

Comprehensive Plan
Town of Gardiner, New York



December 2004

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TOWN OF GARDINER, NY

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TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	E-1
PREFACE: THE PURPOSE AND PROCESS OF UPDATING THE COMPREHENSIVE PLAN.....	1
FINDINGS.....	3
PLAN VISION.....	20
LAND USE PATTERNS TO BE ACHIEVED BY PLAN IMPLEMENTATION.....	20
GOALS AND RECOMMENDATIONS.....	23
A. Land Use.....	23
B. Resource Protection/Open Space.....	27
C. Economic Development/Community Development.....	31
D. Community Infrastructure and Services.....	46
E. Issues of Regional Concern.....	57
IMPLEMENTATION PROGRAM.....	59
PLAN APPENDICES.....	65

EXECUTIVE SUMMARY

In order to ensure that the Town's local policies were prepared for the challenges of the next decade, the Town Board convened a committee in 2003 to review and, as necessary update the Town's Comprehensive Plan. The consensus of the Committee was that the basic tenets of the existing comprehensive plan were probably sound. In fact, one of the major criticisms of the 1992 plan was that many of its recommendations and findings were never incorporated into Town policy. The process of updating the Town Comprehensive Plan was undertaken in 2003 and 2004 by a subcommittee of the Town Planning Board.

PLAN VISION

The plan vision identifies the overall outcome sought by implementation of the plan goals and recommendations. The following vision for Gardiner is offered based upon the community input and findings of the Comprehensive Plan committee.

As the Town of Gardiner grows and develops, its landscape will contain large areas of open space and agriculture. To the greatest extent possible, most housing will be clustered in or near the hamlets of Gardiner and Ireland Corners, as well as Tuthill Town, and Benton Corners. Housing in rural areas will be at an average density of at least two acres per unit or more, depending upon preferences of land owners and the ability of the land to support development. Commercial and industrial development will consist of small-scale facilities located in or near the hamlets¹ and designed to blend in with community character.

All development will be designed to protect water resources, and to preserve important natural features including those found on and along the Shawangunk Ridge. All development will also be designed and sited to protect and/or enhance the natural scenic beauty of the Town.

LAND USE PATTERNS TO BE ACHIEVED BY PLAN IMPLEMENTATION

The Land Use Plan depicts the Town of Gardiner as principally *rural residential* in both the form and character of the community. The plan achieves consistency with the Ulster County Comprehensive Plan by recognizing that other principal land use functions (such as industrial and regional commercial activities) will occur in more intensively developed areas of the County.

As indicated above, the over-riding vision for the Town Planning process has been to maintain, to the maximum extent possible, those attributes of rural and exurban living which are most important to Gardiner's community character.

¹ Note throughout this document, the general term "hamlets" refers to those areas with existing hamlet commercial zones (e.g., the hamlets of Benton Corners, Gardiner, Ireland Corners, the "mountain gateway" at the terminus of Route 299 and Tuthilltown—i.e, the intersection of Route 44/55 and Albany Post Road). The term "central hamlets" refers to the Gardiner and Ireland Corners hamlets. The term "outlying hamlets" or "smaller hamlets" refers to the hamlets other than Gardiner and Ireland Corners.

Revitalizing and expanding hamlet areas in Gardiner are key ingredients in this plan. Expanded and revitalized hamlets in the Gardiner hamlet and Ireland Corners will perform important functions in the Town's future. Specifically they will:

1. *Promote open space protection:* the central thrust of this plan is to preserve the Town's rural character. Through incentive zoning, transfer of development rights, and other measures, hamlet areas can receive growth that would ordinarily occupy or fragment large areas of open space. Even through pure market forces, attractive, well-designed hamlets can even draw housing demand away from outlying areas toward the center itself.

2. *Provide housing diversity:* realtors interviewed during this planning process indicated that there was a shortage of housing stock appropriate for young families and seniors. They indicated that these segments of the market are interested in buying small houses and village-density lots. A hamlet is the only location that can meet this type of demand for relatively affordable housing.

3. *Meet the needs of an aging population:* an expanded hamlet can provide opportunities for an aging population to be able to afford to stay in Gardiner while living within walking distance of important community services. A pedestrian-friendly hamlet made up of tight-knit neighborhoods is the best possible context for a society with an aging population.

4. *Maintain community identity:* communities are defined from the center outward. A revitalized Gardiner hamlet will define and sustain the community's character. Riding along Albany Post Road in Southern Ulster County, it is difficult to distinguish New Paltz from Gardiner from Shawangunk. Visit the Village of New Paltz, the hamlet of Wallkill and the hamlet of Gardiner, and one sees the differences in community character much more clearly. In that context, hamlet revitalization is central to preserving Gardiner's community character.

Commercial activities are clustered at the 5 intersections of the principal traffic corridors (Route 44-55 and Rte 208; Gardiner Hamlet; Route 44-55 and Albany Post Road; Route 44-55 and Bruynswick Road; Route 44-55 and Rte 299). The total commercial acreage identified is approximately 200 acres. Virtually all commercial acreage is forecast for local, "neighborhood" shopping requirements.

Regional shopping or "destination shopping" (e.g., "big box" retail, outlets, etc.) is not included in the land use plan, consistent with the County plan. The standard for local shopping area is 9 acres of commercial property per thousand population. With respect to service distance standards, two areas of the Town are beyond the 2-mile service radius of this type of shopping: the Tilson Lake/ Rutsonville area adjacent to Shawangunk; and the Libertyville area adjacent to New Paltz. There is some existing limited commercial development area in the Town of Shawangunk, at Bruynswick, which is available to the area residents. No commercial service activities fall within the service radius for Libertyville area, however the New Paltz central business district is probably sufficient for those needs.

GOALS AND RECOMMENDATIONS

The goals for this plan are derived from two sources. First, they represent the needs and the preferences of Gardiner residents as they were expressed during the community outreach process for this plan. Second they reflect the considerations of the comprehensive plan committee, the planning board, town board and others as they responded to the information and analysis

associated with this planning effort.

As such, these goals set the general directions for Gardiner in the areas of land use, resource protection/open space, economic development/community development, community infrastructure and services and issues of regional concern. Each set of goals is followed by recommendations. The recommendations detail specific actions or policies the Town should pursue to accomplish the plan goals.

A. Land Use

Goal A-1. Maintain the rural character of the landscape by preserving significant large parcels of undeveloped land and/or agricultural land.

Goal A-2. Develop within a circulation network rather than along circulation routes to create a circulation system offering autos, pedestrians, bicyclists and others a variety of connections between Gardiner's hamlets and between the hamlets and the regional transportation system.

Goal A-3. Foster a pattern of contrasting yet complementary urban and rural environments that operate most efficiently and conveniently to serve the majority of the population by encouraging higher density housing to locate in or near hamlet areas, with densities decreasing the distances from the hamlets centers.

Goal A-4. Support and enhance the concepts and relationships sought in the State and County planning efforts to arrive at a well balanced and economic land use at the State and County level.

LAND USE RECOMMENDATIONS

Establish cluster development as the preferred pattern of development for major subdivisions.

Adopt "conservation subdivision" practices

Create a system of incentives to achieve the desired land use patterns

Review the structure of the Town zoning ordinance and the densities in zoning districts to ensure that they provide sufficient incentives for creative development consistent with the plan goals.

Adopt design guidelines or standards for residential and commercial development

Encourage village-density and attached housing in hamlet areas

B. Resource Protection/Open Space

Goal B-1. Protect the quantity and quality of groundwater resources available to support residential and commercial development.

Goal B-2. Reserve open mountain areas and much of the river valleys for public enjoyment.

Goal B-3. Protect and preserve special natural resources and areas, unique geological and open space areas, and key water bodies and watersheds.

Goal B-4. Help maintain the economic viability of agriculture in the Town of Gardiner as both a source of economic activity and as a means of preserving the traditional landscape of the Town.

Goal B-5. Improve public access to recreation areas via publicly owned lands.

RESOURCE PROTECTION/OPEN SPACE RECOMMENDATIONS

Develop Local Policies to Improve Protection of Major Aquifers in the Town.

Improve Protection of the Shawangunk Ridge

Improve protection of the Shawangunk Kill, the Wallkill River and other waterways in the Town

Develop and Implement a Formal Open Space Preservation Plan

Improve opportunities for public access to recreation-related open space and waterways to enhance recreation opportunities and reduce trespassing on private lands

Continue cooperative efforts with the Mohonk Preserve, the Nature Conservancy, the Palisades Interstate Park Commission and other land stewardship organizations on the Shawangunk Ridge to manage visitor impacts

Build partnerships with the appropriate land stewardship organizations to manage protected open space in the community, particularly on the Shawangunk Ridge

Complete an inventory of important biodiversity features in Gardiner

C. Economic Development/Community Development

Goal C-1. Encourage the continued growth and improvement of Gardiner's local retail-service areas primarily to serve local needs and not as regional service centers.

Goal C-2. Broaden employment choices for all workers and locate sources of employment near residential concentrations.

Goal C-3. Broaden the Town's tax base in order to stabilize and limit the level of residential property taxes by encouraging the expansion and addition of revenue-producing land uses such as business and industry.

Goal C-4. Preserve, rehabilitate and strengthen existing hamlet areas as pedestrian-oriented activity centers containing a mix of housing and retail and service businesses serving the local (rather than regional) needs.

Goal C-5. Protect and foster the Town's heritage through the preservation of historic areas, landmarks, sites and structures.

Goal C-6. Provide a diversity of housing types and styles to ensure housing choices for each level of income in the community.

ECONOMIC DEVELOPMENT/ COMMUNITY DEVELOPMENT RECOMMENDATIONS

Initiate an extensive and long-term hamlet revitalization effort

- *Create a detailed physical master plan for an expanded Gardiner Hamlet*
- *Create a detailed physical master plan for a new Ireland Corners Hamlet*
- *Establish design guidelines to encourage new hamlet development to reflect existing patterns*
- *Consider the creation of a Generic Environmental Impact Statement to guide development in each hamlet area*

Avoid “strip development” along Route 208 south of Ireland Corners through selected changes in the Hamlet Commercial (HC) zone regulations specific to that location

Expand the “uses permitted by right” in Hamlet Commercial (HC) and Commercial Light Industrial zones, encouraging mixed uses in the HC zone

Implement a comprehensive approach to encourage agriculture in the Town of Gardiner.

Ensure Home Occupations do not diminish the quality of Gardiner’s neighborhoods

Formally incorporate information on Gardiner’s historic structures and sites into the planning process

Continue to participate in the Scenic Byways program to promote tourism in Gardiner

Town policies should recognize and support Tourism as an important part of the local economy

Create a Small Business Retention/Expansion/Attraction Initiative for Gardiner

D. Community Infrastructure and Services

Goal D-1. Provide sufficient capacity in municipal water and sewer systems to allow for orderly, compact development in and immediately adjacent to Gardiner’s central Hamlet.

Goal D-2. Maintain health and safety standards in areas of compact seasonal development that may be converting or may have converted to year-round residency.

Goal D-3. Provide a diversity of transportation routes and modes throughout the Town to minimize auto traffic congestion associated with population increases.

Goal D-4. Develop a system of primary and secondary transportation-utility corridors to aid in clustering growth, thus preserving the natural environment as much as possible.

Goal D-5. Formulate Town land use policies which will insure that future growth will bear its fair share of costs for necessary increases in public improvements such as roads, utilities, schools and recreation facilities.

Goal D-6. Improve the ability of the Town to coordinate its investment programs and service delivery with those of other, overlapping jurisdictions, e.g., school districts, fire districts, etc.

Goal D-7. Continue to develop a town parks system for the enjoyment of Gardiner residents.

COMMUNITY INFRASTRUCTURE AND SERVICES RECOMMENDATIONS

Continually seek the means to add capacity to the municipal sewer system, while creating a public water supply for the central hamlet of Gardiner

Establish local policies to require nonconforming properties (particularly seasonal residences that have been converted to year-round occupancy) to meet current standards for wastewater management and environmental compliance

Create a local policy to allow the Town access to private septic systems to prevent or alleviate system failures

Continue to use Land Use Policy as a means to alleviate traffic congestion

Encourage coordinated development of a multi-access circulation network for transportation

Adopt Land-use policies that recognize the role of Primary and Secondary Arterial Roads in the circulation network

Encourage the extension of new communications technologies throughout the Town consistent with preserving the Town's scenic beauty and natural resources

Create a Public Facilities Plan for Gardiner

- *Finalize the location of Town Offices*
- *Ensure that land is set aside for necessary expansion of Fire and Emergency Service*
- *Explore the Feasibility of Creating a School District that is Coterminous with Town Boundaries*

Ensure that Land-use Policies meet Requirements of Emergency Services

Create a long-term parks plan as part of the Town's Open Space Plan

Promote innovative approaches to energy conservation and the development of renewable resources

E. Issues of Regional Concern

Goal E-1. Seek regional solutions for the following issues that extend beyond municipal boundaries:

- securing adequate water supplies and wastewater treatment facilities
- providing affordable housing
- protecting the Shawangunk Ridge
- preserving agriculture
- planning for open space
- improving regional transportation systems.

Goal E-2. Promote and participate in intermunicipal systems for providing a range of municipal services ranging from emergency services, code enforcement and others.

RECOMMENDATIONS FOR ISSUES OF REGIONAL CONCERN

Continually seek regional solutions to issues of waste water disposal and creation of public water supplies

Seek intermunicipal solutions for protection of the Shawangunk Ridge

Cooperate with neighboring towns and Ulster and Orange County in developing regional solutions to transportation problems

Seek regional solutions to affordable housing issues

Work with neighboring Towns to preserve agriculture

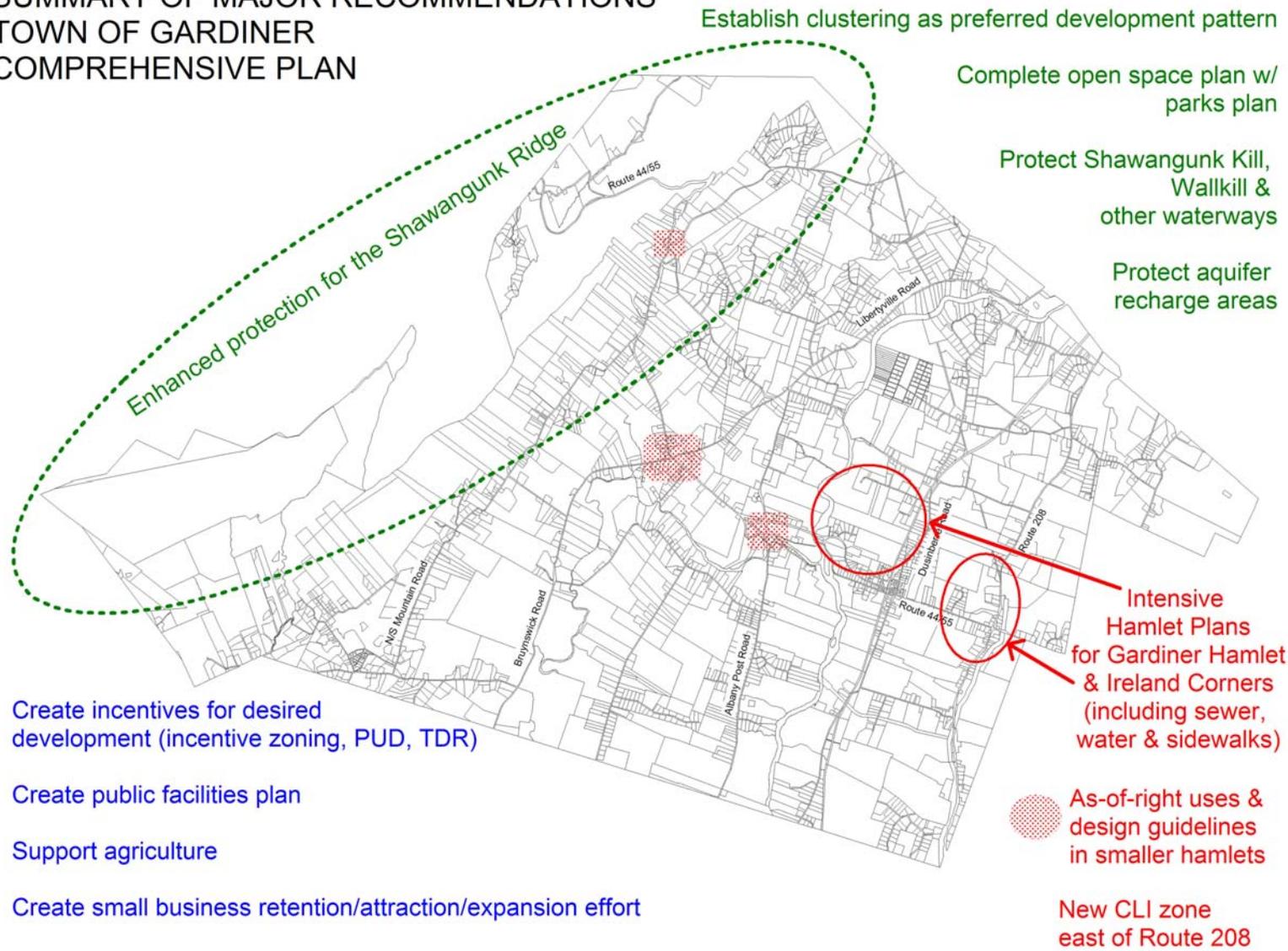
Participate in regional open space planning efforts

Continue to work with neighboring towns and Ulster and Orange County on efforts at intermunicipal cooperation

IMPLEMENTATION PROGRAM

The implementation schedule given in the full plan 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" actions should be initiated after the first year following plan adoption. They should be completed within five years of plan adoption. The plan itself should be subject to review and update within three to five years after its adoption by the Town board.

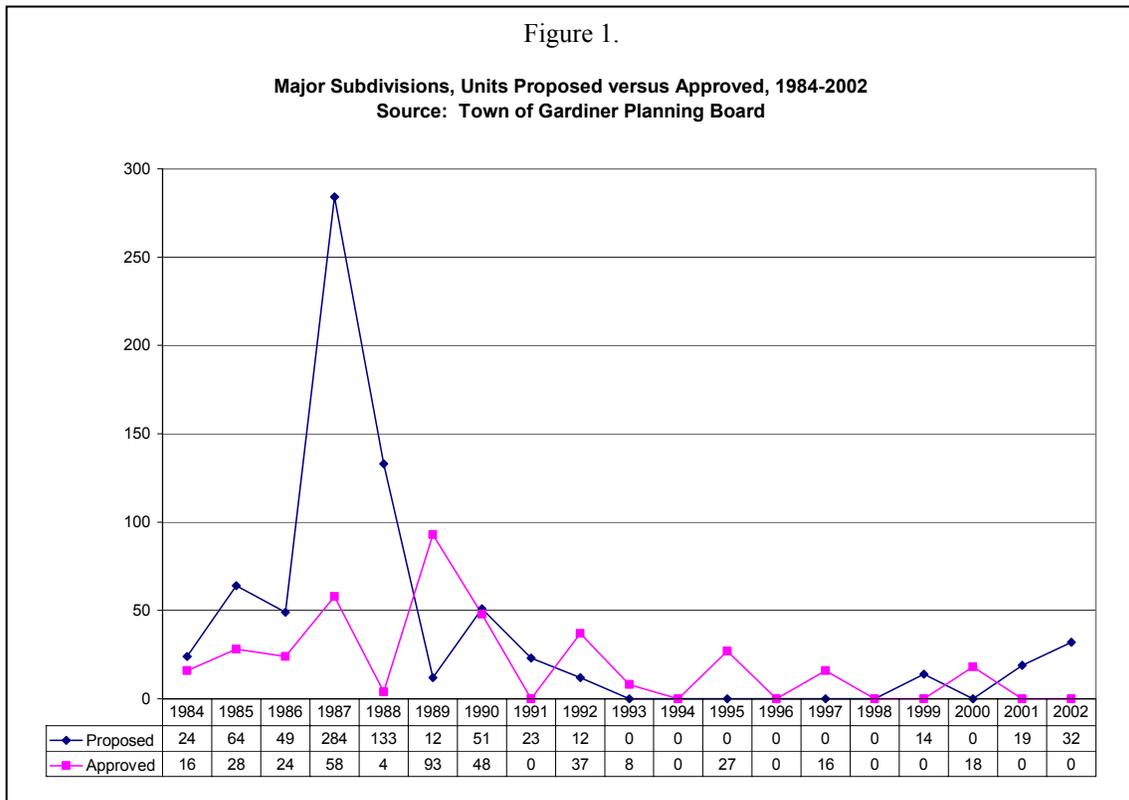
SUMMARY OF MAJOR RECOMMENDATIONS TOWN OF GARDINER COMPREHENSIVE PLAN



- Create incentives for desired development (incentive zoning, PUD, TDR)
- Create public facilities plan
- Support agriculture
- Create small business retention/attraction/expansion effort

PREFACE: THE PURPOSE AND PROCESS OF UPDATING THE COMPREHENSIVE PLAN

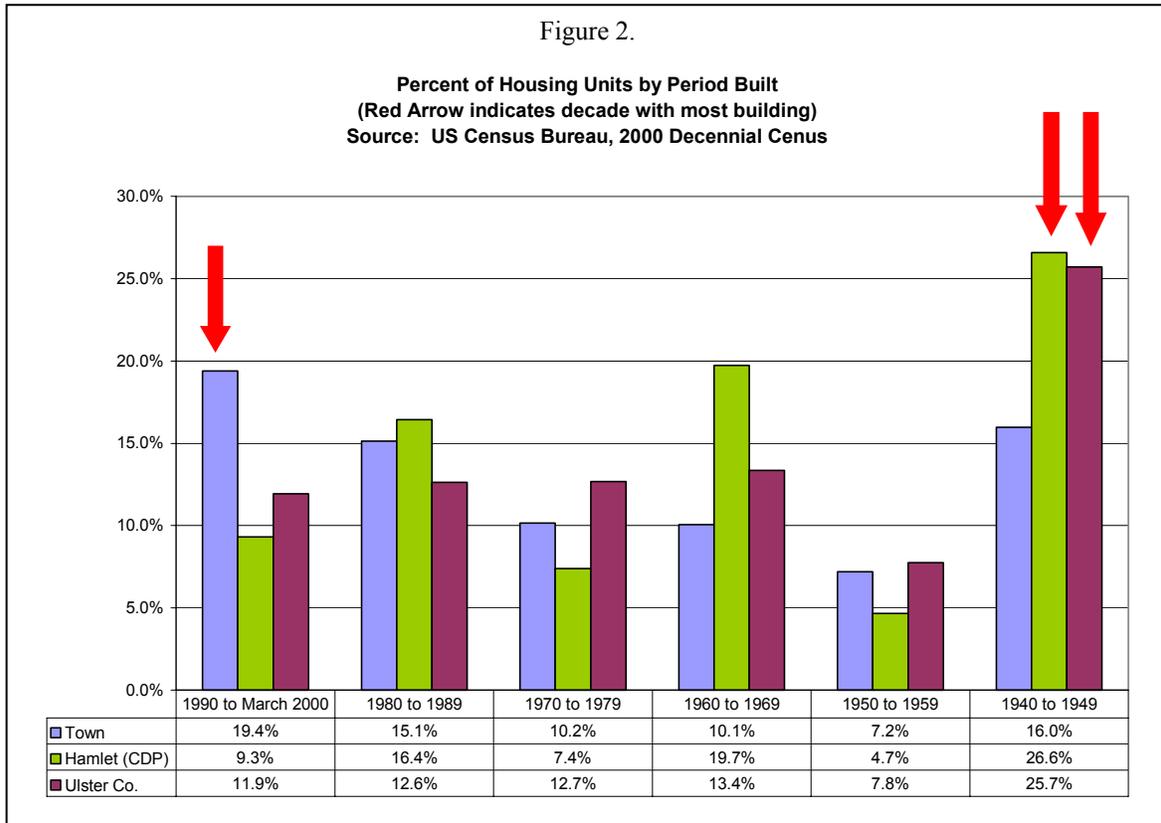
Gardiner last completed a comprehensive plan in 1992. At that time, the new plan became the basis for significant changes in the Town’s zoning ordinance. In that year, Gardiner was recovering from a burst bubble in the housing market fuelled by the stock market crash of 1987 and the IBM downsizings of the early 1990s.



