Final Report

Comprehensive Plan Update Phase I
Needs Assessment and Community Visioning Report

Town of Plattekill, New York

Prepared for
Town of Plattekill
1915 Route 44-55
Modena, New York

August 2019

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Funded, in part, by
Hudson River Valley Greenway

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Introduction

The 2019 *Needs Assessment and Community Visioning Report* serves as the first phase in an effort to update the Town of Plattekill's Comprehensive Plan. Adoption of comprehensive plans is authorized by Town Law § 272-a. The Town's Comprehensive Plan was first adopted by the Town Board in 1973 and was later updated in 1993, 1998, and 2003. An update to the Comprehensive Plan was needed to help guide and enforce development with appropriate contemporary policy recommendations and update measures to conserve the Town's natural areas and wildlife. This report was funded by the Hudson River Valley Greenway and the Town of Plattekill.

In early 2019, the Town Board established a nine-person Comprehensive Plan Update Committee (CPUC) to guide the Town's consulting team, Barton & Loguidice (B&L) in addressing the important challenges facing Plattekill. A kick-off meeting was held in April 2019 to develop an initial list of goals, objectives, and recommendations. The scope of services established at the kick-off meeting included: having an analysis of existing planning documents, on-going initiatives, data collection including GIS Mapping and US Census Bureau data analysis; holding two public workshops; performing a strengths, weaknesses, opportunities, threats (SWOT) analysis; presenting a draft community, vision, goals, and objectives; and composing a community profile and visioning report.

Figure 1 Hurds Family Farm
Photo by Patrick Rose

Methodology

In order to develop a comprehensive *Needs Assessment and Community Visioning Report,* different methods were used to gather information. Various planning documents were consulted, including the Town's 2003 Comprehensive Plan. Land Use and Zoning Maps were analyzed and can be found in Appendix A. An inventory, which can be found in the next chapter, was performed and it examined topics such as general demographics, housing characteristics, and economic characteristics. Public engagement was another critical strategy used to gather information. Documentation supporting the public engagement effort can be found in Appendix B.

Due to high public attendance at the kick-off meeting in April 2019, a Town-Hall style public discussion began and preliminary goals and objectives were established. The kick-off meeting served as one of the two public workshops. The second public workshop was held in June 2019. The public workshops were an effective strategy that gathered valuable information about what residents value in their community, concerns they have, and the vision they have for Plattekill's future.

The other public engagement strategy used was an online community survey. The survey was a useful tool because it had the potential to reach a wider audience than those who only attended public meetings. It is also an efficient way to measure public opinion on various topics. The survey had open ended questions, areas for comments, and covered topics such as land conservation, economic development, water/sewer/transportation infrastructure, and community character.

The Comprehensive Plan Update Committee (CPUC) conducted a series of meetings that were open to the public. The purpose of the CPUC meetings were to prioritize issues and goals that were gathered at the public workshops and from the community survey.

Figure 2 Visioning Workshop 6.4.19

Community Background/History

The history of Plattekill is predated by relatively vague accounts of Native American activity associated with the Delaware or Leni-Lenape, more recently referred to as the Esopus Indians, who were known to be active along the Wallkill River Valley. European settlement of the area began in the late 1600s and early 1700s through land patents from the English Governor of New York. With an act of the New York State Legislature, Plattekill was divided from the Town of Marlborough to the east and became the ninth town in Ulster County on March 21, 1800. At the time of its incorporation as a Town, the population was an estimated 1,600 and was focused on the area's farming heritage

Agricultural History

Named after the Platte Kill stream in the southwestern portion of the Town, Plattekill has an agricultural heritage worth noting. By the mid-1800s, the Town had become the center of a larger region's prominent fruit growing. Initially dominated by grape growing including such varieties as Isabella and Catawba, and later Concord, Niagara and Delaware, grapes along with raspberries and currants, were particularly important into the 1900s. In the Village of Clintondale, the decline of grape growing is related to the loss of readily available fertilizing horse manure from New York City in the mid-twentieth century, as the car overtook horse and wagon as the primary means of transportation.

Figure 3 18th Century Dutch Barn in Plattekill, NY

With improved railroad access to markets, dairying grew as an occupation, with creameries near many of the region's rail stations, including Elting's Corner. However, it has been apple growing that has dominated the past century, with orchards steadily growing in size to compete. Indeed, much of the Town's twentieth century history is punctuated by dramatic weather changes such as early freezes, hail storms, or hurricanes affecting fruit crops (a key to the local economy).

