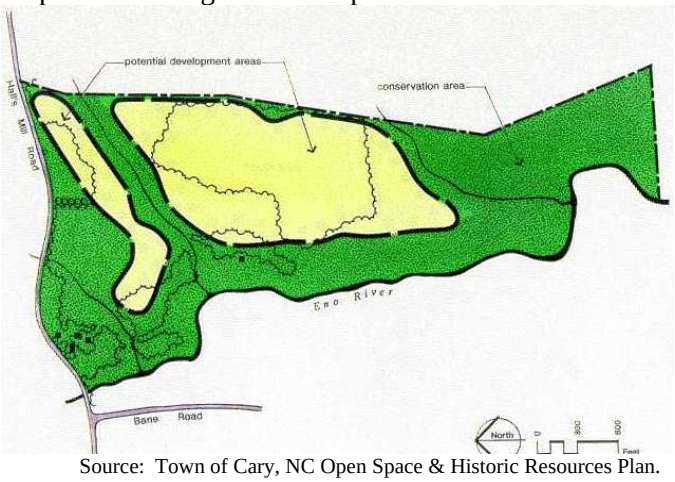
Source: Town of Cary, NC Open Space & Historic Resources Plan.

Step 1. Identifying Conservation Areas



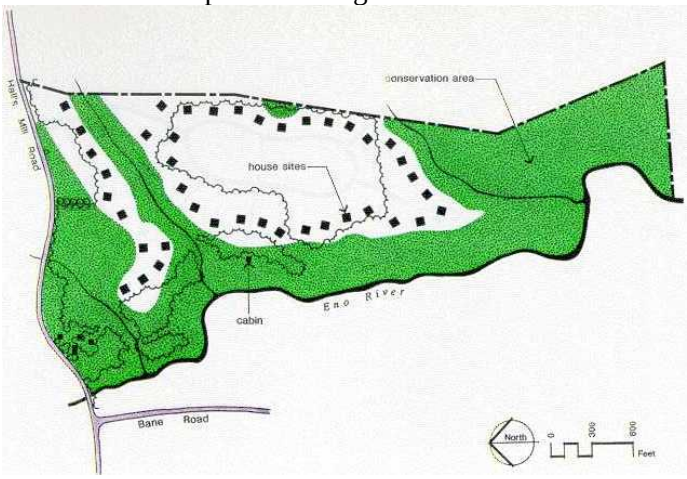
Source: Town of Cary, NC Open Space & Historic Resources Plan.

Step 1a. Defining the Developable Lands



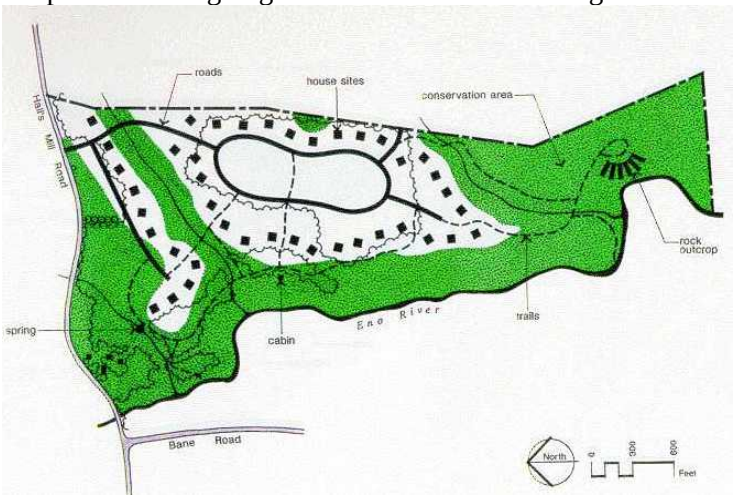
Source: Town of Cary, NC Open Space & Historic Resources Plan.

Step 2. Locating House Sites.



Source: Town of Cary, NC Open Space & Historic Resources Plan.

Steps 3 & 4. Aligning Streets & Trails and adding Lot Lines



Source: Town of Cary, NC Open Space & Historic Resources Plan.