At the peak of the bubble in 1987, the town received proposals for major residential subdivisions with a total of 284 housing units. (See Figure 1.) The following year, proposals for major subdivisions with 133 units were submitted. In 1989, the total number of new units proposed in major subdivisions dropped to 12 and recovered slightly to 51 units in 1990. Then IBM announced the closing of its Kingston plant. From 1993 to 1998, there were no new units proposed for major subdivisions in Gardiner. Yet the pipeline created in the late 1980s helped fuels some residential growth in Gardiner in the 1990’s. Of the 417 units proposed in major subdivisions in 1987-88, 222 were eventually approved over the following decade. The total number of units approved in major subdivisions in Gardiner from 1989 to 2002 was 251.

Data from the 2000 Census confirms the importance of the 1990s for development in Gardiner. As shown in Figure 2 below, more housing was built in Gardiner during the 1990s, than in any previous decade in the post-war era.

This amount of subdivision activity was unusually high for Gardiner, but modest compared to communities to the south in Orange and Rockland counties. Nonetheless, they indicated a long-term trend toward sustained growth. As a confirmation of this trend, in 2002, the Town received 32 applications for major subdivisions. Not shown on the graph, however, are the figures for 2003, where the Town received proposals for over 300 units. While the bulk of these units were in one project, it still represented the highest level of such activity since 1990.



In order to ensure that the Town’s local policies were prepared for this challenge, the Town Board convened a committee in 2003 to review and, as necessary update the Town’s Comprehensive Plan. The consensus of the Committee was that the basic tenets of the existing comprehensive plan were probably sound. In fact, one of the major criticisms of the 1992 plan was that many of its recommendations and findings were never incorporated into Town policy. The process of updating the Town Comprehensive Plan was undertaken in 2003 and 2004 by a subcommittee of the Town Planning Board.

As described below, the Committee engaged in an extensive effort to solicit community opinion on development issues affecting Gardiner. In addition, the Committee sponsored a hamlet design exercise by a group of three students from the Conway School of Landscape Design in Conway, MA. This group held a community input session on February 3, 2004 and made a preliminary presentation of their findings on February 24. The full report by this group is included in the appendices to this plan.

The committee reviewed the existing plan and made amendments and/or revisions in response to issues that emerged from the analysis of development trends in the Town, the Conway School

study and in response to input solicited from Town residents and stakeholders.

FINDINGS

As a result of the year-long planning process, the Comprehensive Plan committee developed information on growth trends in the Town and how they relate to important community values and perspectives. This section summarizes what was learned in that process.

Long-term prospects for Growth

By population, Gardiner is one of the smallest towns in Ulster County, with a 2000 population of 5,283. Yet, during the 1990s, it was one of the fastest growing towns in the County, both by percentage increase in population and by the number of new residents added during the decade. (See figures 3, 4, and 5 below.)

During the 1990s, the population of Gardiner was marked by a significant presence of affluent, well-educated individuals in the population. According to the 2000 Census, the Town of Gardiner had a significantly higher proportion of its population over 25 that had either a bachelor's degree or a graduate degree than the average for Ulster County or Orange County. (See the Figure 6 below.)

Income is closely correlated with education levels. Therefore it should not be surprising that, according to the 2000 Census, Gardiner has the highest median household income of any town in Ulster County. Its \$55,000 median household income exceeded the median for Ulster County by over \$10,000. Even more impressive, Gardiner's median household income also exceeded that for Orange County (\$52,000).

A comparison of the median income with the per capita (or, more commonly) average income reinforces the overall affluence of the Town. The median household income is the income reported by that household that is halfway up the Town income distribution. (Half the households earn less, half earn more.)

The presence of a handful of very wealthy individuals will raise the statistical average income for a town considerably (i.e., the total amount of income in the town divided by the number of people), but will have only a small effect on the statistical median household income (i.e., the median will move up a few notches to that household that is now at the mid-point in the distribution of households by income). The fact that Gardiner has the highest median household income in the County, but trails Woodstock and Hurley in *average* income, indicates that Gardiner has a fairly high concentration of households with high incomes, rather than just a few very high-income households. (See figures 7 and 8.)

Given the relative affluence of the Town's population, it should not be surprising that Gardiner also had the second highest median value for owner-occupied housing in all of Ulster County. Gardiner's housing value was exceeded only by the Town of Woodstock. Gardiner also ranked ahead of such expensive housing markets as Marbletown, Marlborough and New Paltz. (See Figure 9.)

Figure 3. Ulster County Towns Population, 1990-2000 (Ranked by 2000 population) Source: US Cenus Bureau, Decennial Census

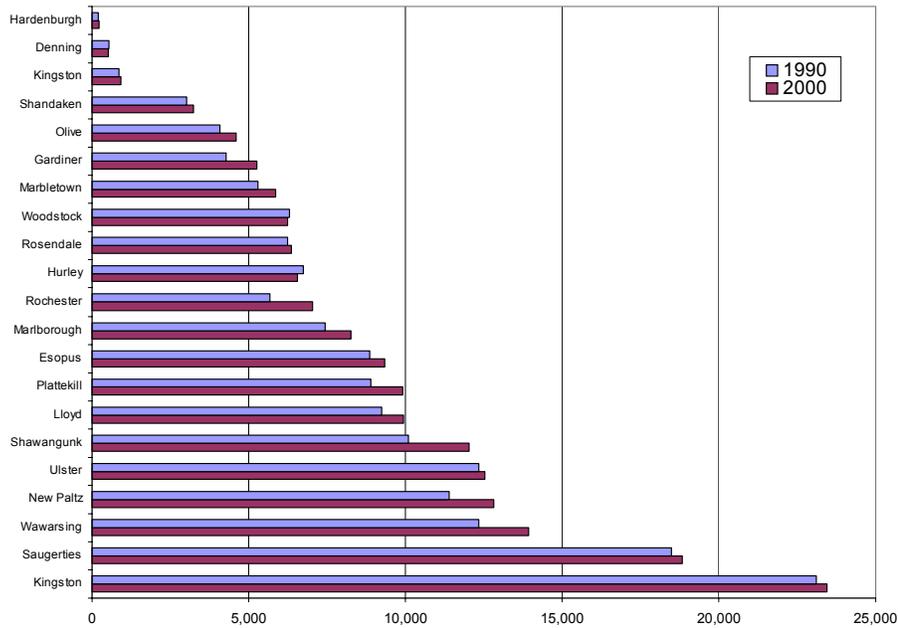


Figure 4. Ulster County Towns Ranked by Percent Increase in Population, 1990-2000 Source: US Cenus Bureau, Decennial Census

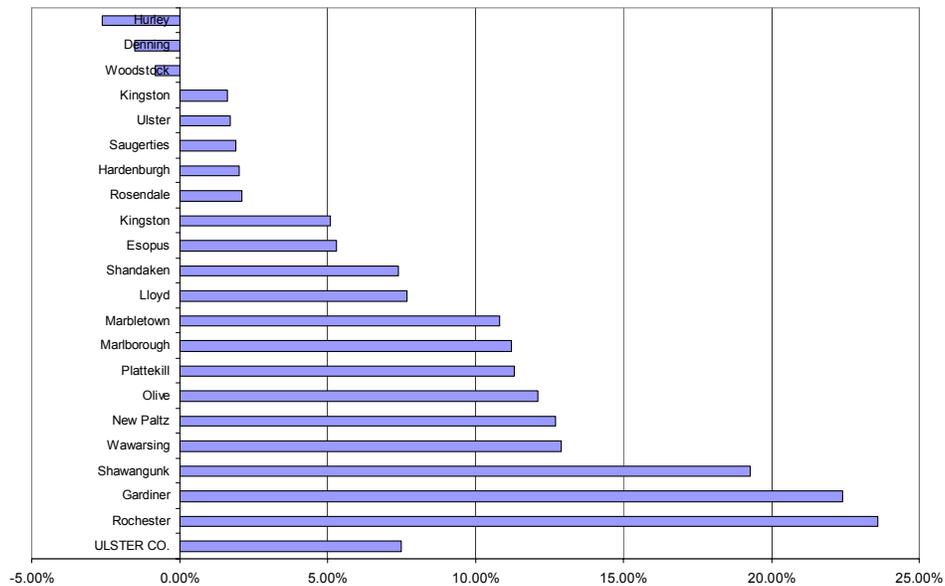


Figure 5.
Ulster County Towns Ranked by Number of Residents Added, 1990-2000
 Source: US Census Bureau, Decennial Census.

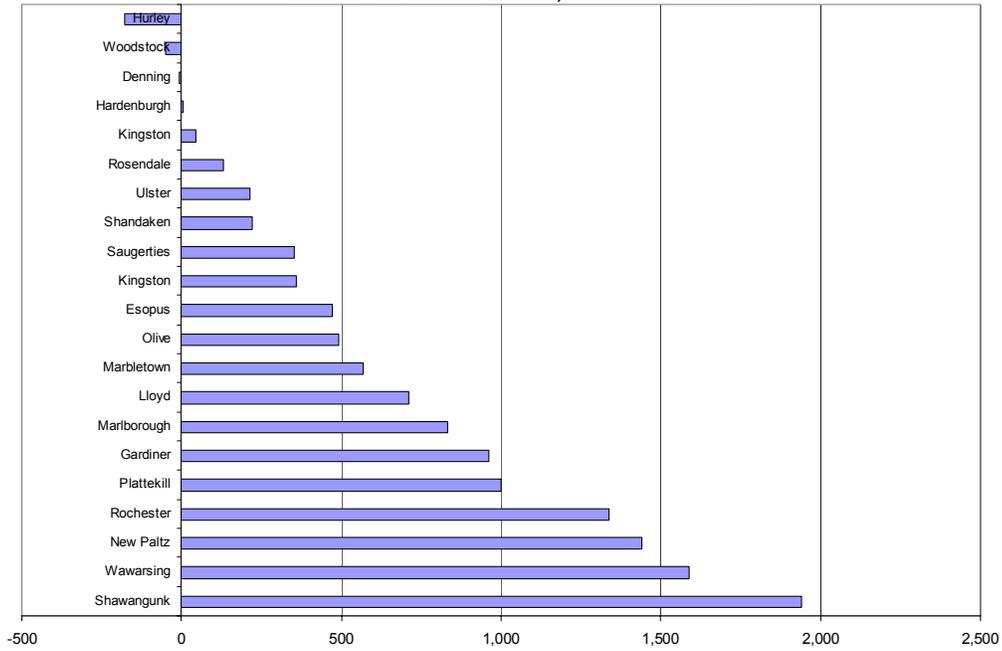
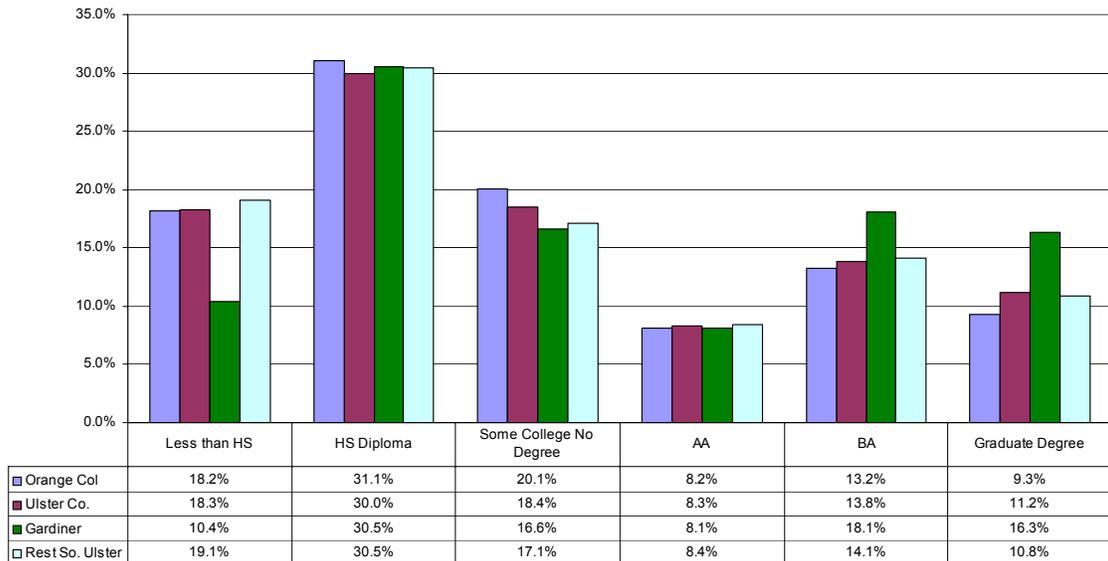
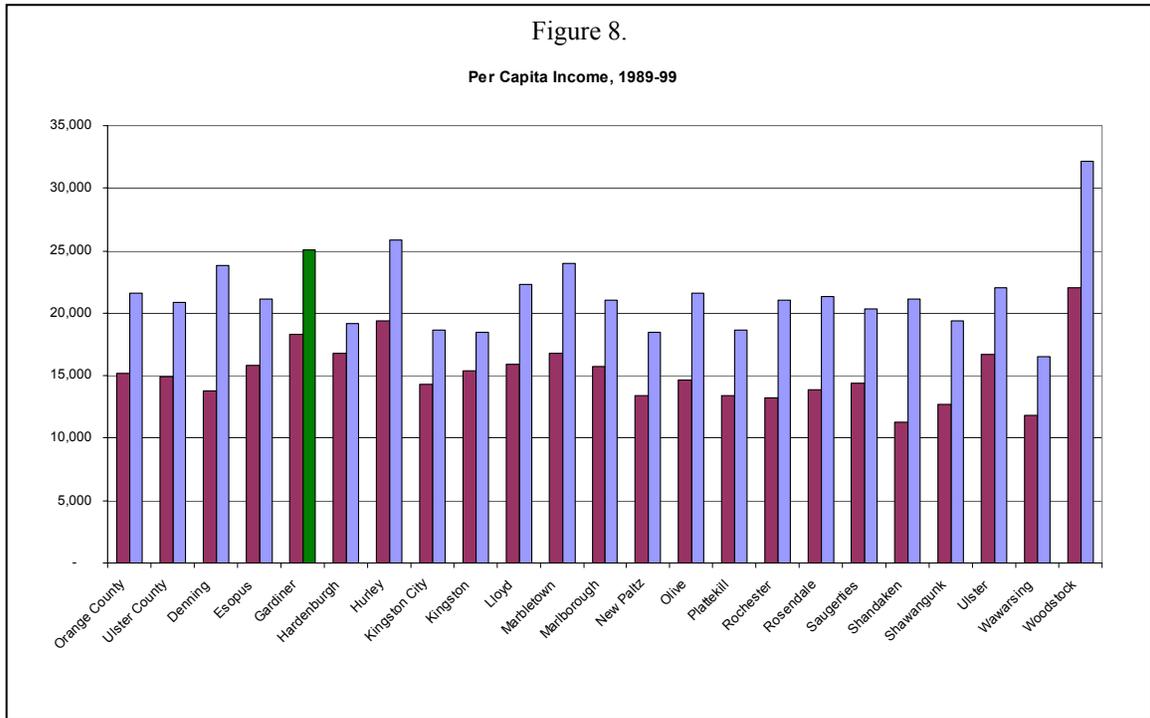
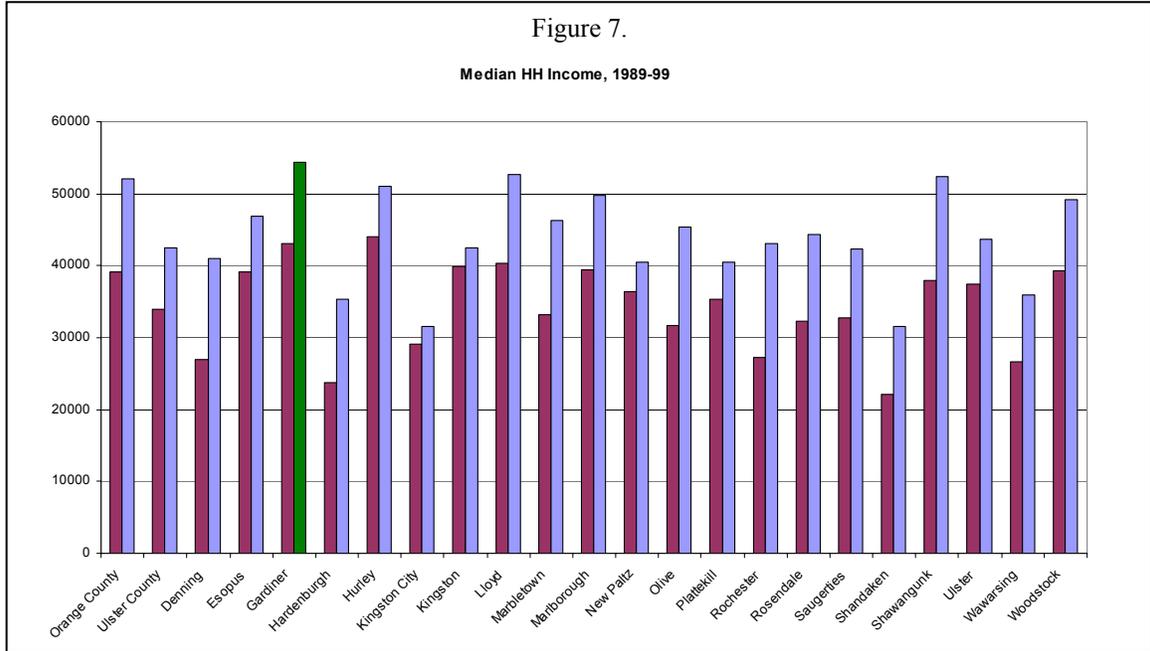
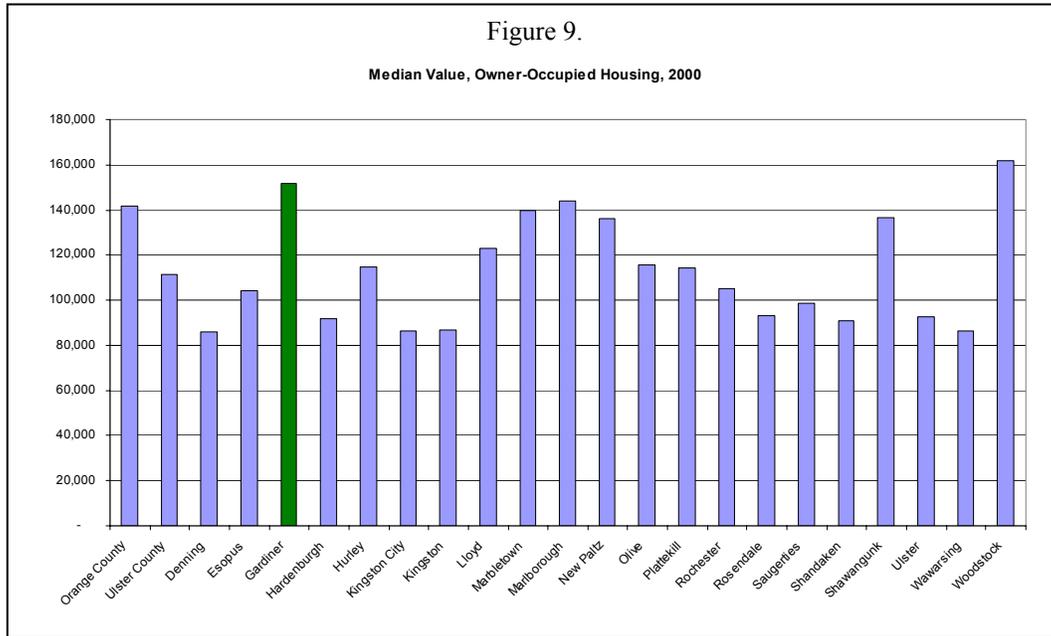


Figure 6.