Cold storage of fruit started later in the nineteenth century and became a critical element of fruit production and marketing which survives today. Originally reliant on local ice harvesting, larger refrigerated buildings were soon built. Farms learned the value of shared storage. Early cooperative efforts, such the Clintondale Fruit Growers Co-op, Inc., broadened from storage and helped local growers to better compete in buying, storage and marketing into the 1940s. Today, Plattekill's landscape and economy is still dominated by orchards, irrigation ponds and storage buildings of the fruit business.

Railroad Era

Subsequent growth in Plattekill was spurred by its railroad era, beginning in 1887 with the incorporation and opening of the Hudson Connecting Railroad. That line served to link the new Hudson River railroad bridge at Poughkeepsie with the main rail line through Orange County south at Campbell Hall. With depots in Modena and outside Clintondale, these two hamlets experienced noticeable development in the early twentieth century. Since the 1950s, Plattekill has seen spurts of residential and agricultural development throughout the Town, linked to the region's economy and improved accessibility to the larger Hudson Valley and New York metropolitan regions via the nearby New York State Thruway and Interstate 84.

Las Villas

From the late 1920s to the early 1980s, Las Villas were Spanish resorts located in the Town of Plattekill where Spaniards, Cubans, Puerto Ricans, Dominicans and other Spanish-speaking immigrants came from mostly New York City to reconnect with their families and heritage. Today, the resorts are closed, abandoned, and in some cases have been demolished.

Figure 4 Postcard advertising Villa Rodriguez, in Plattekill, NY, c. 1935.
https://www.nbcnews.com/news/latino/spanish-resorts-n-y-catskills-remembering-lost-era-n164576