The Completed Conservation Subdivision

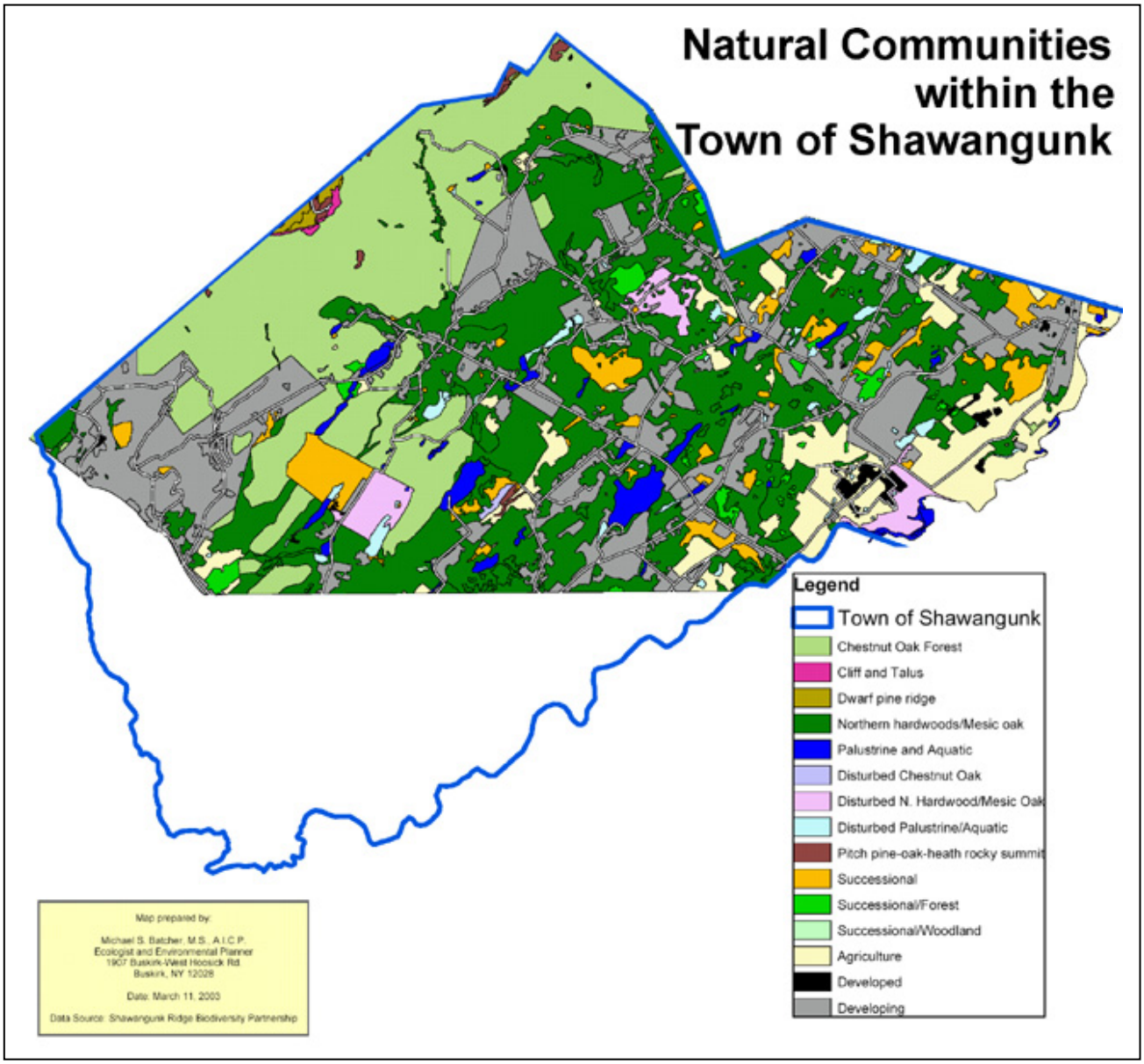
Source: Town of Cary, NC Open Space & Historic Resources Plan.

- ***Encourage Documentation of the Important Resources to be Protected by the Conservation Subdivision Process***

Clearly, one of the most important elements in the conservation subdivision process in to have a thorough grasp of the resources that should be conserved during the subdivision process. Some of those resources include areas with steep slopes, stream and river corridors along with important historic and cultural resources worthy of preservation. All of these should be addressed in a conservation subdivision process.

Another of the major concerns to be considered during any conservation subdivision process in the Town of Shawangunk is the environmental resources associated with the Shawangunk Ridge. The Shawangunk Ridge Biodiversity Partnership is a consortium of ten environmental groups interested in protecting natural resources associated with the Shawangunk Ridge. The Partnership has created a GIS database of important natural communities along the Ridge and in the surrounding area. The Town should seek to incorporate this information as part of the baseline data used to identify conservation areas during the conservation subdivision process. An overview map of the Partnership database for Shawangunk is shown in the accompanying map. The Town should also encourage documentation of such resources throughout Shawangunk.

OptionButton2



- ***Create a Ridge Stewardship Zone***

In 1991, the Town of Shawangunk created a Critical Environmental Area (CEA) to improve the quality of environmental reviews for projects proposed on the Shawangunk Ridge. Under the CEA designation, every proposed action is subject to at least an environmental review using the more detailed "long form" of the Environmental Assessment Form under the New York State Environmental Quality Review Act (SEQR). While the CEA designation for the Shawangunk Ridge details the nature of the rare and sensitive habitats found on the Ridge, zoning for lands along the Ridge has remained R AG-3, developable at a density of two acres per unit. Principal permitted uses and permitted accessory uses for the R AG-3 Zone is virtually identical with R AG-2 Zone with the exception that the R AG-3 Zone does not allow houses of worship as a principal use, while it does include nurseries and greenhouses in that category.

As such, the current zoning on the Ridge does nothing extraordinary to encourage open space preservation through clustering or conservation subdivision. Nor does the R AG-3 designation provide mechanisms for mitigating the impact development could have on important views of the Ridge from throughout the Town. Given the increased understanding of the fragility of the Ridge's ecosystems, its importance both as a source of scenic beauty and tourism-related activity, and the general increase in development pressure in the Town, the Ridge needs to be afforded better protection by Town Law.

The Town should create a new Ridge Stewardship Zone with the following provisions:

- Conservation Density: Density for the Ridge Stewardship Zone would be reduced from 2 acres to no less than 5 acres per dwelling unit.