Educational Attainment, 2000, % of Population Over 25







Gardiner’s Emergence as a Residential Location of Choice

The analysis of growth trends provided above reinforces the anecdotal evidence that, during the 1990s, Gardiner emerged as a choice location for individuals and families. The Town offers scenic views, good quality school districts and a quality of life that combines outdoor recreation possibilities with reasonably good access to cultural activities in nearby towns such as New Paltz and even New York City (less than 2 hours away by car).

Table 1.
Geographic Location of Buyers of Real Property in Gardiner, 1993 to April, 2004

	Total Sales in which Buyer’s ZIP Code was recorded	Purchases from Ulster Co. & Northern Orange ZIP Codes	% of Total Sales	Purchases from ZIP Codes for New York City, Westchester Co. and Northern New Jersey	% of Total Sales
Sales from 1993 to 2000					
Gardiner	1,787	1,036	58.0%	222	12.4%
Ulster Co	29,930	22,282	74.4%	3,926	13.1%
Sales from 2001 to most current					
Gardiner	594	468	78.8%	109	18.4%
Ulster Co	13,973	10,925	78.2%	1,895	13.6%
Total Sales, 1993 to Most Current					
TOTAL					
Gardiner	2,381	1,504	63.2%	331	13.9%
Ulster Co	43,903	33,207	75.6%	5,821	13.3%
Source: compiled by Fairweather Consulting from data from NYS Office of Real Property Services.					

Unlike popular perception, Gardiner's emergence as a location of choice is as much driven by local demand as it is from the New York City area. (See Table 1.) New York State's Office of Real Property Services has electronic records of "arms-lengths" sales going back to 1993. In the period from 1993 to 2000, of the sales in Gardiner for which the buyer's ZIP code was recorded, 58 percent were from within the Ulster County/Northern Orange (e.g., Newburgh and Pine Bush) area. During that same time period, 74.4 percent of all sales in Ulster County were from buyers within that region. At the same time, the proportion of sales to buyers from the New York City area was slightly lower for Gardiner (12.4 percent) than for Ulster County as a whole (13.1%).

During the period from 2001 to May, 2004, the proportion of buyers in Gardiner from New York City metropolitan area ZIP codes rose to 18 percent compared to 13.6 percent for Ulster County as a whole. Yet, at the same time, Gardiner's proportion of buyers from within the Ulster/Northern Orange region rose to 78 percent, matching Ulster County's proportion of purchasers from that region. Clearly Gardiner is a location of choice for buyers in the local area as well as for the smaller number of purchasers coming out of the New York City area.

Prospects for the Future: a Build-out Analysis for the Town

A build-out analysis is intended to estimate the nature and scale of new development that is currently allowed under the Town's existing zoning. The analysis identifies property in the Town that is either vacant or potentially subject to additional development under current zoning. The analysis applies assumptions about how the development will be accomplished and identifies the total amount of new development that would be permitted under current zoning of all of these parcels were fully developed. As such, the build-out *does not* necessarily represent a desired outcome for the plan. It merely provides a "baseline" for considering alternative development policies and strategies. See Table 2 for the build-out results.

This build-out analysis focused strictly on the potential for new residential development in the Town. It was created using the following assumptions:

- Vacant land will be built out to the maximum density permitted under existing zoning.
- Properties in more than one zoning district were excluded from this analysis.
- Density was calculated using a "rule of thumb" that 75 percent of total land area was actually available for development. (The 25 percent was deducted to reflect site constraints, clearances for septic systems, etc.)
- The results of smaller, non-conforming lots were included, assuming that, during development, they would be joined to larger lots, with the additional land area counted in the density calculation. (Thus, a 40,000 square foot vacant lot in an AR200 zone would generate an additional 0.15 housing units).
- The analysis also "built-out" land currently in agricultural use at permitted densities, again assuming that only 75 percent of the land was buildable.

- Finally, the analysis also “built-out” land currently developed below allowable densities. For example, the analysis identified all lots in the AR200 zones that were over 400,000 square feet with one single-family house on them. The analysis calculated the additional houses that could be built in such situations. NOTE: This analysis does not net out the lots with restrictions on further subdivision.

The table below shows the build-out analysis disaggregated by school district. The first column shows the build out of vacant land. The second column shows the build out of “partially developed” parcels and agricultural land.

School District	Vacant Parcels	Ag Land	“Under” developed	TOTAL
Pine Bush	51.4	-	0.7	52.1
AR200	51.4	-	0.7	52.1
New Paltz	1,124.7	1,230.1	318.6	2,673.5
AR80	1,045.3	1,206.7	314.0	2,566.1
AR200	73.7	23.4	4.6	101.7
HR	5.7	-		5.7
Wallkill	532.9	883.3	132.2	1,548.3
AR80	328.2	883.3	113.0	1,324.5
AR200	204.7	-	19.2	223.9
				4,273.9
Estimated Population Change				
Existing				5,238
From Build-out				11,111.7
Total				16,349.7
Estimated Change in School Age Population				
In Existing Houses				998.5
From Build-out				2,136.9
Total				3,135.4

According to the 2000 Census, households in Gardiner had an average of 2.6 members. Thus, if household size remained constant, the creation of 4,274 housing units would, on average produce an additional population of 11,112. Added to Gardiner’s 2000 population of 5,238, this would yield a total population at build-out of 16,350.

This is well below the 25,000 projected in the build-out for the 1992 plan for two reasons: the 1992 build-out used the zoning density before implementation of the AR200 zone. In addition, that build-out used the ratio of persons per household from the 1980 Census: 2.8. As indicated above, by the 2000 census, the average number of persons per household in Gardiner had decreased to 2.6.

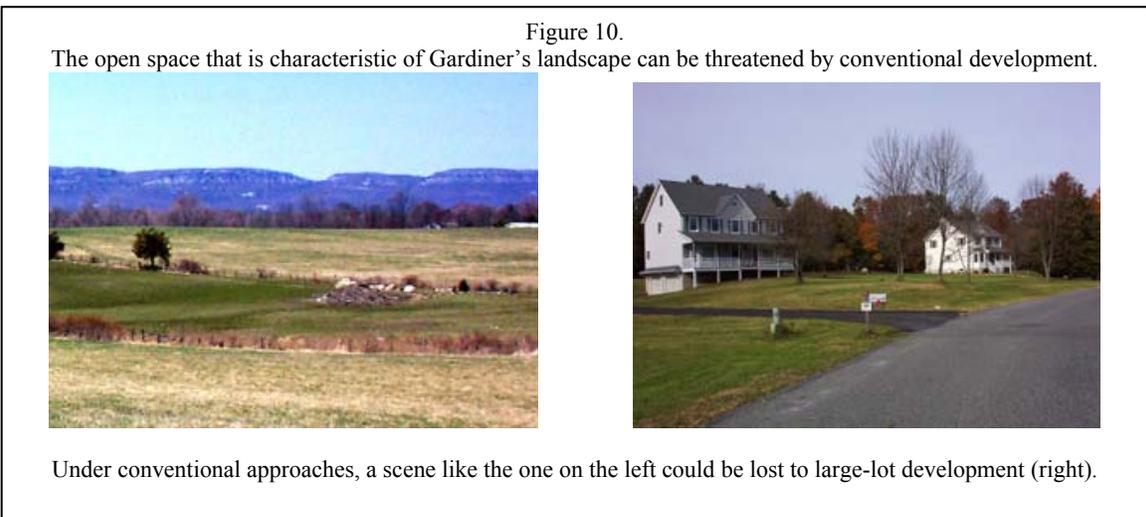
Given the limitations of both the data and the methodology, the results of this analysis should be considered a rough guide to future development rather than a precise forecast of the future. However, as indicated by the above build-out analysis, under the current zoning in effect, Gardiner has the potential to see its population increase by 200 percent at build-out.

It is worth noting that, currently the Town is seeing applications for major subdivisions averaging 30 to 50 total units each year. If the Town sees an average growth at double that rate (e.g., 100 new units built in the Town each year) it will require 42 years for the Town to build out. Nonetheless, current trends coupled with the results of the build-out indicate that Gardiner is likely to experience steady long-term growth in terms of residential development.

The Quality versus Quantity of the Build-out

The build-out analysis suggests that under current zoning, Gardiner could experience a substantial population increase. What the build-out cannot provide is the *qualitative effect* of such growth. Specifically, how will the character of Gardiner change if this growth is handled through standard subdivision practices?

The build-out indicates that Gardiner may see an additional 3,900 units in its AR80 zones (2,566 in the New Paltz School District, 1,324 in the Wallkill District). Handled as standard subdivisions, this development could have the effect of converting 8,000 acres of open space into standard suburban two-acre housing. The photos in Figure 10 provide a sense of how the landscape could be transformed beyond recognition. Using creative planning techniques to avoid such a fate has been a central thrust of Gardiner’s planning efforts since the adoption of the 1992 plan. The build-out analysis suggests that this effort must be intensified in the current plan.



Community Concerns and Values: Maintaining Community Character in the Context of Long-term Growth Trends

The prospect of continued growth creates a challenge for the community: how does Gardiner maintain the high quality of life that has made it such a desirable place in which to live? In order to address this question, the comprehensive plan update committee undertook an intensive effort to solicit community perspectives on issues and values related to growth and development in Gardiner. This involved several initiatives.

In June of 2003, the Committee distributed a survey to approximately 2,300 households in Gardiner to ascertain residents' perceptions about the Town's priorities and policies. The full and final count for the survey shows that 851 surveys were received tabulated. 826 surveys were received in the business reply mail envelopes. 25 surveys were returned in other types of envelopes. Of the 851, 624 indicate they are from full-time residents. 32 are from part-time residents and 38 are from nonresidents. 157 respondents did not give their residency status. The survey form and fully tabulated results are included in the appendices to this plan.

In addition to the survey, community "visioning" sessions were held for the plan on November 13th and 15th at the Shawangunk Valley Fire Department, and December 1st and 4th at the St. Charles Church Hall. Over 115 people participated in these meetings. Full tabulations of the results of the meetings are also found in the appendix. There were several other opportunities for public input and comment. The Committee held meetings for farmers in the Town, business people and housing developers.

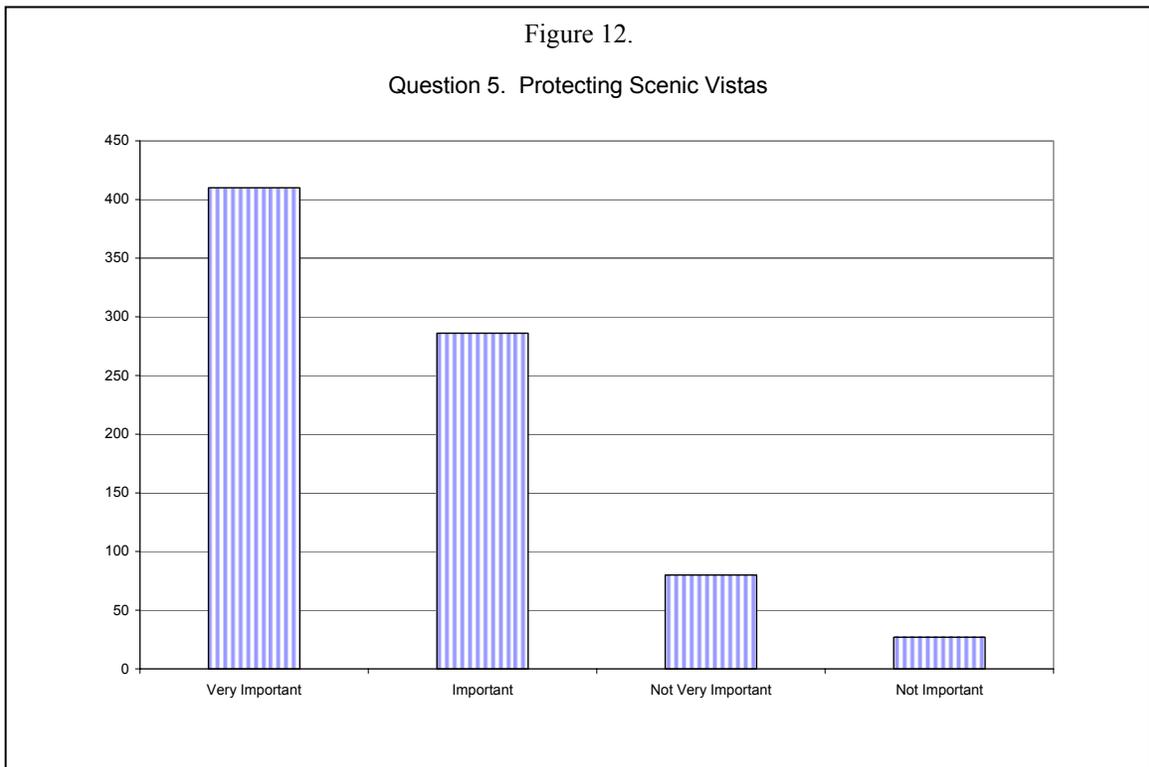
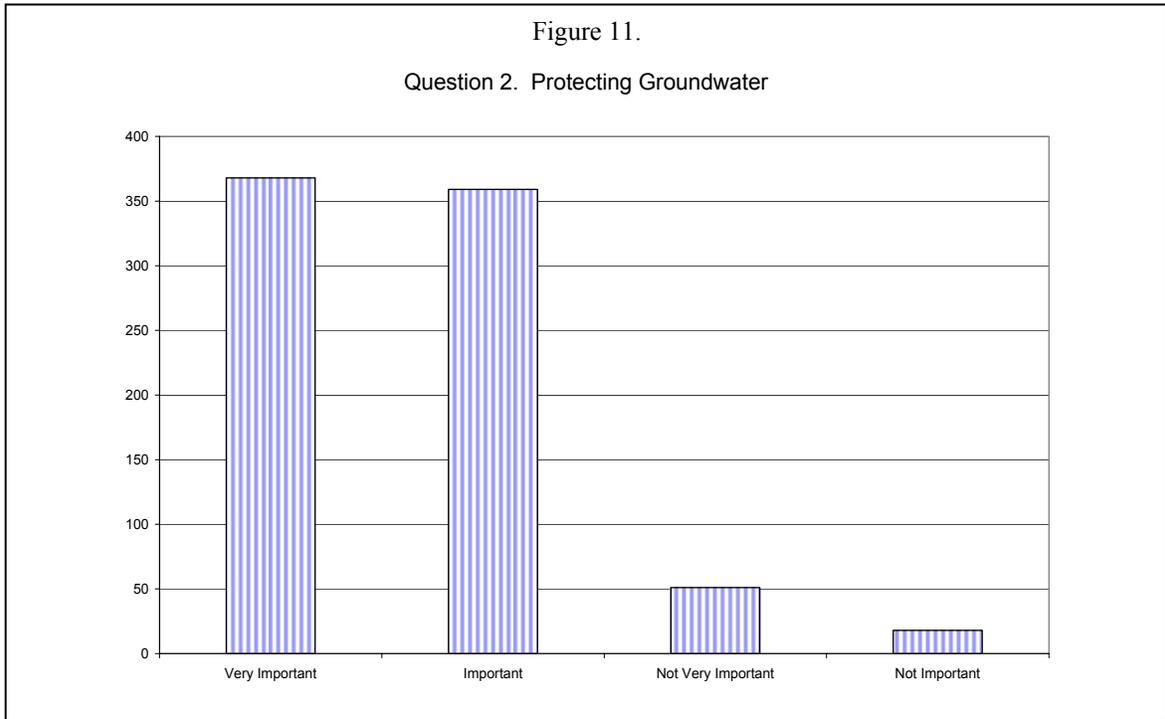
Results from the Community Survey

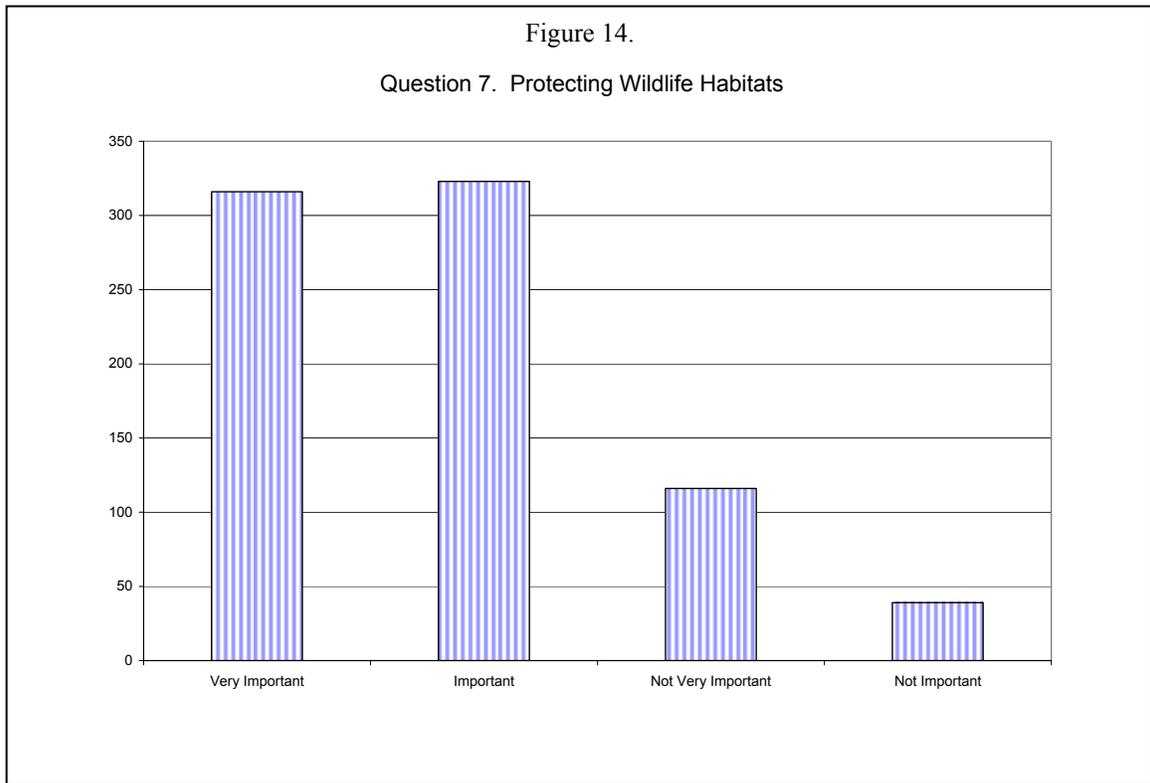
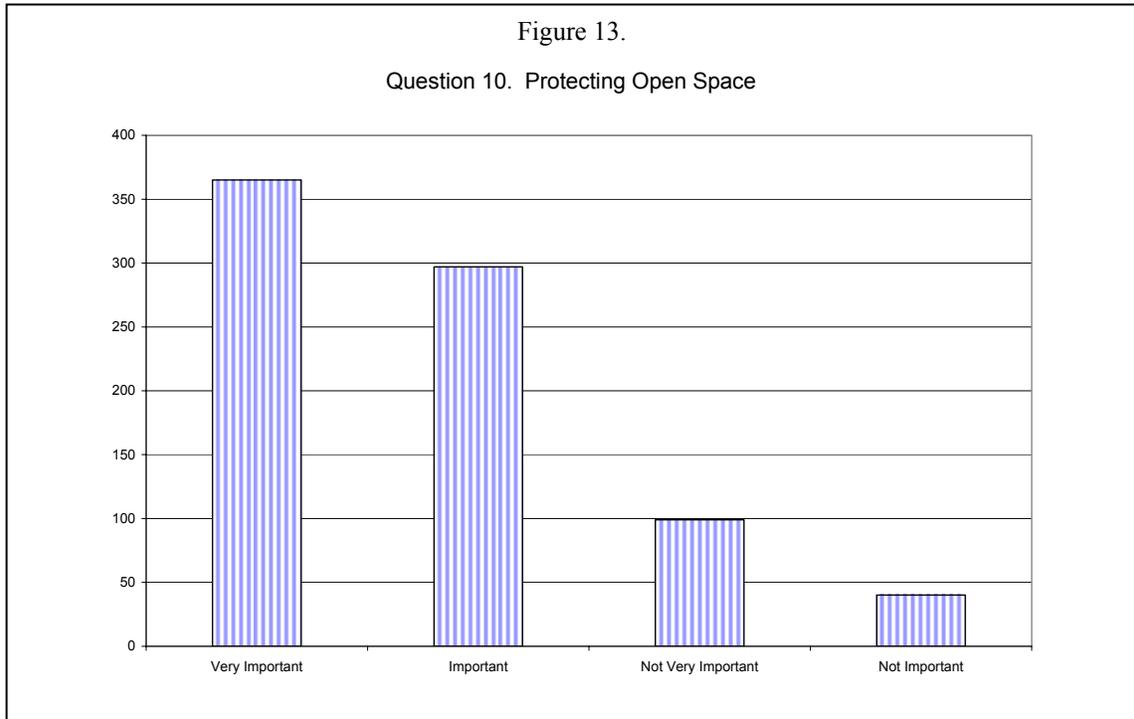
In the first part of the survey, respondents were asked to identify the importance of issues facing Gardiner. For each issue, they were asked about their opinions on approaches to protect and/or enhance quality of life in Gardiner. For each option, they were asked to choose among four potential responses:

1. Very important. (I would pay more taxes to support this.)
2. Important. (It should be a priority in the Town's spending plan for my current taxes.)
3. Not very important. (It doesn't need to be a Town priority.)
4. Not important at all. (Nothing needs to be done about it.)

Issues Which Should be a Priority or Upon Which Respondents Would Spend More Money: A significant number of respondents felt that the following issues were "very important," meaning that they would be willing to pay more taxes to address them. Most of these issues involve protection of natural resources and/or scenic views.

As shown in the accompanying graphs, over 350 of the 813 respondents indicated they would be willing to pay more taxes to protect groundwater. Over 400 would pay more taxes to protect scenic vistas.