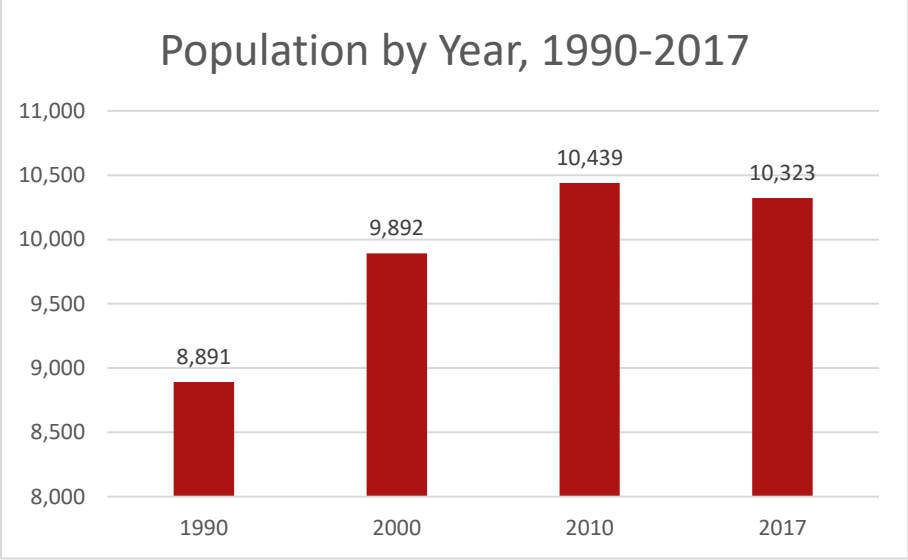
Inventory and Analysis

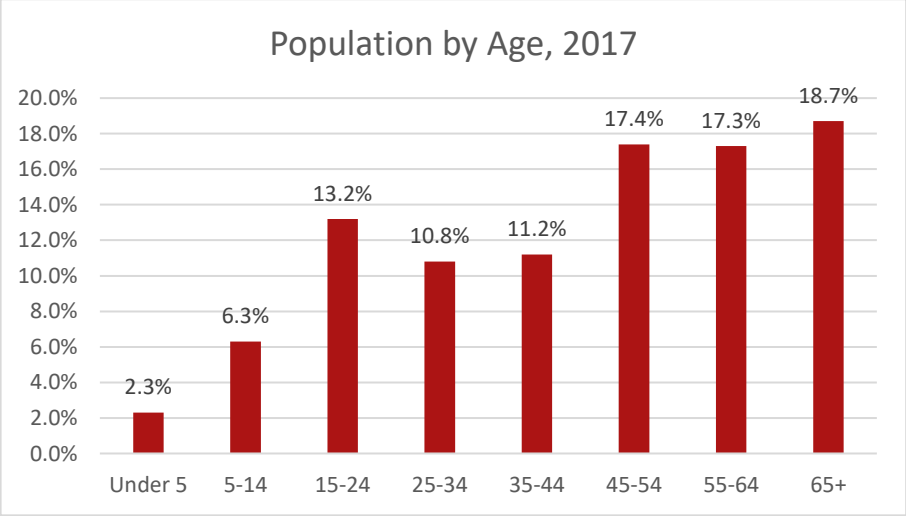
Location

The Town of Plattekill is located in southeast Ulster County and is about four (4) miles west of the Hudson River. The Town is bisected by Interstate 87 (running north-south NY State Route 32(running north-north) and U.S. Route 44 (running east-west).

General Demographics

The population of Plattekill was on a consistent rise from 1990 to 2010 and has remained relatively stable since 2010. Population change can have a direct impact on service required at both the local and regional levels. Changes in population require corresponding changes to infrastructure, housing, and community resources such as schools and libraries.

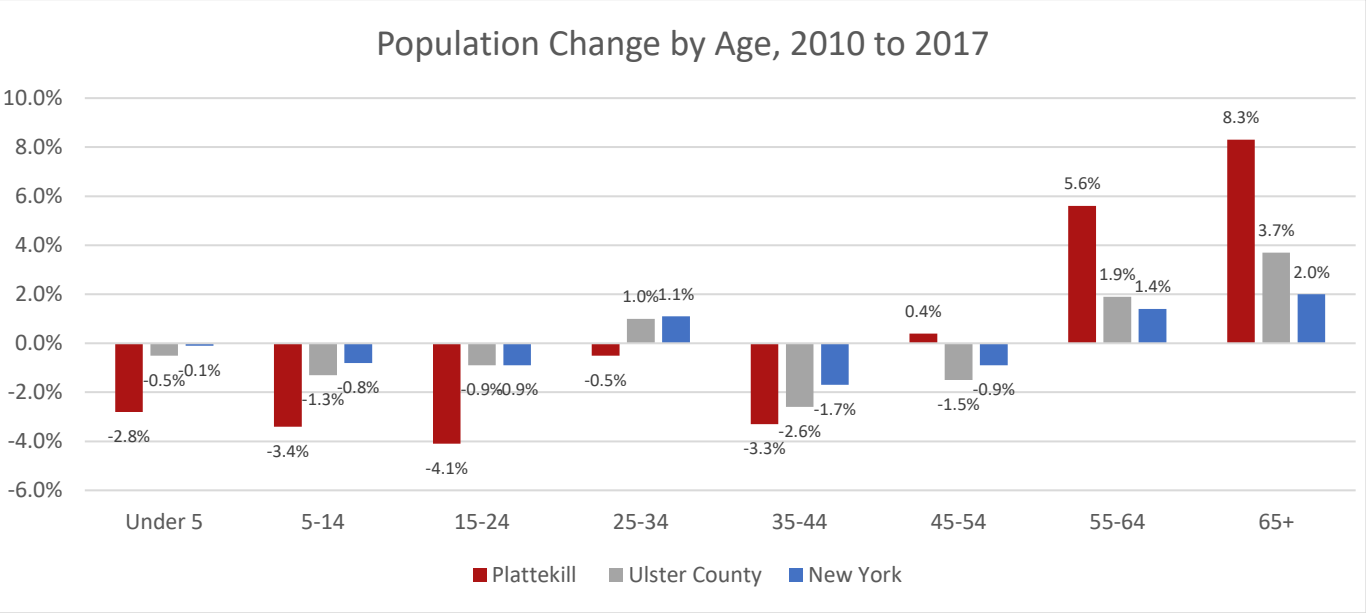




Median age rose in Plattekill by 29.6% since 2010 which has been common in rural population centers with the aging Baby Boomer generation. These numbers are also reflected in Figures 2 and 3. Figure 3 shows that the majority of the population is over the age of 45 and the largest age group, 65+, makes up 18.7% of the population. Figure 3 shows that the largest increase in age groups since 2000 have been in the 55-64 and 65+ age groups. It is imperative that the Town's vision and goals take into account the community's aging population. Promoting an age friendly community not only benefits seniors, but the population as a whole. Figure 3 also displays the significant decrease of age groups 25-34 and 35-44. Developing strategies which attract young age cohorts will be essential to the Town's economic survival in the future.