- Incentive Zoning: The Zone would include incentive zoning such that applicants agreeing to cluster proposed subdivisions will be able to create that subdivision at the a higher density than the underlying zoning in the Ridge Stewardship Zone.

  Development Standards: The Zone should include development standards as recommended in the *Shawangunk Ridge Conservation and Design Guidebook* by David Church and John Myers.

The existing CEA boundaries can serve as a starting reference for the creation of the Ridge Stewardship Zone. The final boundaries of the Zone should be configured to direct development away from the natural and scenic resources targeted for protection.

In addition, as part of creating the Ridge Stewardship Zone, the Town of Shawangunk should work with the towns of Gardiner, Mamakating, New Paltz and Wawarsing to develop common approaches to protecting the scenic and natural resources of the Shawangunk Ridge.

C. Housing

- ***Encourage village-density housing in or adjacent to hamlets, where infrastructure permits.***

In order to maintain a supply of affordable housing, the Town of Shawangunk should support the creation of housing of various sizes at a variety of densities. Almost all of the high-density housing should be in or adjacent to the Hamlet of Wallkill in areas served by municipal water and sewer. However, if infrastructure permits, other clusters of village-density housing (e.g., five units per acre) could be created in or adjacent to the hamlet districts proposed elsewhere in this plan. The Town should consider allowing age-restricted planned unit developments that are created with appropriate safeguards to maintain privately provided services and infrastructure. As a condition of approval, such developments should be required to demonstrate that they will generate more in tax revenues than they will consume in municipal services.

- ***Reduce minimum lot size for multiple dwellings under Special Use Permit for R-AG1 Zone.***

Multi-family housing is part of the mix of housing types that can provide affordable alternatives for Shawangunk residents. In order to reduce the cost of such housing, the Town can create incentive zoning to increase density and reduce the minimum lot size required for such dwellings (with sewer and water provided) from the current 5,000 square feet for 1 bedroom, 10,000 square feet for 2 bedroom and 3 bedroom units. Developers seeking these density bonuses could be required to donate suitable open space and/or pay an open space fee to receive these incentives.

D. Community Infrastructure

- ***Complete a Study of the Wallkill Water District Water Supply that provides an estimate of the system's capacity and identifies a back-up source for the District***

The Town of Shawangunk has authorized a study to estimate the capacity of the Wallkill Water District's current supplies and to identify potential sources of a back-up supply required under federal regulations. Completion of the study is essential if the Town wishes to promote development in and adjacent to the Hamlet of Wallkill.

- ***Develop a Water Resources Planning Overlay***

As the pace of development accelerated in recent years, there has been increasing concern that the quality and quantity of groundwater for private wells be protected. The Town of Shawangunk should create a water resources planning overlay zone to identify those areas where proposed growth will require greater scrutiny of the adequacy of ground water resources.

The information required to create the overlay can be compiled from several sources. The Town can begin reviewing well log data compiled by the County Health Department to determine areas

where there has been difficulty in providing adequate private wells. In addition, the Town should develop a cooperative effort with local well drillers, developers, the sanitarians from the Ulster County Health Department and others to develop an understanding of the availability of groundwater supplies in various parts of town. Using this information, the Town should create a map identifying those areas in Town in which any proposed subdivision would be required to perform more extensive tests of water supplies. For example, subdivisions proposed in any water resources planning overlay may be required to conduct at least a 4 hour pump test as part of the approval process. A 72-hour test may be required for subdivisions in areas that have already experienced water supply problems in the past.

- ***Continue Participation in the Shawangunk Mountains Scenic Byways Program***

The Shawangunk Mountains Scenic Byway traverses the Town along Route 52 from Wawarsing to Pine Bush, and along Route 208, from the Orange County line to the Town's border with Gardiner. The Byways program is a cooperative effort that could enhance opportunities for tourism and outdoor recreation in the Town. The Town should continue to participate in this effort to ensure that the Town directly benefits. The Shawangunk Mountains Scenic Byway links together 11 municipalities on all sides of the Shawangunks. These communities, now working together as members of the Shawangunk Mountains Scenic Byways Steering Committee, along with representatives of Ulster and Orange counties, as well as the State of New York, are developing a regional plan that will inventory the resources of the region and agree on goals and strategies for:

- Tourism, agri-tourism and other forms of economic development
- improvements along the road corridor
- preservation of the resources along the corridor

- ***Create a Parks Development and Improvement Plan***

Both the plan's basic studies and public outreach effort identified the need to provide additional recreational facilities in the Town, particularly neighborhood parks, and sports fields. In addition, the Town also has the potential to create a series of walking trails and bikeways that can link such recreational resources as the recently opened Verkeerderkill Park, the former Galeville Airport and other sources of open space in a Town-wide recreational trail system. The Town should seek to capitalize on these opportunities by creating a 10-year parks development and improvement plan. The plan would identify a sequenced plan of action aimed at creating a local parks system that can meet the current and anticipated needs of Town residents. The plan should be conducted in cooperation with the Wallkill Central School District and Pine Bush Central School District to determine the extent to which the school's recreational facilities are meeting and/or could meet some of the Town's need for recreational facilities.