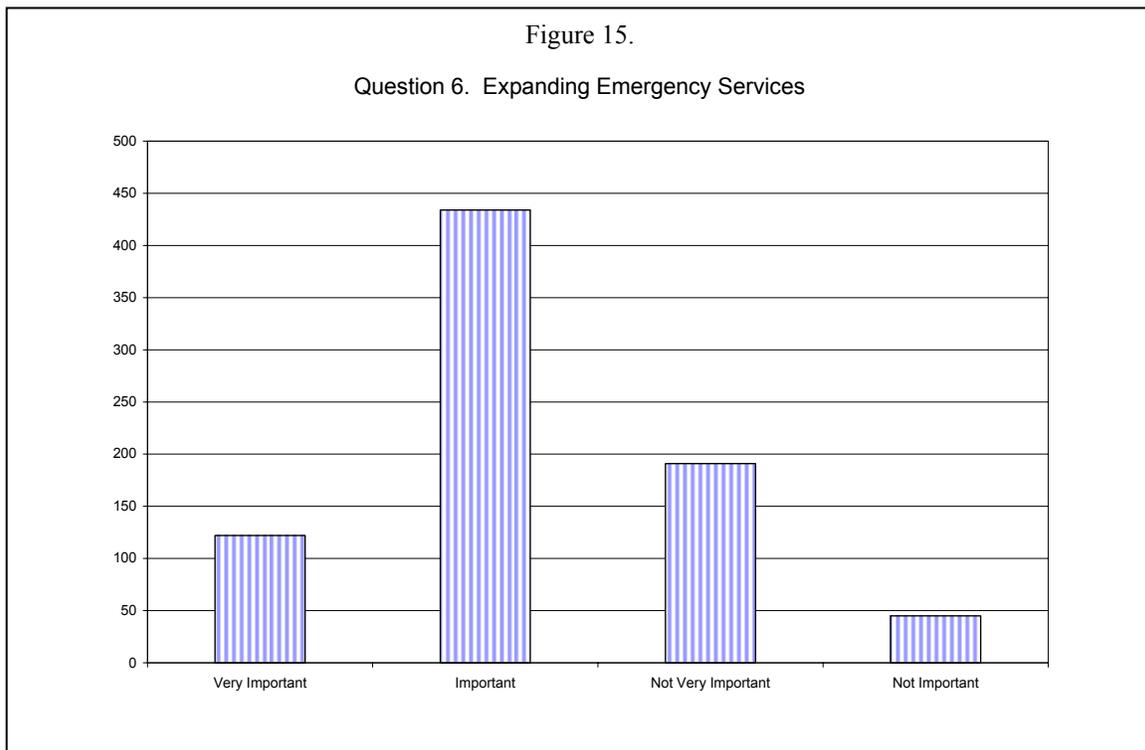


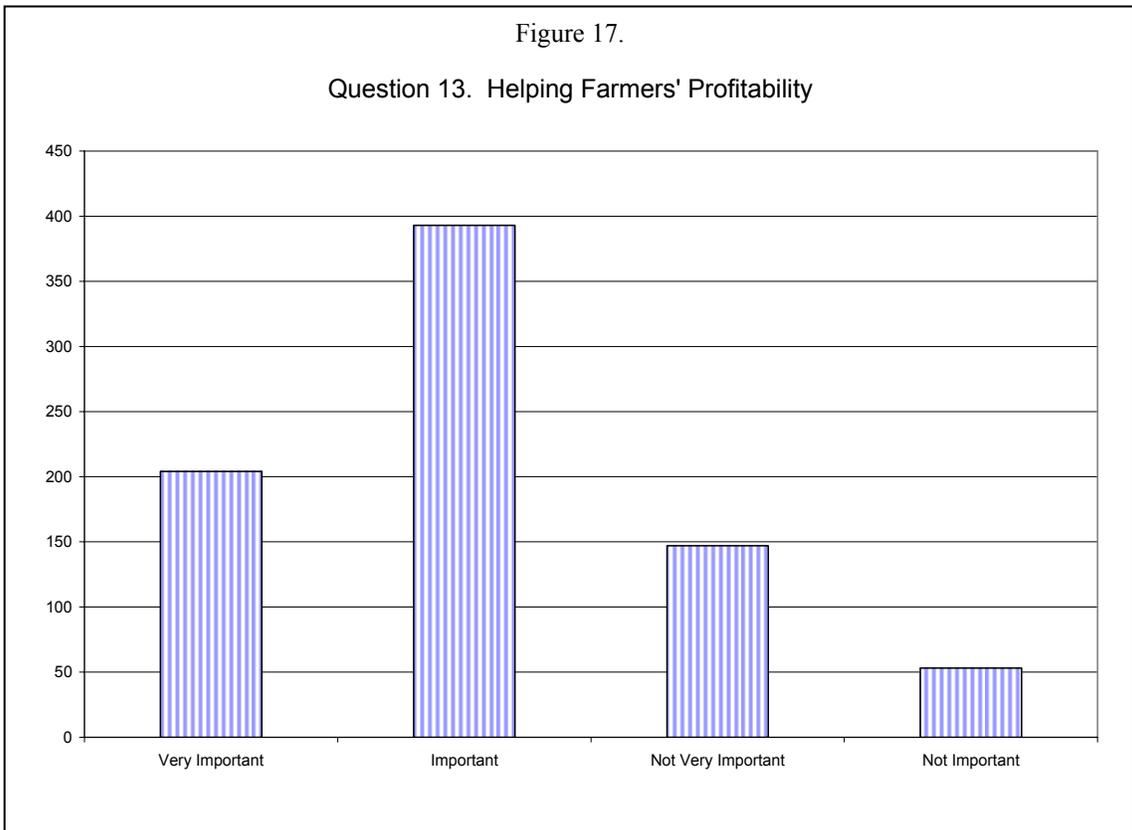
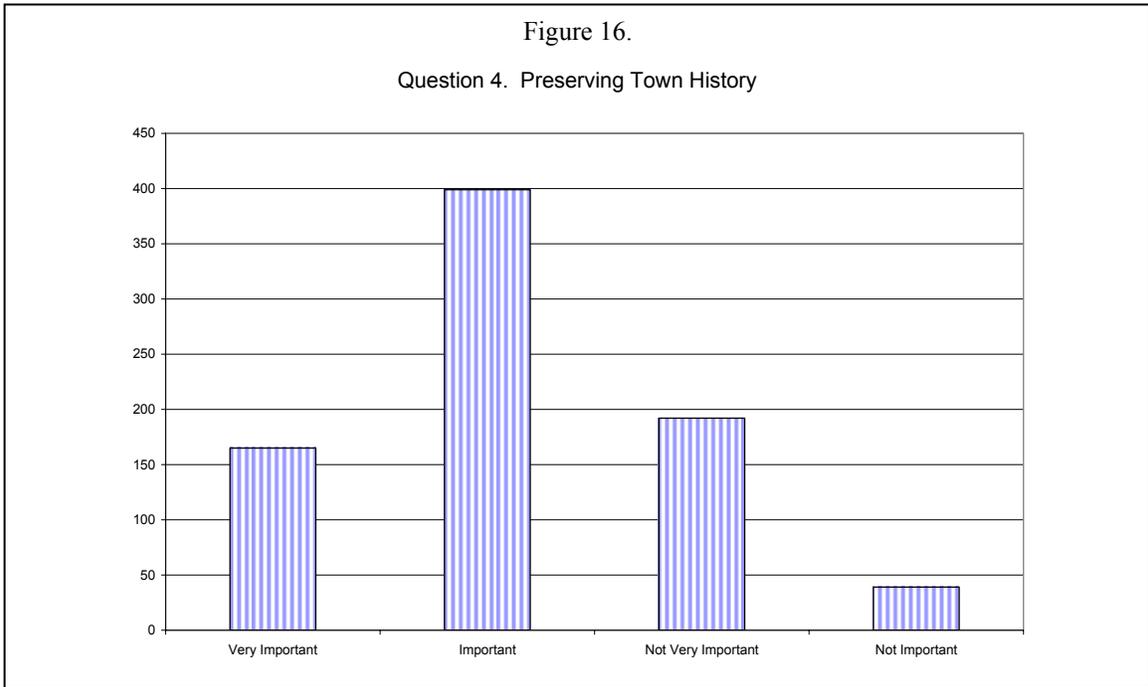
More than 350 respondents would pay more taxes to protect open space. Similarly, 300 respondents indicated a willingness to pay more taxes to protect wildlife habitats. For each of these issues, an additional 300 or more respondents wanted to make the issue a priority under the Town's existing levels of spending.

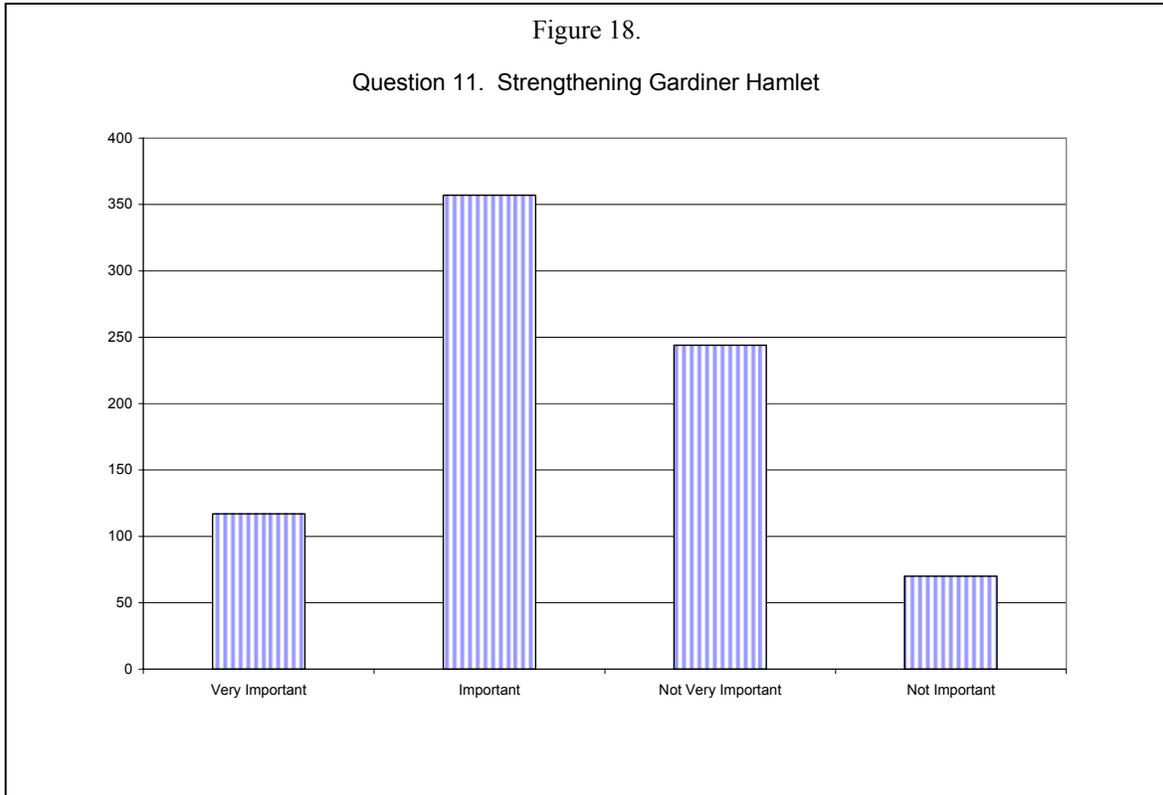
This was reinforced by the responses to questions about why people lived in Gardiner. Only a handful of the 813 respondents did not think scenic beauty was an important reason they lived in Gardiner. Over 500 respondents indicated that scenic beauty was "very important" among the reasons they liked living in Gardiner. Over 200 respondents also indicated it was "important."

Issues Which Should be a Priority under Existing Spending: Respondents also identified issues that may not require new spending, but should be priority under existing levels of taxes and spending.

As shown in the graphs on this page, respondents identified expanding emergency services, (over 400 responses), preserving town history (again, over 400 responses) helping farmers' profitability (almost 400 responses), and strengthening Gardiner hamlet (over 350 responses). For each of these issues, there were an additional 100 to 150 responses indicating people would be willing to pay more taxes to address the issue. Thus well over 400 over the 813 respondents supports taking action on each of these issues.







Issues Identified as Less Important: There were several issues that did not enjoy such widespread support among the respondents. These included expanding recreation facilities/programs and developing the smaller hamlets (for each, approximately 500 respondents indicated it was “not very important” or “not important”), encouraging Affordable housing (400 responses indicating it was either “not very important” or “not important”) and Developing smaller hamlets (12). The full analysis of the response is found in the plan appendices.

Results of the Community Visioning Exercise



Preferences for Types of Residential and Commercial Development

During the community visioning exercise, people were asked to evaluate and comment upon images showing examples of residential and commercial development. In general, the sessions

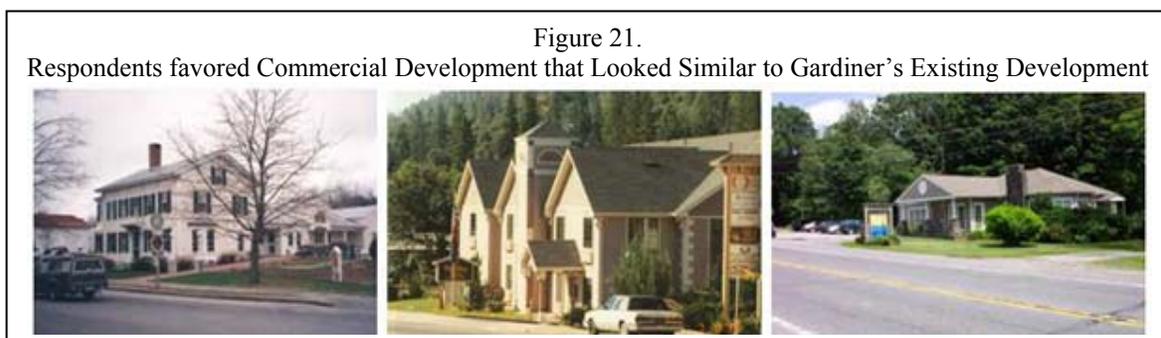
reiterated the idea that development should reinforce existing community character. The results for residential development indicate that people tended to prefer low-density residential development. Figure 19 shows images that had among the highest approval ratings. The respondents tended to characterize their approval in terms of low density, landscaping and “rural character.”

The visioning results do suggest that respondents were willing to tolerate some density. As shown in Figure 20, village density was somewhat acceptable, but higher, urban levels of density had little appeal.



Preferences for Types of Commercial Development: The results of the visioning session suggest that respondents prefer commercial development that is relatively small scale, featuring traditional rural forms, high quality landscaping and pedestrian access, where possible.

The following images were among the highest rated examples of commercial development. Respondents’ comments typically indicated that they preferred these examples because the buildings were consistent with Gardiner’s built environment and the sites were well-landscaped.



On the other hand, as shown in Figure 22, respondents showed little support for commercial development that was built to franchise standards, rather than community character and had little landscaping associated with the site.

Figure 22.
Respondents tended to reject “Generic” Commercial Development with no landscaping



Group Mapping and Land Use preferences

In the second part of the visioning exercise, participants were broken up into groups and each group was given a map showing Gardiner’s current land use patterns. Each group was given the following five-step assignment

STEP 1. APPOINT SOMEONE TO RECORD THE GROUP’S DECISIONS ON THE MAP (EITHER BY DRAWING OR WRITING ON THE MAP)

STEP 2. IDENTIFY THINGS YOU WANT TO PROTECT IN YELLOW

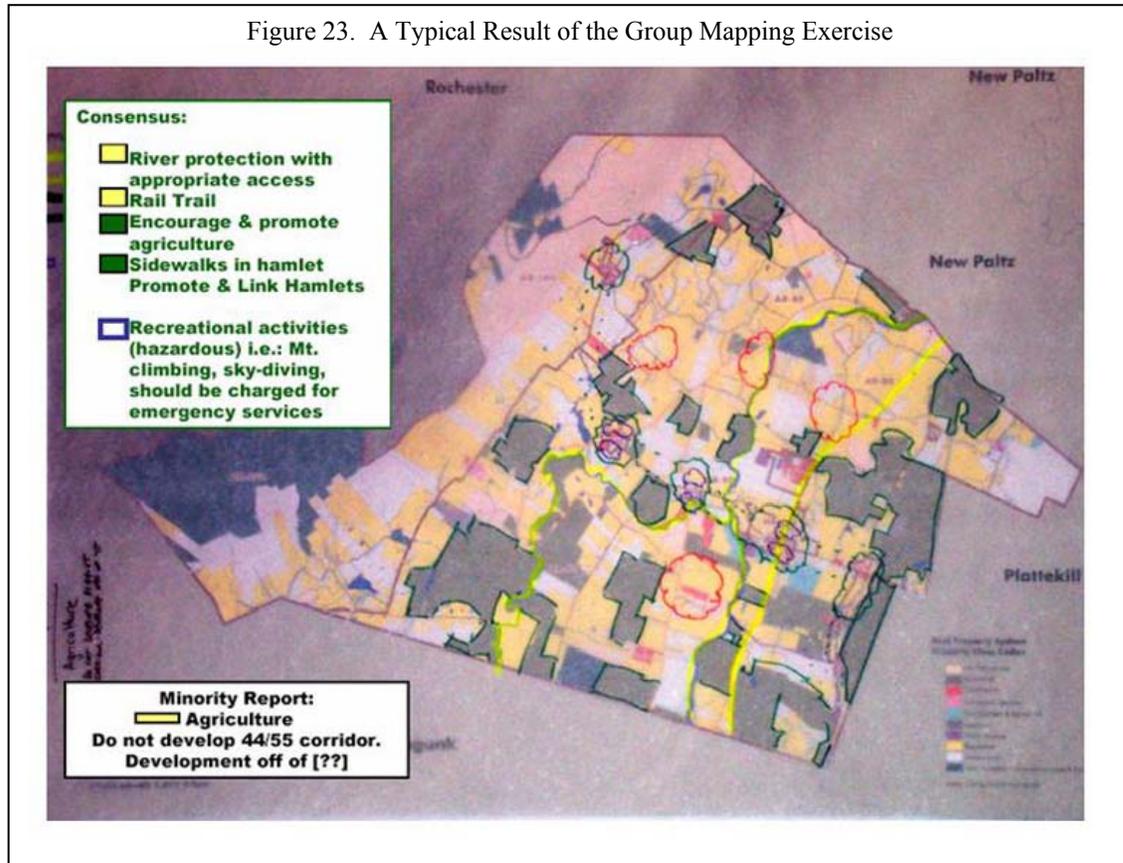
STEP 3. IDENTIFY THINGS YOU WANT TO PROMOTE OR ENCOURAGE IN GREEN

STEP 4 IDENTIFY PLACES FOR CLUSTERED RURAL NEIGHBORHOODS IN RED (Each group was given a description of a clustered rural neighborhood)

STEP 5. IDENTIFY PLACES FOR HAMLET NEIGHBORHOODS IN BLUE (Each group was given a description of a hamlet neighborhood)

The groups were also told that a single person could use the black pen provided to draw or write down ideas that were his or her own personal opinion, but that the group did not necessarily endorse. Figure 23 illustrates a typical product of this group mapping exercise.

Figure 23. A Typical Result of the Group Mapping Exercise



The results of the group mapping exercise closely mirrored the values and concepts included in the 1992 plan. They included the following:

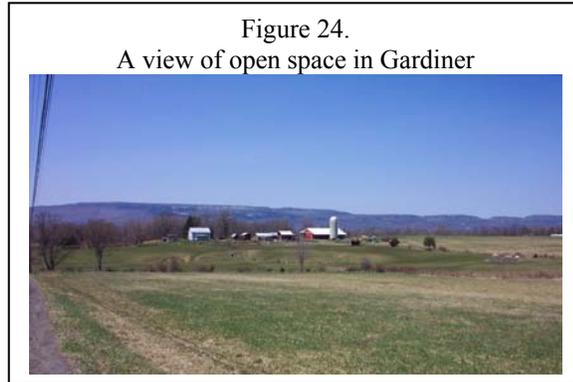
- Protection of the Shawangunk Ridge was explicitly mentioned by all but two of the 18 groups conducting the exercise. The Ridge was circled, colored in, or otherwise identified for protection during these exercises.
- All but one of the groups included the development/promotion of hamlet neighborhoods in or directly adjacent to the existing Hamlet Commercial zones.
- Clustering in or near hamlets and in AR80 zones (particularly in areas south and west of the Gardiner hamlet) was explicitly endorsed by ten of the eighteen groups.
- Preservation of farming and agricultural lands mentioned by almost every group.

As mentioned earlier, the full tabulation of the community outreach efforts is included in the appendices to the plan. These results, coupled with the analyses prepared for the Committee provided the basis for establishing the plan vision, goals and recommendations.

PLAN VISION

The plan vision identifies the overall outcome sought by implementation of the plan goals and recommendations. The following vision for Gardiner is offered based upon the community input and findings of the Comprehensive Plan committee.

As the Town of Gardiner grows and develops, its landscape will contain large areas of open space and agriculture. To the greatest extent possible, most housing will be clustered in or near the hamlets of Gardiner and Ireland Corners, as well as Tuthill Town, and Benton Corners. Housing in rural areas will be at an average density of at least two acres per unit or more, depending upon preferences of land



owners and the ability of the land to support development. Commercial and industrial development will consist of small-scale facilities located in or near the hamlets¹ and designed to blend in with community character.

All development will be designed to protect water resources, and to preserve important natural features including those found on and along the Shawangunk Ridge. All development will also be designed and sited to protect and/or enhance the natural scenic beauty of the Town.

LAND USE PATTERNS TO BE ACHIEVED BY PLAN IMPLEMENTATION

The Land Use Plan depicts the Town of Gardiner as principally *rural residential* in both the form and character of the community. The plan achieves consistency with the Ulster County Comprehensive Plan by recognizing that other principal land use functions (such as industrial and regional commercial activities) will occur in more intensively developed areas of the County.

As indicated above, the over-riding vision for the Town Planning process has been to maintain, to the maximum extent possible, those attributes of rural and exurban living which are most important to Gardiner's community character.