T1. POPULATION / AGE, TOWN OF PLATTEKILL	2010	2017	2010-2017 Change
Total Population	10,439	10,323	-1.1%
Median Age	37.2	48.2	29.6%
Female Median Age	39.3	49.8	+10.8 yrs
Male Median Age	35.1	47.0	+11.9 yrs

T2. POPULATION	Town of Plattekill	Ulster County	New York State
2010	10,439	182,782	19,229,752
2017	10,323	180,129	19,798,228
% Change in Population	-1.1%	-1.5%	3.0%



As referenced in Tables 3 and 4, the Town of Plattekill's total population is 76.0% white, the Town's next largest ethnicity is Latino at 13.4% of the population, Black or African American is at 6.3% of the population, two or more races is at 2.1%, Asian is at 1.6%, and some other race alone at 0.6%. Ethnic groups that experienced the most significant change since 2010 were the white and Latino categories. The white population has increased by 9.9% while the Latino population has decreased by 10.2%. Despite the decrease in the Latino population, Plattekill still has a higher amount of Latinos (13.4%) compared to Ulster County (9.8%).

T3. RACE OF POPULATION, TOWN OF PLATTEKILL	**2010**		**2017**		**Change in %**
Total:	10,439		10,323		-1.1%
White alone	6896	66.1%	7842	76.0%	9.9%
Latino	2467	23.6%	1383	13.4%	-10.2%
Black or African American alone	823	7.9%	653	6.3%	-1.6%
American Indian and Alaska Native alone	0	0.0%	0	0.0%	0.0%
Asian alone	195	1.9%	167	1.6%	-0.3%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	0.0%
Some other race alone	0	0.0%	59	0.6%	0.6%
Two or more races:	58	0.6%	219	2.1%	1.6%

T4. RACE OF POPULATION, 2017	**Town of Plattekill**	**Ulster County**
White alone	76.0%	79.8%
Hispanic or Latino:	13.4%	9.8%
Black or African American alone	6.3%	5.2%
American Indian and Alaska Native alone	0.0%	0.1%
Asian alone	1.6%	2.1%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.1%
Some other race alone	0.6%	0.3%
Two or more races:	2.1%	2.7%

Housing Characteristics

Understanding housing trends and conditions can help guide policy makers and initiatives that influence the quality, supply, and diversity of housing opportunities in order to maintain Plattekill as a desirable place to live. Housing tenure, housing age, and monthly housing costs are all important factors that will be covered in this section. They indicate a community's ability to support and absorb changes in population.

Table 5 displays that housing tenure numbers have had positive results from 2010 to 2017 with the total housing units increasing by 3.7%, vacant housing units decreasing by 3.2%, and owner-occupied housing increasing by 11%.

T5. HOUSING TENURE	Town of Plattekill			Ulster County	New York
	2010	2017	Change in %, 2010-2017	Change in %, 2010-2017	Change in %, 2010-2017
Total Housing Units	4110	4264	3.7%	2.0%	2.5%
Occupied housing units	3720	3994	7.4%	-2.9%	-1.0%
Owner-occupied	2526	3151	11.0%	-1.2%	-0.2%
Renter-occupied	1194	843	-11.0%	1.2%	0.2%

Based on data in Table 6, as of 2017 51.6% of Plattekill's housing stock was built after 1980. This is an increase of 4.5% since 2010 when 47.1% of the Town's housing structures were built after 1980. Another significant piece of data from Table 6 is the increase of structures converted to multi-family homes. Specifically, structures built from 1960 to 1969 increased by 6.2% since 2010 meaning 272 units were added to existing structures.