- ***Adopt Road Standards Appropriate to Functions Performed by Roads***

A good road system serves many purposes. Besides meeting basic transportation needs, it must provide adequate access for emergency vehicles and handle storm water runoff. At the same time, rural roads that are too wide and/or include curbing when not necessary can detract from the rural character of an area.

What sorts of standards should the Town of Shawangunk adopt for the creation of new roads? According to the recently completed Ulster County transportation plan, "one technique that can be applied in Ulster County rural areas is use of the 'new old-fashioned country road' concept that seeks to restore safely the multi-modal function of historical country roads, balancing community interests and preserving valued rural character. Design philosophy for these roads uses the following principals:

- Safety for all users
- Narrow travel lanes with close roadside features
- Curving roads conforming to natural landscape
- Slow traffic speeds
- Road widths are not specified allowing local jurisdictions to develop a design using an outside-in" approach, focusing first on the needs of children, bicyclists, and pedestrians, and then on people driving motorized vehicles.

Ulster County Planning Board. *Ulster County Transportation Plan*, p 19.

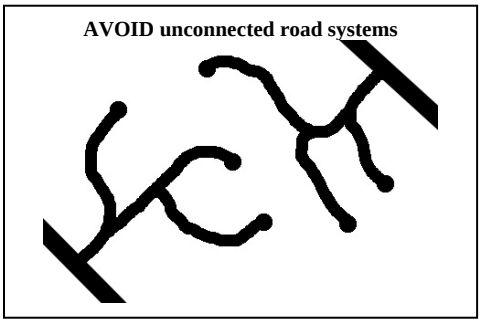
The Town should avoid over-built roads that produce unnecessarily high maintenance costs while disrupting the rural character of Shawangunk. As the County Plan points out, road standards should be calibrated to the functions performed by the road. Roads serving low-density rural areas can be narrower and need not have curbing. Streets in higher density suburban neighborhoods should have curbing and possible sidewalks. Hamlet streets should have both curbing and sidewalks. The Town should consult Cornell University's Local Roads Program's (CLRP) publication New York State Guidelines for Rural Town and County Roads. According to the CLRP:

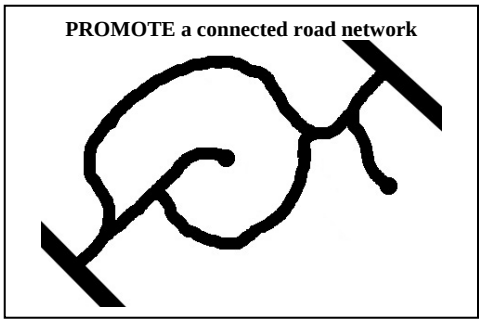
> The *NYS Guidelines* are an alternative set of standards for classification and management of low-volume roads (i.e., less than 400 ADT). Developed specifically for New York State, the *NYS Guidelines* establish appropriate standards for speed, construction and maintenance which are consistent with the needs and uses of these roads. A new designation, the *Minimum Maintenance Road*, allows reduced maintenance on certain classes of roads and may allow better utilization of tax dollars. The *NYS Guidelines* also provide an easy mechanism for judging existing conditions, determining needs, and establishing priorities.

The road standards should be developed in close cooperation with the Town's emergency services departments (i.e., police, fire and rescue) so that the needs of these services are incorporated into the standards as adopted.

As part of adopting road standards, the Town should require that, to the maximum extent possible, new road systems in subdivision connect at several points to the existing network. This provides alternative routes to destinations throughout a neighborhood and throughout the Town.

Having "extra" connections in the network can reduce the length and number of required auto trips. In the long run, it will also promote increased pedestrian use of the roads. In both cases, the interconnectedness of the road system will reduce the long-term maintenance costs.





- ***Conduct a long-term "mobility" plan for Shawangunk.***

As pointed out in the basic studies for this plan, continued population growth in Shawangunk is likely to cause traffic congestion unless the Town actively plans to maintain mobility. The Town should study emerging traffic issues to identify both road improvements and land-use policies (e.g., curb cut restrictions, pedestrian-friendly development, etc.) that will maintain and enhance *all* modes of transportation in the community—auto, pedestrian, transit and others.

- ***Create a Hiking/Biking Trail along the abandoned railroad right of way.***

The former Conrail right of way is an important asset for the Town of Shawangunk. It is being considered for development as a roadway to intersect with Birch road and thereby to provide better access throughout the Hamlet of Wallkill. As part of this process, the Town should develop a hiking/biking trail in the right of way if space allows. The trail could be separated from the proposed road by a landscape buffer. It could provide an additional source of outdoor recreation for the community. In addition, future infrastructure needs (e.g., sewer, water, electric, telecommunication) could be served by burying the connections under the trail right of way, reducing the costs involved in excavating and maintaining the connections, while avoiding the need to excavate the roadway for infrastructure improvements/maintenance.

E. Economic Development

- ***Create a Light Industrial Zone***

As Shawangunk continues to experience residential growth, it may wish to attract appropriate commercial and industrial development to generate property tax revenues to offset the demands for new services associated with residential development. Currently the Town has two primary areas to receive new industrial and/or commercial growth of any significance: the AI (Airport Industrial) Zone east of Route 208, and the MB-C (Mixed Business Conservation) Zone near the intersection of Routes 208 and 300. While much vacant land remains in both locations, the Town should identify another site that can serve as a location for light industry. The preferred location would be:

- Directly Accessible from Route 208. Route 300 or Route 52

- Easily served by the Wallkill Water and Sewer Districts
- In or adjacent to the Wallkill hamlet
- Easily buffered from or isolated from residential uses.