Revitalizing and expanding hamlet areas in Gardiner are key ingredients in this plan. Expanded and revitalized hamlets in the Gardiner hamlet and Ireland Corners will perform important functions in the Town's future. Specifically they will:

¹ Note throughout this document, the general term "hamlets" refers to those areas with existing hamlet commercial zones (e.g., the hamlets of Benton Corners, Gardiner, Ireland Corners, the "mountain gateway" at the terminus of Route 299 and Tuthilltown—i.e, the intersection of Route 44/55 and Albany Post Road). The term "central hamlets" refers to the Gardiner and Ireland Corners hamlets. The term "outlying hamlets" or "smaller hamlets" refers to the hamlets other than Gardiner and Ireland Corners.

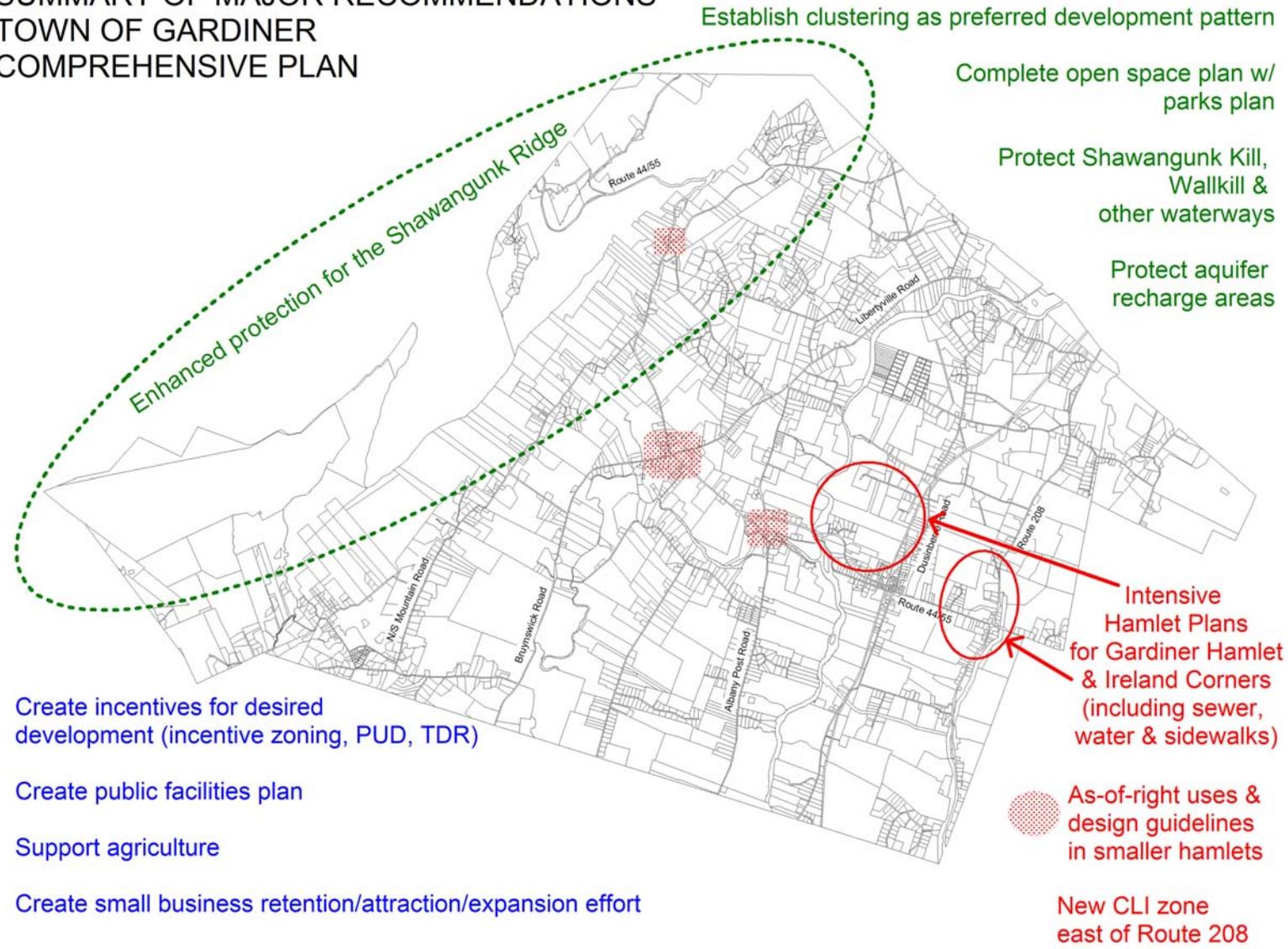
1. *Promote open space protection:* the central thrust of this plan is to preserve the Town's rural character. Through incentive zoning, transfer of development rights, and other measures, hamlet areas can receive growth that would ordinarily occupy or fragment large areas of open space. Even through pure market forces, attractive, well-designed hamlets can even draw housing demand away from outlying areas toward the center itself.
2. *Provide housing diversity:* realtors interviewed during this planning process indicated that there was a shortage of housing stock appropriate for young families and seniors. They indicated that these segments of the market are interested in buying small houses and village-density lots. A hamlet is the only location that can meet this type of demand for relatively affordable housing.
3. *Meet the needs of an aging population:* an expanded hamlet can provide opportunities for an aging population to be able to afford to stay in Gardiner while living within walking distance of important community services. A pedestrian-friendly hamlet made up of tight-knit neighborhoods is the best possible context for a society with an aging population.
4. *Maintain community identity:* communities are defined from the center outward. A revitalized Gardiner hamlet will define and sustain the community's character. Riding along Albany Post Road in Southern Ulster County, it is difficult to distinguish New Paltz from Gardiner from Shawangunk. Visit the Village of New Paltz, the hamlet of Wallkill and the hamlet of Gardiner, and one sees the differences in community character much more clearly. In that context, hamlet revitalization is central to preserving Gardiner's community character.

Commercial activities are clustered at the 5 intersections of the principal traffic corridors (Route 44-55 and Route 208; Gardiner Hamlet; Route 44-55 and Albany Post Road; Route 44-55 and Bruynswick Road; Route 44-55 and Rte 299). The total commercial acreage identified is approximately 200 acres. Virtually all commercial acreage is forecast for local, "neighborhood" shopping requirements.

Regional shopping or "destination shopping" (e.g., "big box" retail, outlets, etc.) is not included in the land use plan, consistent with the County plan. The standard for local shopping area is 9 acres of commercial property per thousand population. With respect to service distance standards, two areas of the Town are beyond the 2-mile service radius of this type of shopping: the Tilson Lake/ Rutsonville area adjacent to Shawangunk; and the Libertyville area adjacent to New Paltz. There is some existing limited commercial development area in the Town of Shawangunk, at Bruynswick, which is available to the area residents. No commercial service activities fall within the service radius for Libertyville area, however the New Paltz central business district is probably sufficient for those needs.

Figure 25.

**SUMMARY OF MAJOR RECOMMENDATIONS
TOWN OF GARDINER
COMPREHENSIVE PLAN**



GOALS AND RECOMMENDATIONS

The goals for this plan are derived from two sources. First, they represent the needs and the preferences of Gardiner residents as they were expressed during the community outreach process for this plan. Second they reflect the considerations of the comprehensive plan committee, the planning board, town board and others as they responded to the information and analysis associated with this planning effort.

As such, these goals set the general directions for Gardiner in the areas of land use, resource protection/open space, economic development/community development, community infrastructure and services and issues of regional concern. Each set of goals is followed by recommendations. The recommendations detail specific actions or policies the Town should pursue to accomplish the plan goals.

A. Land Use

Land-use goals and recommendations are intended to shape the overall pattern of development so that it conforms to the vision for the Town of Gardiner articulated at the beginning of this document.

LAND USE GOALS

Goal A-1. Maintain the rural character of the landscape by preserving significant large parcels of undeveloped land and/or agricultural land.

Goal A-2. Develop within a circulation network rather than along circulation routes to create a circulation system offering autos, pedestrians, bicyclists and others a variety of connections between Gardiner's hamlets and between the hamlets and the regional transportation system.

Goal A-3. Foster a pattern of contrasting yet complementary urban and rural environments that operate most efficiently and conveniently to serve the majority of the population by encouraging higher density housing to locate in or near hamlet areas, with densities decreasing the distances from the hamlets centers.

Goal A-4. Support and enhance the concepts and relationships sought in the State and County planning efforts to arrive at a well balanced and economic land use at the State and County level.

LAND USE RECOMMENDATIONS

Establish cluster development as the preferred pattern of development for major subdivisions.

Cluster development keeps the underlying density of a parcel intact. However, it allows the individual lots created during subdivision to be smaller than would normally be allowed under a standard subdivision. Consequently the house lots comprise only a fraction of the total land area, with the balance dedicated as permanent open space, with rights to ownership of, and access to that open space fully articulated.

The Town of Gardiner should encourage major subdivisions to be submitted as clustered subdivisions unless the applicant can demonstrate that a standard subdivision would better achieve the goals of this comprehensive plan.

Adopt “conservation subdivision” practices

Randall Arendt and others have advocated for communities to revise the processes by which subdivisions are created so that development may go forward without degrading important natural and manmade features on site. This process involves a thorough inventory of any important features found on site worthy of conservation (e.g., wildlife habitats, natural features, sources of open space, historical resources, protection of important views, etc.). The subdivisions are then created in a four-step process:

1. identifying the “conservation areas” containing important features to be conserved;
2. locating house sites away from those conservation areas;
3. delineating streets and trails to connect house sites to each other and to off site roads and trails;
4. drawing in the lot lines to produce a subdivision where the houses are oriented to each other as a neighborhood and where they are located to conserve the most important features on the site of the subdivision.

The Town could use the information available from the Shawangunk Ridge Biodiversity Partnership’s Green Assets program to establish criteria for defining and identifying conservation areas under this process.’

Create a system of incentives to achieve the desired land use patterns

There are several zoning techniques that are designed to provide developers with incentives to conform to community goals for land use. The Town of Gardiner should incorporate such incentives into its local law to promote the goals and recommendations of this plan. Such techniques include:

1. Incentive Zoning According to section 261-b of NYS Town law, “Incentive zoning’ shall mean the system by which specific incentives or bonuses are granted, pursuant to this section, on condition that specific physical, social, or cultural benefits or amenities would inure to the community.”

Typically, an incentive zoning system will provide a developer with the opportunity to create units above the amount allowed under standard zoning provided that the developer provides certain benefits to the community in return. These benefits can include dedicated open space, units of affordable housing, infrastructure enhancements, or even cash payments to a dedicated fund to support such public purposes as open space acquisition, affordable housing, infrastructure, or others identified in the enabling law.

2. Planned Unit Developments (PUDs): A Planned Unit Development provision in a zoning code is a technique for encouraging creative approaches on large single lots being proposed for development. Typically, PUD provisions identify either specific locations or general areas and conditions for which a PUD will be granted. The PUD provisions allow nonstandard lot sizes and some mixed commercial and residential development on the site. A PUD provision should include strong design guidelines for all projects. A development that is eligible for PUD designation can be given the flexibility to mix uses and/or develop at a density greater than allowed in the underlying zoning. In exchange, the Town may require enhanced infrastructure (e.g., sidewalks, trails, parkland), and may impose stricter standards for landscaping and building design.
3. Transfer of Development Rights: Section 261-a of Town Law authorizes Towns to employ Transfer of Development Rights (TDR) to preserve significant properties beyond that possible with the standard zoning and subdivision. Town Law provides for a "one for one" transfer of residential units from farm or open space areas to "receiving areas". Receiving areas must be capable of supporting the additional development without undue environmental impacts. All "non-farming" or "development" rights are transferred in what is, in effect, a town-scale cluster program. General Municipal Law easements to the Town of Gardiner guarantee the open area in perpetuity. Unlike conventional agricultural district tax abatement programs, under TDR, the overall property tax base is not reduced, since the "receiving areas" experience a gain in value offsetting the decline in value experienced by the "sending areas."

Under a TDR system in Gardiner, the "sending areas" could be comprised of the current AR-200 and AR-80 zones. The "receiving zones" could be in or immediately adjacent to Hamlet areas equipped with the infrastructure to receive additional cluster development or "village-density" development. Similarly, projects in selected receiving areas in the AR-80 zone could be able to build conservation design subdivisions at a slightly higher density by purchasing development rights from the AR-200 zone.

Review the structure of the Town zoning ordinance and the densities in zoning districts to ensure that they provide sufficient incentives for creative development consistent with the plan goals.

Over the last generation, several new approaches to organizing and administering land use policies have been developed. The Town should examine leading examples to determine if the Town zoning ordinance should be reconstituted to reflect these approaches. Among the options considered should be "transect planning" as promoted by Andres Duany and others. (See the appendices for a description of "transect planning.")

In addition, the Town should review the density of each of its residential zones. The density of a

zoning district not only determines how many houses can be built on a particular parcel. The minimum lot sizes required for each zoning district also contribute to the ultimate effectiveness of creative development approaches. For example, 1-acre zoning with mandatory clustering could result in little savings of open space if site conditions limit clustered housing to ½-acre house lots. In such a case, raising the minimum lot size would improve the ability of clustering to protect open space.

On the other hand, there may be cases where the underlying density is too low for incentive zoning to be effective. For example, an incentive zoning system in a 3-acre district might enable a developer to increase density by 15 percent if he or she set aside the additional units allowed for below-market-rate housing. On a 24-acre site, the incentive would allow the developer to construct one additional unit, providing little or no financial return on that extra unit. If the underlying zoning were 2 acres, the incentive system would allow the developer to build two extra units on the site, in effect doubling the attractiveness of the incentive.

As part of considering incentive zoning and other creative techniques, the Town should review the underlying density to make sure that, coupled with creative/incentive techniques, the density of residential zones provides sufficient motivation for developers to use these techniques.

Adopt design guidelines or standards for residential and commercial development

One of the central themes in public input received during this planning process is to maintain the rural atmosphere of Gardiner. Consequently, the Town should consider creating voluntary design guidelines or mandatory design standards for development. These design criteria can address siting of buildings, landscaping, positioning lighting to avoid light pollution and the placement of driveways and utilities. As part of residential design review, the Town may wish to adopt thresholds related to size. For example, the Town might require any proposed residence over 7,000 square feet to be subject to site plan review.

The New York Planning Federation has a series of design guidelines for rural areas, hamlets and commercial districts that could serve as models for Gardiner. In addition, the Dutchess Land Conservancy's publication *Planning and Siting Your House: a Guidebook* is an excellent example of residential design guidelines for a rural community.

These standards should not be uniform across the entire Town. Rather, the standards should be varied to reflect the landscape and existing patterns of development found in different areas of the Town.

Encourage village-density and attached housing in hamlet areas

One of the central thrusts of the 1992 comprehensive plan that has been carried over into this plan is the principle of directing as much growth as possible to locations in or near the existing hamlet centers of Gardiner, Benton Corners and potentially creating a new hamlet area at the intersection of Albany Post Road (County Route 14) and Route 44/55 near Tuthill Town. Consistent with the 1992 plan, this plan endorses the concept of clustering multi-family housing "using individual wells and a communal sanitary disposal system" in these hamlet areas. This plan also endorses the concept of avoiding the use of standard "package" treatment systems for septic, but

encourages the investigation of newer technologies for communal septic systems. Note also that implementing this plan's recommendations on "Community Infrastructure and Services" is vitally important in directing growth toward the centers.

B. Resource Protection/Open Space

This section of the plan addresses issues that have emerged during the comprehensive planning process related to protecting natural resources and open space.

RESOURCE PROTECTION/OPEN SPACE GOALS

Goal B-1. Protect the quantity and quality of groundwater resources available to support residential and commercial development.

Goal B-2. Reserve open mountain areas and much of the river valleys for public enjoyment.

Goal B-3. Protect and preserve special natural resources and areas, unique geological and open space areas, and key water bodies and watersheds.

Goal B-4. Help maintain the economic viability of agriculture in the Town of Gardiner as both a source of economic activity and as a means of preserving the traditional landscape of the Town.

Goal B-5. Improve public access to recreation areas via publicly owned lands.

RESOURCE PROTECTION/OPEN SPACE RECOMMENDATIONS

Develop Local Policies to Improve Protection of Major Aquifers in the Town.

The Town's Environmental Conservation Commission is conducting research to identify and better understand the features of the aquifer in the Town. The Town should use the results of this research and conduct any other required studies to create additional levels of protection for that aquifer, as well as any others that may be identified by the Town through the ECC or other appropriate agencies. Local protection policies evaluated as part of this effort should include (but not necessarily be limited to):

1. Creation of a critical environmental area for areas containing important aquifers. Under the State Environmental Quality Review Act, a municipality can designate a Critical Environmental Area to ensure that the impact on important resources found within that area are subject to an extensive review for any actions proposed for that area. All actions subject to SEQR would automatically be classified as Type II actions, requiring the completion of the more detailed "long form" Environmental Assessment Form.
2. Creation of an aquifer protection overlay zoning district. An overlay zoning district provides additional standards for any development within it without changing the existing zoning district governing the area. An aquifer overlay district may eliminate uses allowed in the underlying zoning that could compromise the quality or condition of the

water supply (e.g., storage of hazardous material, mining etc.). It could also impose additional requirements for stormwater management or the siting and/or type of sewage treatment facilities allowed on site as well as other protection measures.

Improve Protection of the Shawangunk Ridge

In every form of public outreach employed during the comprehensive plan update, people expressed a desire to better protect the Shawangunk Ridge, both as an important visual resource and as a complex of sensitive ecosystems. Indeed, the combination of steep slopes, shallow soils and important plant and animal habitats make much of the land on the Ridge particularly sensitive to development.

As indicated above in the recommendation for aquifer protection, there are a variety of techniques the Town can employ to better protect the Ridge. These include the creation of a Critical Environmental Area for the Ridge (as currently in place in the Town of Shawangunk), an overlay zone to impose more stringent regulation of development on the Ridge (the Town of Warwick has created a “ridge protection overlay” for elevated areas in the Town), or the creation of a new zoning district to protect the Ridge (as has been proposed in the Town of Shawangunk). As part of its effort to improve Ridge protection, the Town of Gardiner should:

- *Ensure density requirements provide adequate protection of natural resources* and also protect against undue disruption of the Ridge’s natural systems through excessive clearing, landscape fragmentation or other disturbances.
- *Review the subdivision regulations for the Ridge* to ensure that requirements for roads, clearing, water and septic are consistent with best practices for protecting the environmental and ecological features found on the Ridge. For example, the Town could adopt conservation subdivision standards that document and identify sensitive features of the Ridge as “conservation areas” under a conservation subdivision design process.
- *Establish development guidelines or standards to minimize the visual impact of development* on the Ridge. The visual beauty of the Ridge can be protected during development by establishing either voluntary guidelines or mandatory standards on such factors as the siting of structures below ridgelines, maximum standards for lot clearing, the use of nonreflective building materials that incorporate materials and colors found in the surrounding landscape.

The Town Board of Gardiner has recently passed a resolution to participate in the “Green Assets” program of the Shawangunk Ridge Biodiversity Partnership. “Green Assets” allows participating Towns to have access to a database on important natural resources in the Shawangunk Mountain area. The Town should seek to use the data available from the “Green Assets” project in its efforts to improve protection of the Shawangunk Ridge.

Improve protection of the Shawangunk Kill, the Wallkill River and other waterways in the Town

The Town of Gardiner should seek to protect the riparian zones associated with the Shawangunk Kill and other important waterways in the Town. According to the “Rural Design Workbook” published by the Southern Tier Regional Planning Board (STRPB):

Riparian zones are vegetated areas along the banks of streams, consisting mainly of trees, that form a transitional boundary between aquatic and terrestrial ecosystems. Riparian zones are critical to the health of the environment by acting as a buffer that protect and maintain streams within their respective watersheds. In riparian zones, upland areas merge with nearby streams, rivers, lakes, and other water bodies, allowing for a crucial exchange of energy and matter to occur. (STRPB, Rural Design Workbook, p. f-2.)

The Town can protect these zones by ensuring it requires adequate setbacks for development, and/or require site plan review for activities with riparian zones established by the Town. In addition, the Town should coordinate its efforts with the Shawangunk Kill watershed study being conducted by the National Resources Conservation Services (nee Soil and Water Conservation Service) in Orange and Ulster counties.

Develop and Implement a Formal Open Space Preservation Plan

According to the Local Open Space Planning Guide, “[a] successful open space planning process should examine all of the open space resources in a community to determine the importance of each type of open space to the people of the community and to identify those areas that deserve particular attention. [NYSDEC, *Open Space Planning Guide*, page 23].

The Town should create its own open space plan. As indicated earlier, the community survey indicated some willingness of Town residents to support bonds or taxes to acquire open space. However, the open space plan does not have to be strictly a land acquisition plan. It should include an inventory of existing open space, a system for establishing priorities for protection and specification of implementation techniques, including the identification of funding sources to support any acquisition associated with the plan. While acquisition of key parcels can play a role in implementation, much open space can be protected using regulations (e.g., setback standards, incentive zoning, etc,) voluntary donation of conservation easements by land owners (including easements to provide access to adjoining public lands) and other approaches. NOTE: As described in the section on “Community Infrastructure and Services” the open space plan can also promote the creation of pedestrian connections between the Town’s parkland and its residential areas.

The plan should explore ways in which open space that is created during the land subdivision process can be linked into greenways, trails and linear park systems. This plan could even include a long-term plan for a Town system of parks. Finally, the Open Space plan should be coordinated with efforts to maintain agriculture in the Town as outlined in the “economic development/community development” section of this plan.

Improve opportunities for public access to recreation-related open space and waterways to enhance recreation opportunities and reduce trespassing on private lands

Through open space planning and other efforts, the Town should seek to use publicly owned lands as a means for public access to important recreation areas and recreational waterways for non-motorized uses. The existing recreational opportunities in the Town can be substantially enhanced by formalizing access through properties owned by the Town and other government agencies. At the same time, such a system of formal access to open space and waterways should reduce the amount of trespassing on private property by individuals seeking access to these recreational resources.