T6. YEAR STRUCTURE BUILT, TOWN OF PLATTEKILL	2010		2017		2010-2017
	Estimate	%	Estimate	%	Change in %
Total housing units	4,110		4264		3.7%
Built 2010 or later	0	0	106	2.5%	2.5%
Built 2000 to 2009	575	14.0%	657	15.4%	1.4%
Built 1990 to 1999	540	13.1%	609	14.3%	1.2%
Built 1980 to 1989	820	20.0%	829	19.4%	-0.6%
Built 1970 to 1979	646	15.7%	666	15.6%	-0.1%
Built 1960 to 1969	276	6.7%	548	12.9%	6.2%
Built 1950 to 1959	492	12.0%	272	6.4%	-5.6%
Built 1940 to 1949	156	3.8%	104	2.4%	-1.4%
Built 1939 or earlier	605	14.7%	473	11.1%	-3.6%

Housing Cost Burden

The U.S. Department of Housing and Urban Development defines cost burdened families as those who pay more than 30% of their income for housing. Families who are cost burdened may have trouble affording everyday necessities such as food, clothing, transportation and medical care. As higher income households maintain high housing costs as a lifestyle choice, lower income households may find it difficult to meet their non-housing needs should rent/mortgage payments exceed 30% of household income.

Data in Table 7 shows that housing affordability in the Town of Plattekill is improving as of 2017. Households paying more than 30% of household income has decreased 13.5% since 2010 while households paying less than 20% of household income has increased 19.2%. These are positive figures for Plattekill. Data in Table 8 shows that the Town lags behind Ulster County and New York State when it comes to housing burden and affordability figures, but not significantly.

T7. HOUSING BURDEN, TOWN OF PLATTEKILL

Rent/housing Payment as % of Household Income	2010		2017		2010-2017
	Estimate	%	Estimate	%	Change in %
Less than 20.0 percent	628	25.2%	1393	44.4%	19.2%
20.0 to 24.9 percent	205	8.2%	276	8.8%	0.6%
25.0 to 29.9 percent	457	18.4%	358	11.4%	-7.0%
30.0 to 34.9 percent	211	8.5%	289	9.2%	0.7%
35.0 percent or more	988	39.7%	822	26.2%	-13.5%
Total	2489		3138		

T8. HOUSING BURDEN

Rent/housing Payment as % of Household Income, 2017	Town of Plattekill	Ulster County	New York
Less than 20.0 percent	44.4%	45.9%	49.1%
20.0 to 24.9 percent	8.8%	12.4%	12.2%
25.0 to 29.9 percent	11.4%	10.3%	8.9%
30.0 to 34.9 percent	9.2%	7.0%	6.3%
35.0 percent or more	26.2%	24.5%	23.5%

Economic Characteristics

An area's economic well-being is in part measured by employment and income characteristics. Residents that are able to invest money in local establishments contributes to the overall stability and health of the community. The ability to invest in the local community is linked, in part, to earning and job security. Low incomes may be indicative of a community in need of additional resources, including job training or financial mentoring, or services such as affordable daycare. Income diversity within a community promotes vibrancy and can help reduce the uniform appearance associated with homogeneous places.

Employment status figures in Tables 9 and 10 display a mixed economic climate in Plattekill. Since 2010, there has been a decrease in the labor force of 7.2%, a 1.8% decrease of people employed, but a reduction in the unemployment rate of 5.3%. Part of this could be due to the increased population change among people aged 55+. As these groups age out of the labor force, unemployment and labor force participation can decrease as well.

T9. EMPLOYMENT STATUS, TOWN OF PLATTEKILL	2010		2017		2010-2017
	Estimate	%	Estimate	%	% Change
Population 16 years and over	8418		8954		6.3%
In labor force	5703	67.7%	5414	60.50%	-7.2%
Civilian labor force	5691	67.6%	5414	60.50%	-7.1%
Employed	5021	59.6%	5176	57.80%	-1.8%
Unemployed	670	8.0%	238	2.70%	-5.3%
Armed Forces	12	0.1%	0	0.00%	-0.1%
Not in labor force	2715	32.3%	3540	39.50%	7.2%
Civilian labor force	5691		5414		-4.8%
Percent Unemployed	(X)	11.8%	(X)	4.40%	-7.4%

T10. EMPLOYMENT STATUS, 2017	Town of Plattekill	Ulster County	New York
Population 16 years and over	8954	151,327	16,080,981
In labor force	60.5%	61.70%	63.30%
Civilian labor force	60.5%	61.60%	63.10%
Employed	57.8%	57.20%	58.90%
Unemployed	2.7%	4.40%	4.30%
Armed forces	0.0%	0.10%	0.1%
Not in labor force	39.5%	38.30%	36.7%