- ***Incorporate Design Guidelines in the Zoning Ordinance***

The Town's zoning ordinance currently refers design questions to the Community Development Guidelines of the New York Planning Federation. While this has been an appropriate "stopgap" response, it leaves the Town dependent upon guidelines promulgated by an outside agency. The Town should create its own set of design guidelines for incorporation into the zoning ordinance by adoption or reference. This will provide the Town with control over the design guidelines and make it easier for applicants to access and use the guidelines.

- ***Create a Façade Improvement Program for Hamlet of Wallkill***

Many communities in New York State have benefited from the creation of low-interest loan programs to assist property owners in improving building facades in the central business district. The Town of Shawangunk should seek to create a façade improvement program for the Hamlet of Wallkill by seeking funds from such sources as the Main Street New York Downtown Development Program and others. The program should be structured so that low-interest financing and/or matching grants would be available to assist property owners to renovate building facades in a manner consistent with design guidelines for the hamlet area.

- ***Consider creating a Business Improvement District for the Hamlet of Wallkill***

A business improvement district (BID) is a special district intended to improve the competitiveness of a retail area. The property owners within a set boundary agree to have a special assessment levied on their properties. That assessment is then earmarked for projects and activities specifically designed to promote business opportunities in the BID. Activities can range from façade improvement programs to joint promotion and marketing efforts. As an exploratory step in this direction, the Town should encourage the creation of a hamlet merchants group or downtown business association to promote the interests of the hamlet central business district.

- ***Improve Community Appearance by Upgrading Code Enforcement***

An attractive physical appearance is not only important for community self-image, it is good for business. As the Town seeks to compete for tourism business and small-scale industry, it is important that tourists and potential employers have a positive image of Shawangunk. It is therefore important that, as part of the Town's economic development efforts, its code enforcement function is enhanced so that all parts of Town maintain an attractive appearance consistent with local codes.

- ***Update the list of Special Uses in the Zoning Ordinance***

Technology is changing the way in which companies do business and the types of environmentally friendly business that could potentially locate in Shawangunk. In order to take advantage of these new economic opportunities, the Town should review the list of special uses in its zoning ordinance to ensure that the list would enable the Town to attract new sources of livelihood and tax rateables that would not be allowed in the Town under the current list. For example, software development, network designers/installers and Internet Service providers are not explicitly included in principal uses or special uses for any zones in the town. Yet, they are appropriate candidates for at least the special use list for the MB-C and SB zones, and may even be an appropriate special use in a newly created "traditional hamlet overlay" zone.

- ***Create a Gateway Overlay Zone***

As tourism become more important to Shawangunk's economy, it becomes increasingly important that the Town maintain attractive "gateways" into the community. In order to accomplish this purpose, the Town of Shawangunk should designate the area north and east of the Hamlet of Wallkill, along State Routes 208 and 300, as a Gateway to the Hamlet, while also designating a gateway area between the Ulsterville area and the hamlet of Pine Bush along Route 52. The Town should create a gateway overlay or gateway zone to promote development of this area in a visually attractive manner as part of its efforts to promote tourism and attract high-value added small industry in the community. The gateway overlay would focus on architectural and landscaping design, enhancement of traffic and pedestrian safety along traveled routes, and provision of appropriately scaled site lighting and signage. Principal permitted uses would be those uses located in existing structures or new structures, with no more than a 5,000 square foot footprint, as follows:

- Apartment above ground-floor business
- Civic meeting hall
- Community building
- Family day care center in an existing residence
- Essential services
- Fast food establishment
- House of worship
- Office
- Park, playground
- Retail business and personal service establishment
- Retail food establishment
- Restaurant

In order to provide a thorough review of other commercial uses that may be proposed in the gateways, those uses associated with the current SB (small business) Zone would require a special use permit.

- ***Create incentives for Cluster Development on Farmland to provide farmers with ability to generate capital while staying in farming***

As outlined under the "Land Use" recommendations, applicants agreeing to cluster proposed subdivisions will be able to create that subdivision at the density higher than the underlying zoning. Under such provisions, applicants shall be required to maintain at least half of the developable preserved land in agriculture. If the open space thus preserved will not remain in agriculture, applicants could be required to pay a per-unit fee that will be placed in a fund dedicated to either farmland protection and/or the promotion of agriculture in the Town.

- ***Establish or promote a Farmer Recruitment Program***

As the extent and nature of the economic opportunities associated with agriculture continue to shift dramatically, the type of farm operator interested and able to pursue these new opportunities is likely to be different from those who historically farmed in Shawangunk. In order to keep at least a portion of the Town a landscape of working farms, the Town should establish and/or promote a systematic program to recruit farmers to take over existing farmsteads where the operator is retiring and has been unable to establish a succession plan to keep the land in farming.