Continue cooperative efforts with the Mohonk Preserve, the Nature Conservancy, the Palisades Interstate Park Commission and other land stewardship organizations on the Shawangunk Ridge to manage visitor impacts

According to estimates by the Mohonk Preserve, the Shawangunk Ridge attracts over 500,000 visitors annually. While this raises issues for these stewardship organizations, it also has a significant impact on the Town of Gardiner and private property owners along the Ridge. The Town should continue to develop its working relationship with these organizations to address issues of mutual concern: traffic, providing appropriate tourist amenities (e.g., lodging, dining, etc.) at appropriate locations. In addition, the Town should continually ensure that neither the Town nor adjacent property owners are unduly burdened by the impacts generated by visitors with regard to litter, on-site sanitation and similar issues.

While private camping areas are an important part of Gardiner's tourism economy and are encouraged elsewhere in Town, the Town should not encourage any further development of camping areas adjacent to the Mohonk Preserve, or Minnewaska State Park. Those organizations should be urged to create camping areas on their own land to serve their visitors.

Build partnerships with the appropriate land stewardship organizations to manage protected open space in the community, particularly on the Shawangunk Ridge

Gardiner should seek to involve land stewardship organizations in helping secure and manage open space in the Town. For example, the Town can improve its capacity to secure open space by arranging for these organizations to receive and manage conservation easements and other forms of open space that may become available to the Town.

Complete an inventory of important biodiversity features in Gardiner

Using data, technical assistance and funding available through such sources as the Shawangunk Ridge Biodiversity Partnership's "Green Assets" program, the Metropolitan Conservation Alliance and the New York State Department of Environmental Conservation's Hudson River Estuary program, the Town should compile a complete inventory of important biodiversity resources in the Town, including such features as rare plant and animal habitats, vernal pools and intermittent woodland ponds.

C. Economic Development/Community Development

These goals and recommendations are intended to promote economic, cultural and residential development in a manner that meets residents' needs while upholding the vision for the Town articulated in this plan.

ECONOMIC DEVELOPMENT/COMMUNITY DEVELOPMENT GOALS:

Goal C-1. Encourage the continued growth and improvement of Gardiner's local retail-service areas primarily to serve local needs and not as regional service centers.

Goal C-2. Broaden employment choices for all workers and locate sources of employment near residential concentrations.

Goal C-3. Broaden the Town's tax base in order to stabilize and limit the level of residential property taxes by encouraging the expansion and addition of revenue-producing land uses such as business and industry.

Goal C-4. Preserve, rehabilitate and strengthen existing hamlet areas as pedestrian-oriented activity centers containing a mix of housing and retail and service businesses serving the local (rather than regional) needs.

Goal C-5. Protect and foster the Town's heritage through the preservation of historic areas, landmarks, sites and structures.

Goal C-6. Provide a diversity of housing types and styles to ensure housing choices for each level of income in the community.

**ECONOMIC DEVELOPMENT/ COMMUNITY DEVELOPMENT
RECOMMENDATIONS**

Initiate an extensive and long-term hamlet revitalization effort

A central thrust of the 1992 plan and this plan is to concentrate growth in and around the hamlet centers. This plan reiterates that finding and recommends a major long-term commitment to hamlet revitalization and expansion on the part of the Town.

The hamlet of Gardiner is the historical center of the Town. It is also the location of significant public investment in infrastructure, including municipal sewer, town office, the library and the Gardiner Fire Department. As such, the Gardiner hamlet is the logical focal point for much new development in the Town. Ireland Corners is also a logical location for new “village-density” development as a hamlet center.

In addition, as mentioned above, Benton Corners and the intersections of Albany Post Road and Route 44/55 were also identified in the 1992 plan as secondary growth centers.

In order for the hamlets to fulfill their recommended role, public policies and public investments must create a climate to foster new and continued private investment. It is particularly important that the Town undertake detailed planning of the two major hamlet areas proposed in this plan. This will involve the following steps:

- *Create a detailed physical master plan for an expanded Gardiner Hamlet* that lays out the street grid, vehicular and pedestrian access systems and sewer and water systems. The hamlet master plan should be designed using the following concepts:
 - *Expand both the HC and HR boundaries in and around Gardiner hamlet:* There is little room for further expansion within the existing hamlet area. Extending the hamlet area to the north will provide additional area to receive development. This northern extension would become the hamlet center, complete with a grid street pattern, signature community facilities like municipal buildings and a community green mixed with commercial and residential areas, with housing developed at a densities of ½-acre to the unit or higher. A grid-pattern street network should be created off Route 44/55 to allow for circulation among the hamlet’s commercial and residential areas to the north. All new hamlet-density commercial and residential development should be accompanied by the creation of sidewalks and other pedestrian byways that link residential areas to the commercial areas and to the green spaces nearby. Mixed uses should be encouraged in the HC districts in the hamlet. Main Street in the hamlet would undergo little further development, and serve as a conduit for through traffic on Route 44/55. The hamlet should create strong linkages with the Gardiner Library, Majestic Park and other public spaces. (See the conceptual diagram in Figure 26 below.)
 - *Revise uses in the existing Commercial Light Industry (CLI) zone on Steve’s Lane as the Gardiner Hamlet is expanded adjacent to it:* As the hamlet area is expanded to the north, it is important that the uses allowed and/or design standards for the CLI zone are adjusted so that they are compatible with the hamlet uses that will

eventually surround them. With careful planning and buffering, the existing uses in the CLI zone should be able to be integrated in the expanded hamlet. Care must be taken to ensure that permitted and special uses associated with the CLI zone will not lead to conflict between those uses and surrounding hamlet uses.

- *Provide for improved access to the CLI Zone from Route 208:* As part of planning for the expanded hamlet, the road network serving the CLI zone should be reconfigured to allow access while minimizing conflicts between traffic serving the CLI and nearby residential areas. There are several existing vacant lots that could provide such improved access. (See the diagram in Figure 27 below.)
- *Provide incentives to attract development to the new hamlet:* The Town should consider implementing incentives (including density bonuses, PUD provisions and others) as a means to attract new development into the hamlet.

Figure 26.

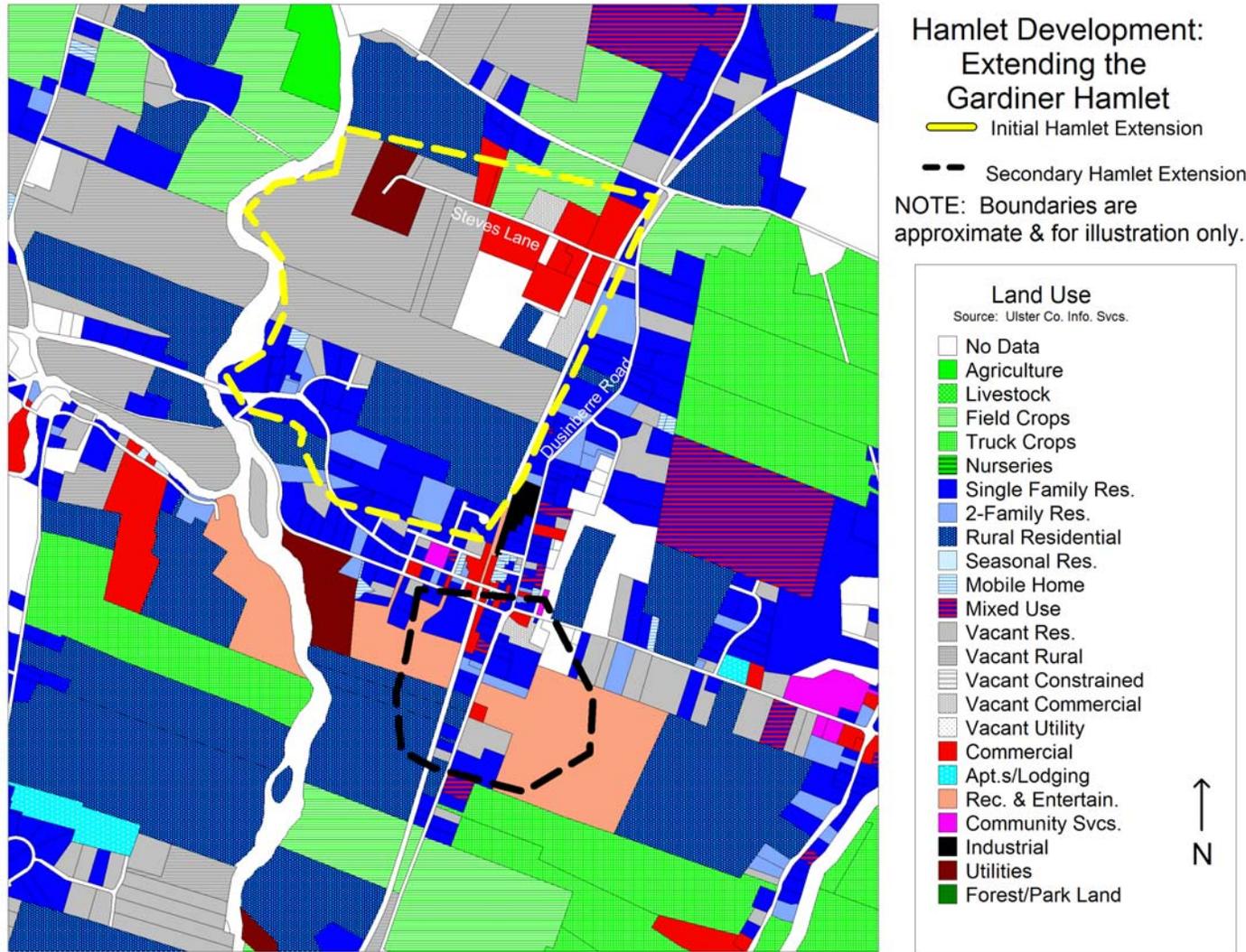
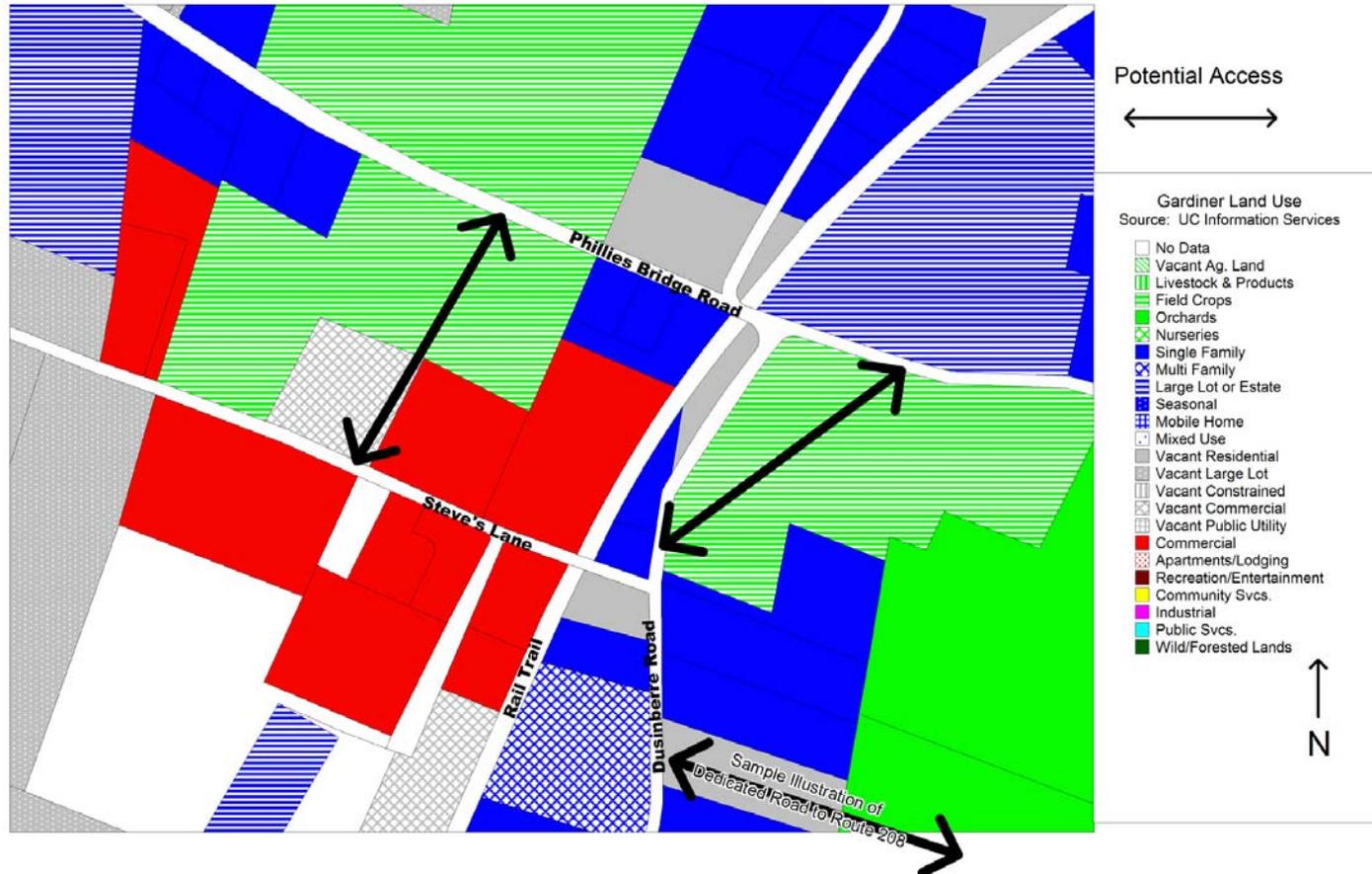


Figure 27.

Potential Access to Steve's Lane CLI Zone

NOTE: Routes are approximate and for illustration only.

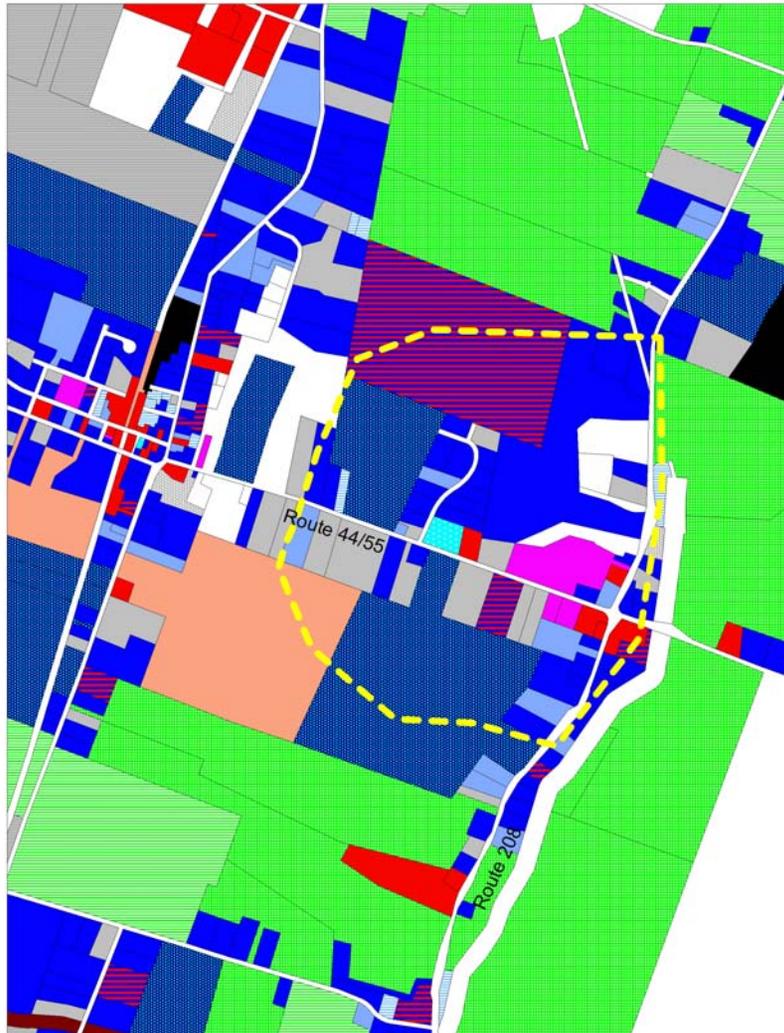


- *Create a detailed physical master plan for a new Ireland Corners Hamlet* that lays out the street grid, pedestrian access systems and sewer and water systems. This should be done in a manner that protects any aquifer recharge areas at this location. The hamlet master plan should be designed using the following concepts:
 - *Expand both the HC and HR boundaries in and around Ireland Corners hamlet:* Extending the hamlet from the intersection of routes 208 and 44/55 to the west will provide additional area to receive development. Residential areas should be designed in traditional grid street patterns at densities of ½-acre per unit and higher. In addition, the commercial areas in the new hamlet should be subject to design guidelines that encourage new development to be pedestrian oriented in character. Mixed uses should be encouraged in the HC districts in the hamlet. (See diagram in Figure 28 below.)
 - *Create an internal circulation network for the hamlet:* Route 44/55 and Route 208 will handle traffic passing through the hamlet. An additional grid-pattern street network should be created off of these roads that allows for circulation among the hamlet's commercial and residential areas. All new hamlet-density commercial and residential development should be accompanied by the creation of sidewalks and other pedestrian byways that link residential areas to the commercial areas and to the green spaces nearby.
 - *Include additional land as Commercial Light Industry (CLI) as the Ireland Corners Hamlet is expanded:* As the Town considers extending the Hamlet Commercial and Hamlet Residential areas, an effort should be made to zone some portion of that expanded hamlet as CLI. Areas to the southeast of the intersection of routes 208 and 44/55 may be appropriate, if they do not impose undue impacts on the underlying aquifer. (See Figure 27 for proposed locations for new CLI district(s).)
 - *Provide incentives to attract development to the new hamlet:* As with the Gardiner hamlet, the Town should consider implementing incentives (including density bonuses, PUD provisions and others) as a means to attract new development into the Ireland Corners hamlet.
- *Establish design guidelines to encourage new hamlet development to reflect existing patterns:* The Hamlet Study by the Conway School of Landscape Design presented suggestions for development in Gardiner's hamlets. The Study is included as an appendix to this plan. Regardless of where the central hamlet is ultimately located, design guidelines should be created for new development there. The Conway School Study should be consulted as an important resource in developing these guidelines. The full description of the Conway School's suggestions for design guidelines are found in the Study. Some of the most important aspects of the guidelines include:

Buildings

- Maintain build-to lines close to streets. Build-to lines create an enclosed streetscape that frames the public street space. Buildings that are set towards the front of a lot encourage interaction with neighbors and passers-by.

Figure 28.



Hamlet Development: Creating Ireland Corners Hamlet

— New Hamlet @ Ireland Corners

NOTE: Boundaries are approximate and for illustration only.

Land Use
Source: Ulster Co. Info. Svcs.

- No Data
- Agriculture
- Livestock
- Field Crops
- Truck Crops
- Nurseries
- Single Family Res.
- 2-Family Res.
- Rural Residential
- Seasonal Res.
- Mobile Home
- Mixed Use
- Vacant Res.
- Vacant Rural
- Vacant Constrained
- Vacant Commercial
- Vacant Utility
- Commercial
- Apt.s/Lodging
- Rec. & Entertain.
- Community Svcs.
- Industrial
- Utilities
- Forest/Park Land

↑
N

- Design roof ridges parallel or perpendicular to streets. Roof ridges that relate directly to the street alignment enclose the street. When possible locate ridge direction for maximum solar gain and to take advantage of potential photovoltaic installation opportunities.
- Design new buildings similar to existing patterns. Base new buildings on attractive historical design to define character and bring aesthetic coherence to the hamlet.
- Encourage architectural details. Buildings that are well-crafted, with attention paid to detail, contribute to a sense of pride in a neighborhood.

Signs

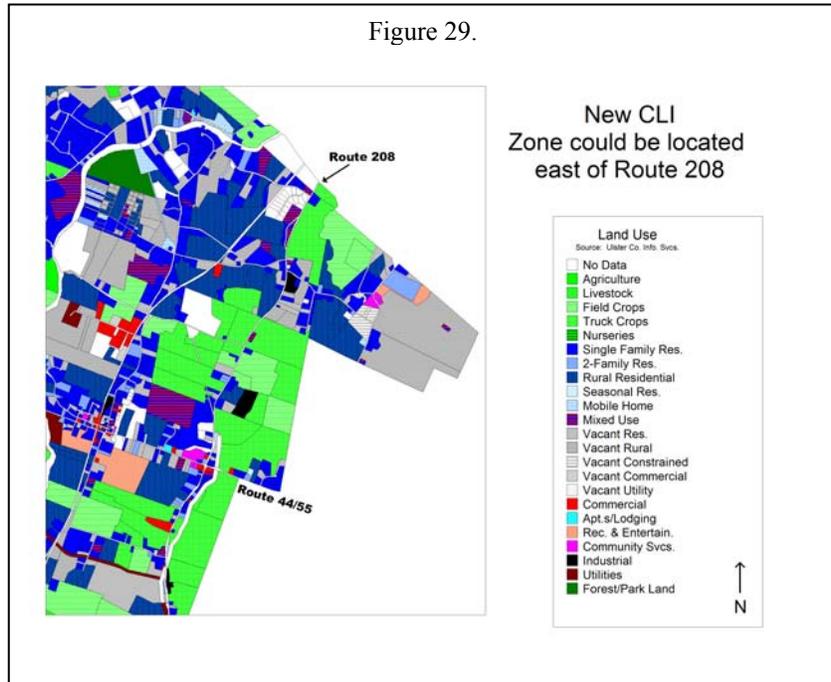
- Keep signs at a small scale within the hamlet, and at first-floor level. Signs in the hamlets are for viewing by pedestrians and slow-moving traffic; they should not tower above pedestrians.
- Keep suspended signs out of the public right-of-way. This area is designated for ease of movement.
- Restrict the use of neon signs. Glaring neon signs distract from the intimate nature of the hamlet setting.