While employment status indicates mixed trends, household income figures cast a positive light as depicted in Tables 11 and 12. Median household income has increased 13.2% and mean household income has increased 25.2%. This is a good trend overall, but with the number of employed people decreasing this may also mean a growing income gap is occurring between high earners and low earners. Poverty rates have also shown positive trends in the Town. As shown in Table 13, among all families and children the poverty rate has dropped 2.5% and 4.4%, respectively. Table 14 shows Plattekill as having lower poverty rates than the County and State in all categories except when comparing 'all families' to the County.

T11. HOUSEHOLD INCOME, TOWN OF PLATTEKILL	2010 Estimate	2017 Estimate	2010-2017 % Change
Total Households	3720	3994	7.4%
Median household income	$54,529	$61,702	13.2%
Mean household income	$66,741	$83,562	25.2%

T12. HOUSEHOLD INCOME, 2017	Town of Plattekill	Ulster County	New York
Total Households	3,994	43,393	7,302,710
Median household income	$61,702	$61,652	$62,765
Mean household income	$83,562	$80,754	$93,443

T13. POVERTY, TOWN OF PLATTEKILL	2012 %	2017 %	2012-2017 % Change
All people	12.1%	10.8%	-1.3%
All families	10.3%	7.8%	-2.5%
Under 18	16.3%	11.9%	-4.4%

T14. POVERTY, 2017	Town of Plattekill	Ulster County	New York
All people	10.8%	13.2%	15.1%
All families	7.8%	7.6%	11.3%
Under 18	11.9%	15.9%	21.3%

Industry

As shown in Table 15, More than a quarter of Plattekill is employed in "education services, and health care and social assistance." This sector has increased by 5.7% since 2010, indicating the Town's labor force has not diversified much in seven (7) years. The next two largest sectors are "health care and social assistance" at 13.9% and "educational services" at 13.8%. "Educational services" had the most growth since 2010 at 5.8%. "Accommodation and food services" experienced the greatest loss of employment since 2010, shrinking 6.6%, "arts, entertainment, and recreation, and accommodation and food services" shrunk 5.9%, and "retail trade" decreased 5.0%.

T15. INDUSTRY, TOWN OF PLATTEKILL	2010		2017		2010-2017
	Estimate	%	Estimate	%	% Change
Civilian employed population 16 years and over	5021		5176		3.1%
Agriculture, forestry, fishing and hunting, and mining:	73	1.5%	47	0.9%	-0.5%
Agriculture, forestry, fishing and hunting	73	1.5%	47	0.9%	-0.5%
Mining, quarrying, and oil and gas extraction	0	0.0%	0	0.0%	0.0%
Construction	371	7.4%	417	8.1%	0.7%
Manufacturing	352	7.0%	358	6.9%	-0.1%
Wholesale trade	126	2.5%	229	4.4%	1.9%
Retail trade	773	15.4%	539	10.4%	-5.0%
Transportation and warehousing, and utilities:	534	10.6%	494	9.5%	-1.1%
Transportation and warehousing	447	8.9%	462	8.9%	0.0%
Utilities	87	1.7%	32	0.6%	-1.1%
Information	112	2.2%	23	0.4%	-1.8%
Finance and insurance, and real estate and rental and leasing:	231	4.6%	321	6.2%	1.6%
Finance and insurance	118	2.4%	247	4.8%	2.4%
Real estate and rental and leasing	113	2.3%	74	1.4%	-0.8%
Professional, scientific, and management, and administrative and waste management services:	267	5.3%	493	9.5%	4.2%
Professional, scientific, and technical services	143	2.8%	356	6.9%	4.0%
Management of companies and enterprises	0	0.0%	13	0.3%	0.3%
Administrative and support and waste management services	124	2.5%	124	2.4%	-0.1%
Educational services, and health care and social assistance:	1105	22.0%	1433	27.7%	5.7%
Educational services	400	8.0%	714	13.8%	**5.8%**
Health care and social assistance	705	14.0%	719	13.9%	-0.1%
Arts, entertainment, and recreation, and accommodation and food services:	691	13.8%	409	7.9%	-5.9%
Arts, entertainment, and recreation	34	0.7%	71	1.4%	0.7%
Accommodation and food services	657	13.1%	338	6.5%	**-6.6%**
Other services, except public administration	137	2.7%	185	3.6%	0.8%
Public administration	249	5.0%	228	4.4%	-0.6%

Mode to Work

Most Town residents (88.0%) rely on their car, truck or van to get to work (See Table 16). Carpooling (4.7%), worked at home (2.6%), public transit (2.5%), and walk (1.2%) appear to be less used transportation options. Table 17 shows that as of 2017, mean travel time to work has increased by 1 minute from 29.6 minutes in 2010 to 30.6 minutes in 2017.