Some areas in New York State have attracted Amish and Mennonite farmers (e.g. Yates County) indicating that it is possible to expand the agricultural economy in areas that have been through downturns in the farm economy. A concerted and targeted farm recruitment program for Shawangunk could attract new farmers and preserve more farmland. Note that such an effort should take place on at least a county or regional level in order for a program to have the resources and visibility required for success

Such an effort could be at least partially underwritten by revenues collected as part of the incentive zoning for clustering in the R AG-4 district described in the "Land Use" recommendations.

- ***Encourage Farmers to maximize Return on Lands not in production in environmentally responsible manner through improved tax planning, woodlot management, agri-tourism and allowing other income producing activities as accessory uses to farming.***

One way to make it easier to stay in farming is to ensure that farmers have access to technical assistance to improve the performance of the portfolio of assets that make up every farm operation. For example, the Farm Service Credit Office in Batavia in Genesee County does "operations audits" on farms to help them identify ways to improve the cost-effectiveness of their operations. This could include identifying unused revenue sources available to the farmer, such as woodlot management, agri-tourism and more aggressive use of tax planning to reduce operating costs.

The Town could seek to secure similar services for its farmers. The Town could help identify financial planners who specialize in agricultural asset management, including more aggressive retirement planning for farmers, encouraging those who are able to take advantage of IRAs, SRPs, and KEOGH plans to create nonfarm assets that can be used to support retirement so that the farmer would not need to sell all of his or her holdings in order to retire.

Part of this effort should consider ways of encouraging existing farms to create nonfarm uses on a portion of their land in order to generate additional sources of income so that the farm itself can stay in operation. Such accessory uses could include farm stands and other small-scale retail operations, as well as other small-scale commercial and processing activities that add value to local farm products.

- ***Encourage Farmers to participate in efforts to develop New Products and Markets for Hudson Valley farms.***

There are a variety of efforts in New York State aimed at encouraging farmers to diversify into new products and markets. The Town should encourage farmers to participate in these efforts. The New York State Department of Agriculture and Markets, Cornell Cooperative Extension and the Catskills Watershed Agricultural Council are all potential sources for these diversification programs.

- ***Create or participate in the creation of an Agricultural Advisory Committee for Shawangunk and/or Southern Ulster County.***

While Agriculture is currently in transition in Shawangunk, and thus at risk of losing its resource base (land) to other pursuits such as housing development, residents of the Town of Shawangunk have expressed continued interest in seeing the preservation of agriculture as well as scenic resources, and open space (1992 Public Opinion Survey, 2003 Public Outreach….).

In addition to land use protections, and active changes to the zoning, the Town can promote the formation of an Agricultural Development Advisory Board for the Town or for a coalition of towns in southern Ulster County. The Board would facilitate an agricultural inventory, and the implementation of strategies that will encourage the continued success of agriculture in the Town of Shawangunk.

V. Long-Term Recommendation—Create Transfer of Development Rights (TDR) System

According to the New York State Department of State's 1998 publication *Creating the Community You Want: Municipal Options in Land Use Control*:

> Transfer of development rights (TDR) is an innovative and complex growth management technique. It is based on the concept that ownership of land gives the owner a "bundle of rights," each of which may be separated from the rest. For example, one of the "bundle of rights" is the right to develop land. With a TDR system, landowners are able to retain their land, but sell the development rights for use on other properties. TDR has been most often applied for preservation of farmland in New York. Under common TDR systems, a farmer is able to keep the land in agriculture by selling the property's development rights, which are then used on non-agricultural land. . . .
>
> Under the State zoning enabling statutes, areas o f the municipality which have been identified through the planning process as in need of preservation (e.g., agricultural land) or in which development should be avoided (e.g., municipal drinking water supply protection areas) are established as "sending districts." Owners of land in these designated areas may sell the rights to develop their lands, and those development rights may be transferred to lands located in "receiving districts." Those rights usually take the form of a number of units per acre, or gross square footage of floor space, or an increase in height. The rights are used to increase the density of development in the receiving district. Receiving districts are those areas which the municipality has determined are appropriate for increased density based upon a study of the effects of increased density in such areas. For example, a town may determine that it is appropriate to preserve prime agricultural land, which it designates as a sending district, and that its unincorporated hamlet area may be developed at a higher density and designated as a district where development rights can be used to increase density above what is allowed by right. In this manner, owners of land in sending districts are able to realize a level of economic return while the municipal goal of preserving the land is achieved. The TDR system will be successful, however, only where there is a demand to increase development in the receiving districts and where the municipality does not undermine the incentive to purchase development rights by rezoning receiving districts to higher densities which will alone meet market demand.
>
> James L. Coon, *Creating the Community You Want: Municipal Options in Land Use Control*. pp. 8-9.

Under a TDR system in Shawangunk, the "sending areas" may be comprised of the proposed Ridge Stewardship Zone along with the R AG-2, R AG-3, and R-AG4 zones. The "receiving zones" could be the in or immediately adjacent to Hamlet of Wallkill with the infrastructure to receive additional cluster development or "village-density" development.

Despite decades of study and discussion, TDR is still in its early stages of implementation. Consequently, the Town of Shawangunk should be prepared to adopt TDR only once its efficacy has been successfully demonstrated in several towns in the Hudson Valley region. The Town should monitor the progress of TDR in the Town of Warwick in Orange County and other "early adopters" before committing to this approach in Shawangunk.