Parking

- Satisfy non-residential parking requirements with a combination of on-street parking and parking lots. Hamlet visitors need a place to park their cars. In order to encourage their visits, sufficient parking for non-hamlet residents should be available. Ensure that parking requirements associated with commercial development are not too restrictive.
 - Provide parallel parking on all major streets. On-street parking allows easy access to buildings for short visits. It also functions as a buffer between pedestrians and vehicular traffic.
 - Keep curb cuts and interruptions of pedestrian space to a minimum. In order to maintain a safe walking space, potential vehicle/pedestrian conflicts should be reduced as much as possible.
 - Provide parking spaces to meet no more than 85% of anticipated peak demand. Peak demand only occurs periodically. Meeting 85% of this demand would be adequate and reduce the need for additional parking lots and impermeable surfaces.
 - Locate parking lots to the rear of properties, or to the side and screened from the street. In a streetscape, buildings have priority. Parking lots next to the street would detract from the visual environment.
 - Discourage corner parking lots. If necessary, partially screen them from streets with buildings or vegetation. Corner lots should be used for prominent civic or commercial buildings.
-
- *Consider the creation of a Generic Environmental Impact Statement to guide development in each hamlet area:* The Town can prepare a Generic Environmental Impact Statement (GEIS) for areas for which it wishes to attract specific kinds of development. The GEIS evaluates the environmental impacts of potential uses and identifies key performance thresholds that such development should not exceed (e.g., traffic generated, stormwater runoff, building footprints, etc.) Once the GEIS has been approved by the Town, an applicant proposing that use for the site merely has to demonstrate that the project falls within the already established thresholds of the GEIS.

By providing desired uses with a “fast-track” approval process, the Town can make the site subject to the GEIS much more attractive to developers. This will be particularly important for the new central hamlets north of the Gardiner hamlet and at Ireland Corners.

- *Create New CLI Zone(s):* As uses in the existing CLI zone near the hamlet are altered to make that zone more compatible with hamlet development, the Town should designate at least one new CLI area to serve as a location for desired light industrial/commercial uses that may generate too much traffic to be served by the hamlet road network.



The location for this zone should have direct access to Route 208 and be sufficiently buffered from existing residential development, while not disrupting existing views. Areas east of Route 208 should be considered for the new CLI zone. (See the diagram in Figure 29.) Any new CLI zones in this area should be located and developed in a manner that protects any aquifer recharge areas in these locations.

- *Make long-term investments in municipal sewer and water for the hamlet:* As will be discussed in the section on “Community Infrastructure and services,” expansion or creation of a central hamlet must be accompanied by expansion of the capacity of the sewer district and creation of a public water supply. Unless this is accomplished, it will be very difficult to direct significant amounts of growth toward the designated central hamlet, or toward any hamlet, for that matter.
- *Explore tapping into the New York City aqueducts to create a public water supply for the hamlet areas:* A reliable supply of water is one of the most important factors in revitalizing Gardiner’s hamlets. The Town should explore the feasibility of tapping into the City water supply to meet this need as an option in addition to developing its own water supplies.
- *Fully study traffic patterns in the Town to identify ways to improve traffic flow and minimize adverse impacts of traffic on hamlets and neighborhoods:* The study should look at options for improving traffic flow, including identifying potential bypasses, speed limit changes, intersection configurations, etc.

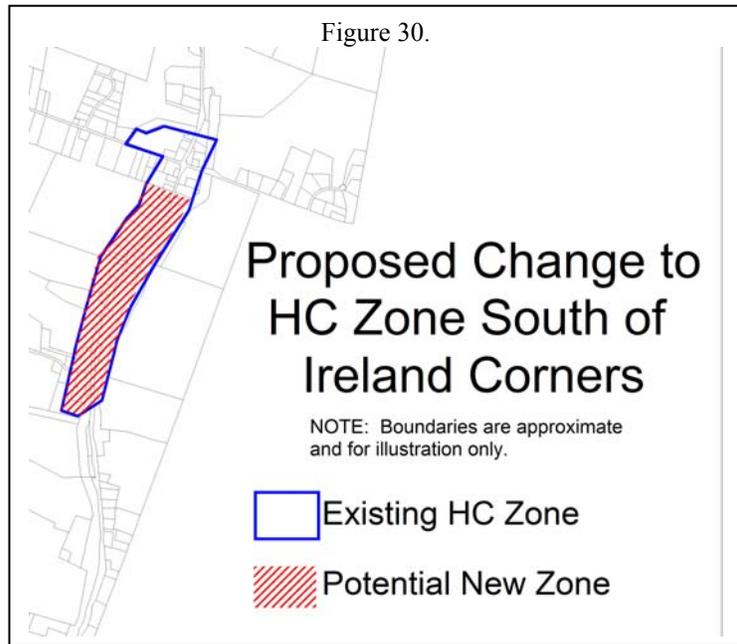
- *Create pedestrian byways to link hamlet areas to parks, commercial areas and other community facilities:* An extensive pedestrian network can have significant benefits for Gardiner residents. The more residents are able to walk to conduct their daily tasks, the less money the Town needs to spend on road maintenance. In addition, the more residents are able to walk and/or bicycle on a daily basis, the less they will need to spend on gasoline and auto maintenance. Increased opportunities to walk also lead to significant improvements in health, with reduced risks of heart disease, diabetes and other ailments. As part of this effort the Town should commission the engineering studies required to layout the network of sidewalks desired in existing hamlet areas.

Avoid “strip development” along Route 208 south of Ireland Corners through selected changes in the Hamlet Commercial (HC) zone regulations specific to that location

Currently, there is potential for the HC zone on Route 208 to evolve into a commercial strip dominated by relatively dense, high-traffic, auto-oriented uses, particularly retail. This could lead to traffic congestion along this important transportation corridor. Such development would also undermine the current rural and scenic character of the area. In order to avoid this, the Hamlet Commercial zone along Route 208 should be reconfigured in the following manner:

- *Maintain the existing HC zone for the areas immediately adjacent to the intersection of routes 208 and 44/55.* (See Figure 30 for an indication of the approximate boundaries of the proposed changes in zoning.)

- *Create a new zoning district for the area south of the intersection to the CLI zone that promotes the development of low-density service/commercial/light industry uses.* The uses in this zone should be at a lower density than the current HC zone. The as-of-right uses should emphasize office/services/ and light industry at least as much as retail. The new zoning district should have provisions for greater set backs for new development with requirements for parking in rear. The district should encourage new development to be sited in a way that maintains mountain views. It should also



encourage the creation of a secondary circulation system between properties to minimize curb cuts along Route 208. (See figures 30 and 31.)

Figure 31.

Type of commercial/industrial development preferred along Route 208 south of Ireland Corners



Sample of development types not preferred in that area.



Expand the “uses permitted by right” in Hamlet Commercial (HC) and Commercial Light Industrial zones, encouraging mixed uses in the HC zone

The Hamlet Commercial Zone has only five uses permitted by right. These consist of farming, government buildings, public parks and playgrounds and one- and two- family dwellings. The CLI zone, the Town’s designated area to receive commercial and industrial development, has only three uses permitted by right: farming operations, government buildings and public parks and playgrounds. All other uses require a special use permit.

In a group discussion, representatives of the business community felt that the costs of creating new businesses in Gardiner are increased significantly by the fact that virtually any commercial or industrial use requires a special use permit. In order to promote orderly economic development in these designated zones, the Town should expand the number of uses permitted by right to include appropriate commercial and light industry uses. Clearly, the commercial and industrial zones in the town centers should have the greatest number of “as-of-right” uses. The uses allowed in the outlying hamlets should reflect the scale and character of those hamlets. For example, Benton Corners should have neighborhood-oriented uses. The Mountain Gateway hamlet (at the intersection of routes 299 and 44/55) and the Tuthill Town Hamlet (near the intersection of 44/55 and Albany Post Road) could both have more tourist-oriented and recreation-oriented uses, consistent with the Shawangunk Kill Wild, Scenic and Recreational River designation.

The expansion of uses could be accomplished by either “as-of-right” use coupled with site plan review, or the creation of stringent commercial/industrial development standards. Expanding

these uses would eliminate the need for many applicants to secure a special use permit from either the Town Board or the Planning Board. At the same time, the imposition of design standards will ensure that the permitted development will be attractive and/or have little impact on surrounding areas.

The design standards or review process can also require the applicant to assess the impact on nearby features and adjacent uses employing aerial photos, maps and other materials now available at little or no charge via the Internet.

Finally, if the list of uses permitted by right is expanded, it will also become easier for properties in the HC and CLI zones to change use with minimal approvals required, saving businesses time and money.

Implement a comprehensive approach to encourage agriculture in the Town of Gardiner.

In addition to being an important part of Gardiner's economy, agriculture can help maintain open space and protect important viewsheds and wildlife habitats. The Town should seek to make agriculture more economically viable as a means of protecting some of the open space in Town. This effort could include the following initiatives aimed at keeping agriculture economically viable, some of which are also recommended in the comprehensive plan for the neighboring Town of Shawangunk:

- *Improve the process for obtaining and administering agricultural assessments in the Town:* Farm lands included in a New York State Agricultural District are entitled to a lower assessment for tax purposes. According to a discussion held with farmers and owners of land in farming, the process for securing an agricultural assessment in the Town of Gardiner is more demanding in terms of paper work and compliance than in nearby towns like Shawangunk. If the process in Gardiner was made more "user friendly," it would have direct benefits for farmers who could gain the tax relief more easily. It would also provide an incentive for people leasing out their land for farm uses to seek the assessment. If more land was available to lease, it could potentially attract more people into farming who do not want to make the initial capital investment of acquiring land. At the same time, the discussion indicated that buildings and capital facilities on farms in Gardiner are assessed highly on land with agricultural assessments, often diminishing the value to the property owner of the agricultural assessment on land.
- *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 Gardiner. 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 Gardiner 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.

- *Encourage Farmers to maximize Return on Lands not in production in environmentally responsible manner through improved tax planning, woodlot management and agri-tourism:* 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.
- *Encourage Farmers to participate in efforts to develop New Products and New Markets for existing products:* 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 Gardiner and/or Southern Ulster County:* 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 Gardiner.
- *Adopt land-use policies that allow farm buildings to be re-adapted to other, similar uses (e.g., small engine repair) may help farmers generate other income to support their farm operations.* The ability to incorporate such operations on the farm could provide the cash flow to keep the balance of the operation in farming. In addition, if farmers had the ability to build accessory housing on their farms for year round lease or for seasonal use by students, tourists, etc., it would provide the farmers with important supplemental income sources without having to go through the expense and/or bother of subdividing land to accomplish this. The Town of Goshen’s experience with agriculture/industrial zoning is one model that could be explored in this regard.

Ensure Home Occupations do not diminish the quality of Gardiner’s neighborhoods

Throughout the United States, more and more people are earning a living in their homes. The Town policy should continue to recognize home occupations, while ensuring that they do not become a nuisance or hazard to neighbors. The Town should review its current regulations on

home occupations to ensure that they are “user-friendly” to the entrepreneurs operating out of their homes, while at the same time, provide effective safeguards against excessive traffic, noise, improper disposal of hazardous materials and visual blight in residential areas.

Formally incorporate information on Gardiner’s historic structures and sites into the planning process

As shown by the sample list in Table 3 above, the Town of Gardiner has a diverse, geographically dispersed set of historic sites and structures. The Town should ensure that it has an up-to-date inventory of historic properties with explanatory narrative describing the significance of each property and the features worthy of preservation. This information can be used in a number of ways. It can be part of the information used to identify conservation areas during the “conservation design subdivision” process described in the Land Use recommendations of the plan. In addition, this information helps establish a context for forms and patterns of development in the future, ranging from architectural styles to building placement and orientation. The information can also be used to consider establishment of historic districts where appropriate.

Table 3. Representative List of Historic Properties in the Town of Gardiner (* indicates Listed in National Historic Register)	
Description	Location
Peter Aldrich Homestead*	168 Decker Road
Bevier House*	Bevier Road
Brykill*	Bruynswick Road
Gardiner School*	2340 Route 44/55
John A. Lefevre House *	Route 208
Locust Lawn Estate*	Route 32
Trapps Mountain Hamlet Historic District*	Route 44/55, Mohonk Preserve
Tuthilltown Gristmill*	Albany Post Road
VanVleck House*	Bruynswick Road
Kettleboro School House*	401 Route 208
Hendrickus Hasbrouck House	Albany Post Road
Source: compiled by Fairweather Consulting from information provided by Maribeth Majestic, Gardiner Town Historical Society and information from the Town of Gardiner website.	

Continue to participate in the Scenic Byways program to promote tourism in Gardiner

The Shawangunk Mountains Scenic Byway can be an important vehicle for promoting tourism in the area as well as securing funding for improvements in transportation infrastructure, tourism signage and other aids to Gardiner’s tourism economy. As part of its participation in the Byway, the Town should explore the creation of a recreational corridor along Route 44/55 from 208 to Mohonk Preserve. The Byway planning also presents an opportunity to address impacts associated with the estimated 500,000 visitors attracted to the Shawangunks each year.

Town policies should recognize and support Tourism as an important part of the local economy

As a town that currently receives hundreds of thousands of visitors annually, town government can improve Gardiner's financial yield from existing visitors through a variety of local policies that improve the tourism economy in ways that also maintain the town's character. These can include:

- Encouraging local tourist destinations to provide visitor services (i.e., orientation to the Town, directions to accommodations, and other hospitality services)
- Promoting coordinated way-finding signage for tourist destinations including recreation areas, wineries, historic sites, etc. all in one system for visitors
- Creating infrastructure to support tourism in the form of sidewalks, gathering spaces, etc. that will meet other plan objectives, but will also enable visitors to Gardiner to have more opportunities to spend money in the Town.
- Promoting revenue-producing tourism-related uses in hamlet areas (e.g., restaurants, galleries, etc.)

Create a Small Business Retention/Expansion/Attraction Initiative for Gardiner

Through a Town Committee or community organization, the Town should encourage appropriate small businesses to stay and expand in the Town. As part of this effort the Town should encourage the extension of high-speed Internet access throughout the Town. Policies to promote this are discussed in the section on "Community Infrastructure and services." In addition, the Town should consider creating or encouraging the creation of incubator or accelerator space (i.e., low-cost space in which small start-up companies can share equipment and services) to enable those with growing home occupations to "graduate" to appropriate commercial space in the Town, keeping both the jobs and the tax rateables in Gardiner.

D. Community Infrastructure and Services

This section of the plan is intended to ensure that the Town's policies for the development and construction of programs and services adheres to and supports the vision for the Town put forth in the plan.

COMMUNITY INFRASTRUCTURE AND SERVICES GOALS

Goal D-1. Provide sufficient capacity in municipal water and sewer systems to allow for orderly, compact development in and immediately adjacent to Gardiner's central Hamlet.

Goal D-2. Maintain health and safety standards in areas of compact seasonal development that may be converting or may have converted to year-round residency.

Goal D-2. Provide a diversity of transportation routes and modes throughout the Town to minimize auto traffic congestion associated with population increases.

Goal D-3. Develop a system of primary and secondary transportation-utility corridors to aid in clustering growth, thus preserving the natural environment as much as possible.

Goal D-4. Formulate Town land use policies which will insure that future growth will bear its fair share of costs for necessary increases in public improvements such as roads, utilities, schools and recreation facilities.

Goal D-5. Improve the ability of the Town to coordinate its investment programs and service delivery with those of other, overlapping jurisdictions, e.g., school districts, fire districts, etc.

Goal D-6. Continue to develop a town parks system for the enjoyment of Gardiner residents.

COMMUNITY INFRASTRUCTURE AND SERVICES RECOMMENDATIONS

Continually seek the means to add capacity to the municipal sewer system, while creating a public water supply for the central hamlet of Gardiner

As already mentioned, directing growth to locations in or near the hamlets is a central premise of this plan. This will require the Town to develop capacity in its central sewer plant to absorb this growth, while eventually creating a municipal water supply. According to Morris Associates, the company operating the Sewer District, the current sewer system has very limited capacity to serve new development. The current permitted operating capacity for the sewer plant is 57,000 gallons per day. In fact, if the plant reaches 90 percent capacity, the New York State Department of Environmental Conservation will require the Town to build more capacity. The sewer plant currently averages between 43,000 and 45,000 gallons of usage per day.

To give a sense of the available capacity, Morris Associates estimates that a reasonable figure to generate future demand is to assume that a three-bedroom house will use 300 gallons per day.

Using these figures, one can generate an estimate of the number of additional three bedroom houses that can be safely added to the system:

- Permitted maximum capacity: 57,000 gallons per day
- 90% of capacity (maximum allowed by DEC): 51,300
- Current average daily usage: 45,000
- Excess capacity: 6,300
- New 3-bedroom houses that could be supported by existing capacity $(6,300/300) = 21$ houses

As the above makes clear, the capacity of the sewer plant could be exhausted by a modest 21 lot subdivision.

In order to achieve the vision for the community articulated in the opening pages of this plan, the Town must immediately begin to seek ways to add new capacity for centralized sewer treatment for the area designated as the Town's central hamlet. At the same time, the Town should begin a long-term effort to create a central sewer and water system to accommodate high-density growth in and around the hamlet centers. NOTE: new technologies may make it possible to provide effective sewage treatment in high density areas via stand alone systems. The Town should pursue such technologies for higher density developments as a means to minimize new capacity that needs to be added to the sewer treatment plant to accommodate development.

In the short term, the Town should commission an engineering plan and report to establish the feasibility of creating the necessary public water system(s).

Establish local policies to require nonconforming properties (particularly seasonal residences that have been converted to year-round occupancy) to meet current standards for wastewater management and environmental compliance

Like most towns, Gardiner has nonconforming, pre-existing uses that were in place prior to zoning that have waste disposal systems that would not be allowed if proposed in new development today.

Dense clusters of small residences in such areas as Rutsonville and Forest Glenn were originally built as summer houses or hunting camps, with little consideration of securing safe and reliable water supplies and/or wastewater treatment systems. Many of these cabins and bungalows have since been converted to full-time residences, with water and sewer systems that were never designed to support year-round occupancy. The Town should seek to create improvement districts (e.g., septic management districts) for such areas so that municipal wastewater systems can be created for these areas.

In addition, Gardiner should put policies in place that require other residences with old, nonconforming wastewater treatment systems to install best available technology for waste management within a fixed time period (e.g., five or ten years) after adoption of such a local policy. The Town should also seek support for grants or low-interest loans to assist property owners in complying with this regulation.

Create a local policy to allow the Town access to private septic systems to prevent or alleviate system failures

Gardiner should enact a law giving it easements to private septic systems so that, should such a system fail, the Town would have the ability to have they system pumped to prevent it from contaminating groundwater supplies or creating other problems. Such a law could be modeled on the system currently in place in the Town of Woodstock.

Continue to use Land Use Policy as a means to alleviate traffic congestion

The 1992 Plan contained several recommendations for land-use policy that were designed to minimize the traffic impacts associated with new development. This plan affirms those recommendations. They include:

- *Promoting residential development in compact nodes:* Clustered housing potentially reduces travel requirements, provided clusters are associated with a “road network” rather than “terminals” (dead ends). The total potential for residential development under the 1992 land use plan approached 8,800 dwelling units. Under conventional development approach without clustering, almost 190 miles of roadway would be required to serve that development. The 1992 plan pointed out that the increase in required new roadway would fall far below 190 mile to somewhere between 43 to 159 miles of new roads, depending upon the density at which clustering can be achieved.
- *Encouraging a two mile travel limit as an approximate “rule of thumb” for locating convenience commercial areas:* This means, as under current zoning, commercial development is dispersed among nodes requiring residents to travel no more than two miles. As the 1992 plan pointed out, this could limit automobile dependency for nondestination shopping and services. If the maximum distance required for convenience shopping is under two miles, fewer autos will have to travel across the entire town for such shopping. In addition, those living less than ½ mile from such convenience centers may be able to walk or bike to the store, further reducing the demand on the road network. Again, the two-mile limit is a rule of thumb to guide commercial development, not a hard and fast requirement.
- *Developing a system of walkways, pathways and bikeways* linking neighborhoods to each other and to the commercial areas to provide residents with alternatives to automobile travel.

Encourage coordinated development of a multi-access circulation network for transportation

As the 1992 plan pointed out, typically, the transportation network in a Town develops by roads being added to the system in isolation. In that case, the excessive use of cul-de-sac or "dead end" streets routinely adds 30% to travel distances in suburban communities. By encouraging the coordinated development of a network of interconnecting roads, no street segment is overloaded by through traffic, while overall travel distances are minimized.

Figure 32. Schematic of Multi-Access Network of Roads from 1992 Plan with illustrative road network in red
(source: digitized by Ulster County Information Services)



As shown on the above map in Figure 32, the 1992 plan proposed through-collector network is based on a ½ to 1 mile grid in the AR80 zones. This network will not entirely mitigate increases on the existing County road (collector) network, but it will minimize disruption of the existing alignments and basic character of area roadways.

Adopt Land-use policies that recognize the role of Primary and Secondary Arterial Roads in the circulation network

The 1992 plan pointed out that in the Town of Gardiner, the major arterial network consists of the north-south alignment of Route 208; and the east-west alignment of Route 44-55. During the community outreach process, it was pointed out that, over the past generation, Albany Post Road (County Route 9) has emerged as an important north/south connection for commuters. It is important to maintain these corridor as the major “through ways” in the Town. Consistent with the principles in *Moving Forward*, the 2003 Ulster County Transportation Plan, corridor plans should be created for these arterials based upon the “Access Management Guidelines in the County Transportation Plan. These plans should carefully limit access to these roads (i.e., curb cuts) as development occurs. If curb cuts are minimized and new development is encouraged to tie into the road network at other locations, these arterials will be able to continue to provide effective service for through traffic. If this access is not limited, these roads may develop the kind of congestion currently seen in such areas as Route 299 in New Paltz and Route 9 in Poughkeepsie.

At the same time, the Town should recognize the role of other roads as important secondary arterial roads or “feeder” routes for these throughways. These include Dusinger Road, North Mountain Road, South Mountain Road and Bruynswick Road (County Route 7). The Town should develop strategies to ensure that these secondary arterials remain able to serve through traffic as the Town grows. The designation of these primary and secondary arterials should be widely publicized to avoid conflicts between the requirements of the arterials and the needs and preferences of residents. (See Figure 33.)