There are two (2) major bus routes that have stops in the Town; the X Route and the W Route. The X Route runs from New Paltz to Newburgh and stops in Modena at the intersection of 32 and 44/55, and at the Plattekill Post Office at the intersection of 32 and 13. The W Route runs from New Paltz to Plattekill and has stops in Modena at the intersection of 32 and 44/55, the intersection of 32 and New Hurley Road, and the Plattekill Post Office at the intersection of 32 and 13.

T16. COMMUTING TO WORK, TOWN OF PLATTEKILL	2017	
	Estimate	Percent
Car, truck, or van -- drove alone	4487	88.0%
Car, truck, or van -- carpooled	237	4.7%
Public transportation (excluding taxicab)	127	2.5%
Walked	62	1.2%
Other means	48	0.9%
Worked at home	135	2.6%
Total Workers 16 years and older	5096	

T17. MEAN TRAVEL TIME TO WORK, TOWN OF PLATTEKILL	2010	2017
In Minutes	29.6	30.6

Vehicle Availability

Based on data from 2017, 95.1% of occupied housing units have one of more vehicles available (See Table 18). This correlates with the high percentage of people driving to work. No vehicles are available in 2.5% of owner-occupied housing units while 14.0% of renter-occupied units do not have access to at least one vehicle.

T18. VEHICLE AVAILABILITY, TOWN OF PLATTEKILL, 2017	Owner occupied		Renter occupied		Occupied Housing	
	Estimate	%	Estimate	%	Total	%
No vehicle available	79	2.5%	118	14.0%	197	4.9%
1 vehicle available	733	23.3%	435	51.6%	1,168	29.2%
2 vehicles available	1126	35.7%	183	21.7%	1,309	32.8%
3 vehicles available	1213	38.5%	107	12.7%	1320	33.0%
Total	3151		843		3,994	

Land Use

Understanding the pattern of existing land uses as well as the zoning regulations that are currently guiding development are important factors when considering potential redevelopment scenarios for the Town of Plattekill. Examining this information can assist in identifying how new development can best fit into the existing land use pattern and indicate where potential changes might be required to achieve the community's vision.

Table 19 divides the Town of Plattekill's land use into ten (10) categories breaks them down by number/percent of acres and number/percent of parcels. The Town's primary use is residential and agricultural. These are not uncommon traits for this area of the Hudson Valley which is generally rural-suburban. A few noteworthy land use categories in Plattekill include its prevalence of vacant parcels and lack of industrial parcels. Vacant parcels make up 33.2% of the Town's physical space. This presents opportunities for both conservation and development, two strategies the Town is prioritizing. On the other hand, less than 0.01% of the Town is currently dedicated to industrial uses. This presents opportunity to attract more industry to the Town, especially in vacant industrial spaces.

T19. LAND USE CATEGORY, TOWN OF PLATTEKILL	Acreage	%	Parcels	%
Agricultural	3104	13.4%	68	1.9%
Residential	9474	40.9%	2572	71.8%
Vacant	7679	33.2%	680	19.0%
Commercial	1361	5.9%	128	3.6%
Entertainment & Amusement	277	1.2%	5	0.1%
Community Services	249	1.1%	32	0.9%
Industrial	7	0.0%	1	0.0%
Public Services	71	0.3%	5	0.1%
Forested, Open Space, & Conservation Lands	291	1.3%	22	0.6%
No Data	649	2.8%	67	1.9%
Total	23162		3580	

Zoning

The majority of the Town of Plattekill falls under the Rural Residential (RR-1.5) district, comprising 34.4% of the Town as shown in Table 20. Agriculture is the second largest district making up 21.1% of the Town. The business districts (BD-40, BD-60, GB-80) are situated near the Town's hamlets and along major roads. Zoning could be modified to promote commercial and industrial development in or immediately adjacent to existing hamlets.