VI. Issues of Regional Concern

During the process of compiling the comprehensive plan, several important issues emerged that require intermunicipal cooperation. The Town of Shawangunk should participate in cooperative efforts to address these problems. They include:

- ***Providing adequate stewardship of the Shawangunk Ridge.*** The Town should cooperate with the adjacent towns of Gardiner, Mamakating, New Paltz and Wawarsing in developing a multi-jurisdictional approach for protecting the resources of the Shawangunk Ridge. The Scenic Byways program has demonstrated the feasibility of creating Intermunicipal work relationships to address common problems. A similar set of relationships can be created to address stewardship of the Ridge.

- ***Securing an adequate long-term water supply:*** The Town should cooperate with the towns in southern Ulster County, northern Orange County and the New York State Department of Corrections to promote regional solutions to water supply issues.

- ***Addressing transportation problems:*** The Town of Shawangunk should cooperate with towns in Ulster and Orange counties to promote regional solutions to transportation issues. This could include cooperative planning of road design and maintenance, coordinated review of projects with large-scale transportation impacts, and exploring development of regional transit systems.

VII. Adopting and Implementing the Plan

Adopting the Plan: The first step in implementing Shawangunk's comprehensive plan is to ensure that it is officially adopted by the Town Board. New York State Town Law Section 272-a 5 spells out that process:

> (a) Any proposed comprehensive plan or amendment thereto that is prepared by the town board or a special board may be referred to the town planning board for review and recommendation before action by the town board.
> (b) The town board shall, prior to adoption, refer the proposed comprehensive plan or any amendment thereto to the county planning board or agency or regional planning council for review and recommendation as required by section two hundred thirty-nine-m of the general municipal law. In the event the proposed plan or amendment thereto is prepared by the town planning board or a special board, such board may request comment on such proposed plan or amendment from the county planning board or agency or regional planning council.
>
> **Public hearings; notice**. (a) In the event the town board prepares a proposed town comprehensive plan or amendment thereto, the town board shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment, and in addition, the town board shall hold one or more public hearings prior to adoption of such proposed plan or amendment. (b) In the event the town board has directed the planning board or a special board to prepare a proposed comprehensive plan or amendment thereto, the board preparing the plan shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment. The town board shall, within ninety days of receiving the planning board or special board`s recommendations on such proposed plan or amendment, and prior to adoption of such proposed plan or amendment, hold a public hearing on such proposed plan or amendment.
> (c) Notice of a public hearing shall be published in a newspaper of general circulation in the town at least ten calendar days in advance of the hearing. The proposed comprehensive plan or amendment thereto shall be made available for public review during said period at the office of the town clerk and may be made available at any other place, including a public library.
>
> **Adoption.** The town board may adopt by resolution a town comprehensive plan or any amendment thereto.
>
> **Environmental review**. A town comprehensive plan, and any amendment thereto, is subject to the provisions of the state environmental quality review act under article eight of the environmental conservation law and its implementing regulations . . . .
>
> **Agricultural review and coordination.** A town comprehensive plan and any amendments thereto, for a town containing all or part of an agricultural district or lands receiving agricultural assessments within its jurisdiction, shall continue to be subject to the provisions of article twenty-five-AA of the agriculture and markets law relating to the enactment and administration of local laws, ordinances, rules or regulations. A newly

adopted or amended town comprehensive plan shall take into consideration applicable county agricultural and farmland protection plans as created under article twenty-five-AAA of the agriculture and markets law.

Periodic review. The town board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.

Effect of adoption of the town comprehensive plan. (a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

Implementing the Plan: Once the plan has been duly adopted it is the Town's responsibility to implement the plan. The section below provides a sequence of activities required to implement the plan. While the precise timing will depend upon available resources, etc., this schedule is intended to provide a framework by which the community can track its progress.

Reviewing/Updating the Plan: As seen in the implementation schedule, most major plan initiatives are slated to be underway or completed by January 2005. It is recommended that, at that time, the Town Board should appoint a committee to review the implementation schedule to see if the major initiatives are still on schedule or if the schedule requires revision. The plan should be reviewed for a possible update by no later than January 2008. At or before that date, the Town Board should reappoint a comprehensive plan committee to oversee the plan review and, if necessary begin updating the plan.

A FINAL RECOMMENDATION—RETAIN A PROFESSIONAL PLANNER TO BE AVAILABLE FOR ALL PROJECT REVIEWS.

As the Town continues to grow and develop, it will face both problems and opportunities that will require increasingly complex responses. The Town Planning Board must have ready access to the professional expertise it needs to review projects. The Town should ensure that the Planning Board has the resources to retain a planning consultant for such purposes. The consultant would lead the project review on planning-related matters. He or she would also assist the Board in its conduct of business, regularly reviewing board procedures, fee structures, etc.

This will enable the Town to avoid the damage and disruption associated with poorly conceived projects. But even more important, it will enable the Town to become a proactive partner with applicants so that projects can be shaped in ways that provide benefits to the applicants while protecting critical resources, strengthening community character and contributing to the long-term economic viability of Shawangunk.