Encourage the extension of new communications technologies throughout the Town consistent with preserving the Town’s scenic beauty and natural resources

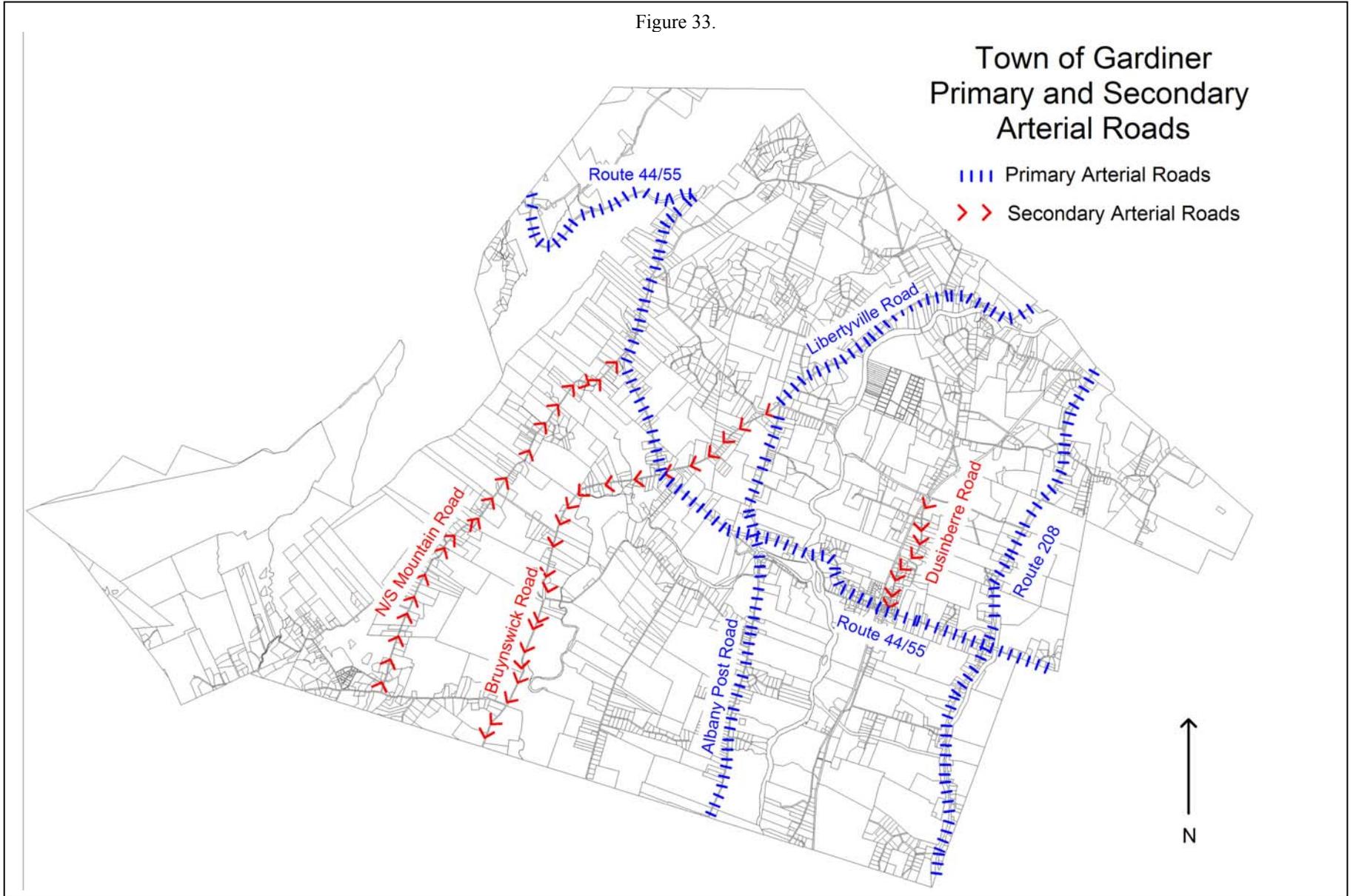
The last decade has seen the development of a wide range of communications technologies including the Internet along with cellular and satellite technologies. The extension of telecommunications services throughout the Town would have multiple benefits. In general, it would improve the ability of residents and local officials to communicate among themselves. It would provide important public safety benefits, enabling more effective and efficient communications for emergency services serving the Town. Finally, it would also create new opportunities for small business (including home-based businesses) and telecommuters, all of whom could potentially use the technology to improve earning and employment prospects while maintaining the small scale, rural feel of the Gardiner community. The Town should seek ways to encourage development of such technology. For example, with the deregulation of telecommunications, municipal rights of way have become important resources for providers of broadband Internet services. Under New York State law, municipalities can require a provider using its rights of way to disclose to the municipality the nature of equipment being installed.

However, the municipality cannot require that this equipment be put to a specific use. Nonetheless, the Town should ensure that any telecommunications provider that requests use of a right of way provide the Town with information on what equipment is being installed. This will create an information base that will help businesses, “telecommuters” and others understand the extent to which broadband service is potentially available in their area. NOTE: the Town can also charge fees for the use of the rights of way, as long as the fees are directly related to the costs involved in maintaining the rights of way, including the costs of record keeping associated with equipment installed in the rights of way.

Town policies should promote innovative approaches to energy conservation and the development of renewable resources

The Town should ensure that its policies encourage efficient use of energy in its own facilities. At the same time, Town policies and regulations should also promote energy efficiency and the use of renewable resources in new construction and renovations. Potential steps could include reviewing the zoning and building regulations to ensure they promote conservation of energy and use of renewable resources, as appropriate. In addition, the Town may wish to consider encouraging the development of local power generation capacity in a manner consistent with maintaining the Town’s rural character and quality of life.

Figure 33.



Create a Public Facilities Plan for Gardiner

Gardiner should create a long-term plan for its public facilities in a manner that reinforces the goals and recommendations of this plan. Specifically, it is important that the all major public facilities (e.g., the Town Office, the Post Office, the Library, Emergency Services stations, and any public school facilities) be retained in and/or located in or adjacent to hamlet areas, especially the two central hamlets of Gardiner and Ireland Corners. The public facilities plan should address the following:

- *Finalize the location of Town Offices:* The public facilities plan should provide a comprehensive approach for meeting the space needs of Town government, indicating the location and dimension of town offices and storage and repair facilities. The plan should also ensure that the Town has access to assembly space for public meetings that is efficient to operate and attractive in appearance.
- *Ensure that land is set aside for necessary expansion of Fire and Emergency Services:* According to the 1992 plan, the present fire company locations (3) provide good geographic coverage, however it pointed out that the potential for additional development in the Town may eventually require as many as nine service units.

One additional fire station was tentatively included in the 1992 Plan to improve service in the valley residence area along Albany Post and Bruynswick Road north of Route 44-55. A site reservation was suggested in the vicinity of the Bruynswick Road and Albany Post Road intersection. Approximately 2.5 acres will be required. The Town may wish to amend its official map to identify a precise location for this facility.

- *Explore the Feasibility of Creating a School District that is Coterminous with Town Boundaries:* School taxes are a major expense for Gardiner’s property owners. At the same time, the growth policies adopted by the Town have substantial impacts for the school districts serving the Town. Over the next ten to fifteen years, Gardiner should explore creating a school district with boundaries coterminous with the Town. This will enable a better coordination between Gardiner Town government and the school district serving its children.

Currently Gardiner is served by three school districts with varying enrollments: New Paltz (c. 2,300 students), Pine Bush (c. 6,100) and Wallkill (c. 3,500). As the “build-out” analysis associated with this plan suggests, Gardiner has the potential to add 4,273 households as it grows. If patterns from the 2000 Census hold, the additional 4,273 households will have 0.5 school age children aged 5-18 per household. Thus, at build-out Gardiner will add at least 2,100 school children. If Gardiner’s 1, 997 current households also house 0.5 school age children each, the total school age population in the Town would be over 3,000. This is clearly enough to support a separate school district. Should a separate district not prove feasible, the Town should seek creation of an elementary school within the Town.

Ensure that Land-use Policies meet Requirements of Emergency Services

Two regulatory issues related to emergency services were mentioned in the 1992 Plan: requirements for tanker replenishment ponds in major subdivisions; and requirements for specialized equipment associated with particular types of the land uses. For example, certain industrial uses may require special salvage and rescue service units to be included in the Fire Company inventory.

The Town’s current subdivision regulations require that subdivisions identify sources of water for fire protection. (cf. chapters 188-23 and 188-25). These provisions should be reviewed to ensure that they adequately provide water supplies to meet fire protection needs in new subdivisions.

A review of the current zoning code and subdivision regulations indicates that the Town has not adopted the 1992 recommendation to add criteria to special permit regulations to require that the full cost of specialized equipment be borne by the proposed facility. This should be part of the revision of local law following adoption of this master plan.

Create a long-term parks plan as part of the Town’s Open Space Plan

The community survey conducted for this plan indicated that creating new recreational facilities was not a very high priority among the respondents. Nonetheless, it is important for the Town to maintain and manage the resources it has. According to the Town website, the Town of Gardiner owns the recreational areas described in Table 4.

The 1992 Plan identified six major areas for Town recreation sites, two of which currently exist: the Majestic Park area (proposed to be expanded as Walkkill riverfront park, with a total area of 60 +/- acres), and Gardiner Park on Steve’s Lane -the area to be reclaimed from the landfill

Site	Size	Location	Uses
Majestic Park	26 acres		Ball field, picnic area, play ground
Old Ford Road	1 acre	Old Ford Road	Access to River
Sandhill Road	6-acre	Sand Hill Road	Access to River
Halcyon Road	14 acres	Halcyon Road	Wildlife area
Spellman Drive	5 acres		stream corridor access
Ramah Lane	8 acres		Wildlife area/stream access
Town Hall	1 acre		Ball field
Sewer plant	20 acres		undeveloped
Town landfill site	87 acres		undeveloped
Walkkill Valley Rail Trail	36 acres		Rail trail not owned by Town

Source: Town of Gardiner Website.

property with river access to the Wallkill (approximately 100 acres). The plan also identified four potential park areas: the Heddon's Lake Park totaling 85 acres; The Tillson Lake Park, totaling 40 acres; the Huddleston Park area totaling 150 acres (Trapps Farm area); and the Wallkill Valley Rail Trail extending over the former Conrail right of way (approximately 36 acres). See Figure 34. NOTE: in the case of privately owned land, these options should only be explored in full consultation with the property owners.

Long-term indications are that Gardiner will continue to experience population growth into the foreseeable future. Consequently, as part of its Open Space Plan, the Town should consider securing additional town-owned park land to ensure an adequate supply of park land distributed throughout the Town.

During its open space planning process, the Town should also identify ways of building links with its existing parks and public lands and their surrounding residential areas. Such links could include trails, bicycle paths, and (in the case of Majestic Park, the Rail Trail and Gardiner Park) a sidewalk system linking these areas with the center of the Gardiner hamlet. Creation of such a plan would position the Town to pursue grants to make the necessary improvements under such funding sources as the New York State Department of Transportation's Transportation Equity Act for the 21st Century (TEA-21).

Figure 34. Potential Park System Identified in 1992 Plan.



E. Issues of Regional Concern

This section of the plan is intended to ensure that the Town's policies address issues that extend beyond the Town's boundaries and effect Southern Ulster County and/or the larger region.

GOALS FOR ISSUES OF REGIONAL CONCERN

Goal E-1. Seek regional solutions for the following issues that extend beyond municipal boundaries:

- securing adequate water supplies and wastewater treatment facilities
- providing affordable housing
- protecting the Shawangunk Ridge
- preserving agriculture
- planning for open space
- improving regional transportation systems.

Goal E-2. Promote and participate in intermunicipal systems for providing a range of municipal services ranging from emergency services, code enforcement and others.

RECOMMENDATIONS FOR ISSUES OF REGIONAL CONCERN

Continually seek regional solutions to issues of waste water disposal and creation of public water supplies

Issues related to waste water disposal and development of public water supplies are common throughout Southern Ulster County and the Hudson Valley, particularly as more and more communities are looking to concentrate new development in or near existing centers. Many communities are trying to meet this demand by deploying new technologies. For example, the area has seen increased interest in constructed wetlands for waste water management, along with consideration of other technologies. At the same time, Plattekill, Gardiner and Shawangunk are all involved in the process of identifying appropriate sources (or back up sources) for municipal water systems. Gardiner should seek ways of cooperating with its neighboring towns (and County government) in finding solutions to issues of wastewater disposal and the identification of sources for public water supplies.

Seek intermunicipal solutions for protection of the Shawangunk Ridge

The Shawangunk Ridge extends through six towns in Ulster County others in Orange County to the south. The environmentally sensitive areas along the Ridge cannot be adequately protected unless these towns are consistent in the manner in which they seek to provide protection. It is therefore important for Gardiner to participate in such efforts, including the Shawangunk Ridge Biodiversity Partnership's "Green Assets" program.

Cooperate with neighboring towns and Ulster and Orange County in developing regional solutions to transportation problems

Every town in the Hudson Valley region is wrestling with issues of increasing traffic. The need for intermunicipal cooperation on this issue has never been greater. At the same time, the Ulster County Planning Board has successfully secured designation as a Metropolitan Planning Organization for transportation planning. This will enable the County to gain access to federal support for the planning process and offers a unique opportunity for individual towns in the County to join together and participate in a structured process that can coordinate their efforts. The Town of Gardiner should play an active role in this cooperative planning effort.

Seek regional solutions to affordable housing issues

Under the 1975 Court of Appeals decision *Berenson v. Town of New Castle* and other judicial and legal requirements, Gardiner is required to define the ways it will participate (or refrain from participating) in meeting regional demand for affordable housing. Gardiner should seek to work with neighboring towns through such venues as the Southern Ulster Alliance and others to ensure that these demands are effectively met in ways that do not place an undue burden on a single town or small number of towns.

Work with neighboring Towns to preserve agriculture

As described elsewhere in this plan, the plan outlines various ways in which Gardiner can cooperate with other municipalities to preserve and promote this important part of the Town's economy.

Participate in regional open space planning efforts

The Town should participate in efforts to plan for open space conducted by such organizations as the Scenic Byway, Ulster County and the Hudson River Valley Greenway.

Continue to work with neighboring towns and Ulster and Orange County on efforts at intermunicipal cooperation

Increasingly, the solutions to pressing municipal problems are likely to be found through intermunicipal cooperation. The greater ongoing cooperation between towns, the more likely it is that they will be successful in joint ventures. Consequently, Gardiner should take advantage of as many such opportunities as possible. As mentioned elsewhere in this plan, the Town should remain active in the Shawangunk Mountains Scenic Byway, not only for the direct benefits associated with the program, but also as an opportunity to build stronger relationships with neighboring towns. Other opportunities for such cooperation are available through the Southern Ulster Alliance, the Natural Resources Conservation Services study of the Shawangunk Kill watershed and the Shawangunk Ridge Biodiversity Partnership's Green Assets program.

IMPLEMENTATION PROGRAM

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” actions should be initiated after the first year following plan adoption. They should be completed within five years of plan adoption. The plan itself should be subject to review and update within three to five years after its adoption by the Town board.

<u>TOWN OF GARDINER COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</u>			
<u>RECOMMENDATION</u>	<u>LEAD RESPONSIBILITY</u>	<u>ACTION</u>	<u>CRITERIA FOR EVALUATING SUCCESS</u>
<u>Immediate Priority Actions</u>			
Improve protection of Shawangunk Ridge	Zoning Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Create system of incentives to achieve desired land use patterns	Zoning Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Encourage cluster development as the preferred pattern of development for major subdivisions	Zoning Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Establish Conservation Subdivision procedures in the Zoning Ordinance	Zoning Committee/Town Board	Zoning Update	Revised Zoning Language is approved

<u>TOWN OF GARDINER COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</u>			
<u>RECOMMENDATION</u>	<u>LEAD RESPONSIBILITY</u>	<u>ACTION</u>	<u>CRITERIA FOR EVALUATING SUCCESS</u>
Review structure of Zoning Ordinance and Densities	Zoning Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Seek means to add capacity to the municipal sewer system and create a public water supply for the hamlet	Hamlet Committee/Town Board	Continually seek funding to study needs and to develop systems	Studies completed and systems being upgraded/established
<u>Secondary Priority Actions</u>			
Adopt design guidelines or standards for residential and commercial development	Zoning Committee/Hamlet Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Encourage village-density and attached housing in hamlet areas	Hamlet Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Develop local policies to improve protection of major aquifers	Zoning Committee/Town Board	Zoning Update/Local Laws Promulgated	Revised Zoning Language is approved/Local Laws Adopted
Develop and Implement Open Space Plan including long-term parks plan	Environmental Conservation	Open space planning	Plan adopted by town

TOWN OF GARDINER COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE			
RECOMMENDATION	LEAD RESPONSIBILITY	ACTION	CRITERIA FOR EVALUATING SUCCESS
	Committee/Town Board		
Continue cooperative efforts with Mohonk Preserve and Other Stewardship Organizations	Town Board/other town agencies	Managing impact of visitors to the Ridge	Stewardship organizations develop onsite camping. Town and organizations continue to improve stewardship
Initiate extensive hamlet revitalization effort	Hamlet Committee/ Town Board/Highway Department/other Town Agencies	Zoning changes; infrastructure improvements; improved CLI access	New hamlet area is zoned and provided with necessary infrastructure
Site New CLI Zone	Town Board/Planning Board	Zoning changes;	New CLI location is incorporated into zoning
Selected Changes in HC Zoning on Route 208 south of Ireland Corners	Zoning Committee/Hamlet Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Expand “uses permitted by right” in HC and CLI zones	Zoning Committee/Hamlet Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Formally incorporate information on historic structures into the Town planning process	Zoning Committee/Town Board	Zoning Update	Revised Zoning Language is approved
Continue to use land use policy to alleviate traffic congestions	Zoning Committee/Planning Board/Town Board	Zoning Update/Project review	Revised Zoning Language is approved/Project review encourages rational location

<u>TOWN OF GARDINER COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</u>			
<u>RECOMMENDATION</u>	<u>LEAD RESPONSIBILITY</u>	<u>ACTION</u>	<u>CRITERIA FOR EVALUATING SUCCESS</u>
			of neighborhood commercial services
Encourage coordinated development of multi-access circulation network	Planning Board/ZBA	Project Review	Project review encourages further development of multi-access road network
Ensure that Land-use policies meet requirements of emergency services	Zoning Committee/Town Board	Zoning Update	Creation of Incentive System/Revision of Special Use permit procedures
<u>Long-term Actions</u>			
Create a Public Facilities Plan	Town Board	Facilities siting and construction	Site for town offices, schools, fire station/emergency services is identified and, if necessary, acquired.
Implement a comprehensive approach to encourage agriculture in the Town	Town Board	Appoint agriculture promotion committee	Adopt or implement measures recommended in the plan
Ensure home occupations do not diminish the quality of neighborhoods	Zoning Committee	Review and revision of relevant regulations	Revised Zoning Language is approved
Continue participation in Shawangunk Mountains Scenic Byway program	Town Board	Maintain active membership in byway	Byway wins state and federal designation
Establish small business retention/expansion attraction program	Town Board	Establish program	Improved ability to "grow" businesses in Gardiner
Build partnerships with land	Environmental	Provide mechanisms for	Town has expanded options

TOWN OF GARDINER COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE			
RECOMMENDATION	LEAD RESPONSIBILITY	ACTION	CRITERIA FOR EVALUATING SUCCESS
stewardship organizations to enhance Town capacity to manage open space	Conservation Commission/Town Board	organizations to assume conservation easements to benefit Town	for holding donated or purchased easements
Establish local policies to require nonconforming properties to meet current wastewater mgt. standards	Town Board	Local law	Local law adopted (and possibly grant funding secured for compliance)
Improve opportunities for public access	Parks & Recreation Commission/Town Board	Identify and develop access opportunities available from Town properties	New access sites created
Complete inventory of biodiversity features	Environmental Conservation Commission	Mapping and description of biodiversity features in Town	Inventory completed
Encourage the extension of new communications technologies	Town Board	Appoint committee to study issue	Study completed and recommendations submitted to Town
Seek regional solutions to issues of waste water disposal and creation of public water supplies	Town Board with other Towns and Ulster County	Regional partnerships/projects	Regional solutions established
Seek regional solutions to issues of affordable housing	Town Board with other Towns and Ulster County	Regional partnerships/projects	Regional solutions established
Seek regional solutions to Ridge protection	Town Board with other Towns and Ulster County	Regional partnerships/projects	Regional solutions established

TOWN OF GARDINER COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE			
RECOMMENDATION	LEAD RESPONSIBILITY	ACTION	CRITERIA FOR EVALUATING SUCCESS
Cooperate with neighboring towns and Ulster and Orange County in developing regional solutions to transportation problems	Town Board with other Towns and Ulster and Orange counties	Regional transportation planning	Creation of multi-jurisdictional system for planning transportation improvements
Participate in regional open space planning efforts	Town Board	Maintaining and expanding involvement in efforts by Ulster County, the Scenic Byways Program, the Greenway and others	Substantial input by Gardiner in regional open space plans.
Continue to work with neighboring towns and Ulster and Orange County on efforts at intermunicipal cooperation	Town Board	Maintaining and expanding involvement in multi-jurisdictional organizations and efforts	Expanded working relationships with towns and county agencies throughout the region
Promote innovative approaches to energy conservation and the development of renewable resources	Town Board	Appoint committee to study issue	Study completed and recommendations submitted to Town

PLAN APPENDICES

Appendix A. Inventory of Natural Resources

Appendix B. Dutchess Land Conservancy Brochure, “Planning & Siting Your House”

Appendix C. Ulster County Transportation Plan, “Access Management Guidelines”

Appendix D. Results of Community Survey & Outreach

Appendix E. Hamlet Study by the Conway School of Landscape Design

Appendix F. Andres Duany and Emily Talen. “Transect Planning,” *Journal of the American Planning Association*. XLVIII, Number 3 (Summer 2002).

Appendix G. Summary of Comments Received on June 2004 Draft