The implementation schedule given below groups actions in three priority areas. "Immediate priority" actions should be initiated immediately. Whenever possible, such projects should be completed within the first six months after plan adoption. "Secondary priority" actions should be initiated within the first year after plan adoption. These projects should be completed within the first two years after plan adoption. "Long-term priority" actions should be initiated after the first year following plan adoption. They should be completed within five years of plan adoption.

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN: IMPLEMENTATION SCHEDULE			
RECOMMENDATION	**LEAD RESPONIBILITY**	**ACTION**	**CRITERIA FOR EVALUATING SUCCESS**
Immediate Priority Actions			
Ensure that Zoning District Densities are consistent with Plan Goals	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Create incentives for cluster development in R-AG1, R-AG2, R-AG3 and R-AG4 Zones	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Establish Conservation Subdivision procedures in the Zoning Ordinance	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Create Ridge Stewardship Zone	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
	Town Board	Complete study	Study completed & back up

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN: IMPLEMENTATION SCHEDULE			
RECOMMENDATION	**LEAD RESPONIBILITY**	**ACTION**	**CRITERIA FOR EVALUATING SUCCESS**
Complete a Study of the Wallkill Water District Water		authorized by Town Board & Implement Recommendations	supply established.
Adopt Road Standards Appropriate to Functions Performed by Roads	Town Highway Superintendent	Research and draft guidelines	Road standards approved by Town Board
Incorporate Design Guidelines in the Zoning Ordinance	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Create a Gateway Overlay Zone	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Create incentives for Cluster Development on Farmland	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Create Open Space Inventory/Plan	Town Board	Appoint Open Space Committee	Creation of Open Space Plan
Secondary Priority Actions			
Establish Design and Landscaping Standards for Subdivision and Site Plan	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN: IMPLEMENTATION SCHEDULE			
RECOMMENDATION	**LEAD RESPONIBILITY**	**ACTION**	**CRITERIA FOR EVALUATING SUCCESS**
Create A Traditional Crossroads Design Overlay District	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Encourage village-density housing in or adjacent to hamlets, where infrastructure permits	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Develop a Water Resources Planning Overlay	Planning Board/Comprehensive Plan Committee/UC Health Department	Data gathering and analysis	Preliminary mapping completed of potential problem areas
Continue Participation in the Shawangunk Mountains Scenic Byways Program	Town Board	Attend regular meetings of Byways Committee	Town included in Formal Designation
Create a Light Industrial Zone in or near the Hamlet of Wallkill	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN: IMPLEMENTATION SCHEDULE			
RECOMMENDATION	**LEAD RESPONIBILITY**	**ACTION**	**CRITERIA FOR EVALUATING SUCCESS**
Enhance Code Enforcement	Town Code Enforcement Officer/Comprehensive Plan Committee	Identify Priority Areas & Create schedule of visits/observations	Schedule of priority area observations is implemented
Update List of Special Uses in Zoning Ordinance	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Long-term Priority Actions			
Evaluate the suitability of R-AG2 Zoning East of the Hamlet of Wallkill	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Improve landscaping buffer between existing industrial uses and other uses in Wallkill Hamlet.	Town Board/Property Owners/Volunteers	Create liaison with property owners and appropriate volunteers (Garden club?)	Landscaping design created and installed
Reduce minimum lot size for multiple dwellings under Special Use Permit for R-AG1 Zone.	Planning Board/Comprehensive Plan Committee	Zoning Update	Revised Zoning Language is approved
Create a Parks Development and	Town Recreation Committee	Use recreation survey & plan to create 5-year	Plan becomes part of Town's capital improvement plan

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN: IMPLEMENTATION SCHEDULE			
RECOMMENDATION	**LEAD RESPONIBILITY**	**ACTION**	**CRITERIA FOR EVALUATING SUCCESS**
Improvement Plan		investment plan	
Create a Hiking/Biking Trail along the abandoned railroad right of way.	Town Recreation Committee/Scenic Byways Committee	Include the concept as part of discussions about transforming ROW into Road	Trail plan is evaluated
Conduct a long-term "mobility" plan for Shawangunk.	Town Board	Securing funding for the plan and retain consultant	Completed plan
Create a Façade Improvement Program for Hamlet of Wallkill	Town Board	Seek funding from NYS and other sources	Revolving Loan Fund is created
Consider creating a Business Improvement District for the Hamlet of Wallkill	Town Board	Determine local property owner interest/support for BID	Property owners are consulted on interest in creating BID; Town Board is informed of results
Establish or promote a Farmer Recruitment Program	Town Board	Create liaison with County/State Farm Bureau, Coop. Extension to identify geographic areas for recruitment	Mechanism created to promote opportunities in farming to farmers elsewhere
Encourage Farmers to maximize Return on Lands not in production in environmentally responsible manner through improved tax planning, woodlot management, and agri-tourism	Town Board	Create liaison with service providers (e.g., Gerry Skoda in Sullivan County)	Network of service providers identified and listed on web

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN: IMPLEMENTATION SCHEDULE			
RECOMMENDATION	**LEAD RESPONIBILITY**	**ACTION**	**CRITERIA FOR EVALUATING SUCCESS**
Encourage Farmers to participate in efforts to develop New Products and Markets for Hudson Valley farms.	Town Board	Create liaison with Watershed Ag. Council and similar efforts in Hudson Valley	Town develops contact information for interested local farmers

VIII. Appendices: Basic Studies for the Plan