T20. CLASSIFICATION	Acreage	%
Agriculture (AG-1.5)	4826	21.1%
Business (BD-40)	439	1.9%
Light Business (BD-60)	690	3.0%
General Business (GB-80)	288	1.3%
Mountain (M-3)	3478	15.2%
Residential Settlement (RS-1)	4190	18.3%
Hamlet Residential (HR-1)	1070	4.7%
Rural Residential (RR-1.5)	7864	34.4%
Total	22845	

Culture, Education, and Recreation

The Town of Plattekill is divided among four (4) school districts: Highland, Marlboro, New Paltz, and Walkill (see Appendix A). Wallkill Central School District covers a majority of the Town. Plattekill Elementary School, Leptondale Elementary School, John G. Borden Middle School, and Wallkill Senior Highschool are all within the Town and part of the Walkill District.

The Town has one public library in Modena. Organizations in the Town include Plattekill Veterans Committee, Plattekill Library Board of Trustees, Friends of the Plattekill Public Library, and Clintondale Fire Dept. Auxiliary. Clubs in the Town include Plattekill Historical Preservation Society, Plattekill Senior Club, Southern Ulster Rotary Club, Southern Ulster Rotary Club, Modena Rural Cemetery Inc.

The Town of Plattekill has sites in Modena listed on the National Registers of Historic Places. There are also recreational opportunities throughout the Town such as Thomas Felton Community Park, Forest Park, Helmock Ridge Multiple Use area, New York City North / Newburgh KOA Holiday, and Paintball Sports New York.

Plattekill is well served by medical facilities in all corners of the Town. There are regional medical centers in New Paltz, Poughkeepsie, Newburgh, and Middletown. Cornerstone Family Healthcare is a family medical facility located in the Plattekill Hamlet.

Public Outreach

A critical part of creating the *Needs Assessment and Community Visioning Report* was facilitating methods that garnered the public's input. When working with Plattekill, it was important that the residents of the Town and surrounding communities were involved in the process of creating a vision and goals, and identifying issues. The main strategy used to gather the public's input for this report were public workshops and an online community survey. There was an Issues Identification Town Hall-style Meeting (April 2019), a Visioning Workshop (June 2019), and an online survey (available 7/1/2019-7/31/2019). See Appendix B for more detailed public participation information.

TOWN OF PLATTEKILL
COMPREHENSIVE PLAN UPDATE
VISIONING WORKSHOP

To Learn More:

Where & When: Plattekill Fire House, 50 Old Firehouse Road, Plattekill, NY, 12568
Tuesday, June 4th, 2019 7:00 p.m.

What: The Town of Plattekill recently received funding from New York State's Hudson River Valley Greenway to update its Comprehensive Plan Update. The purpose of Comprehensive Plan Update is to guide future town-wide development, capital improvement planning, and planning and zoning board decisions in Plattekill. To create a well-rounded plan, participation from members of the public like you is needed. We will work together to create tactics, strategies and policy recommendations that support the goals of the community. Members of the Plattekill Master Plan Committee and its consultant Barton & Loguidice, DPC will be on hand to facilitate discussion and input.

Who Should Attend: Residents, Property Owners, Business Owners, Non-Profit Organizations, Government Officials, Advocacy Groups, and all other who are interested in the future of Plattekill are encouraged to participate in the workshop.

Figure 5 Visioning Workshop Flyer

Issues Identification Town Hall Meeting (4/16/2019)

With such a significant public presence at the Committee Kickoff Meeting, a Town-Hall style public discussion began in order to identify community issues and opportunities. Several members of the Committee and a number of residents expressed strong preferences for the rural character of Plattekill. Specifically, the Town's connection to nature, the abundance of greenspace, the views of the Shawangunk Ridge, and that it is a quiet, safe place to live. The Town has benefitted from the lack of an exit off Interstate 87 since development pressures have bypassed it. This has helped perpetuate a dampening of the development market and enabled the Town to properly plan for desirable Smart Growth development scenarios by learning from the successes and failures of neighboring communities.

The Committee and members of the public expressed a desire to improve the local business climate to create more jobs, contribute more to the municipal tax base, try and keep young people from leaving, and provide desired services such as dining and lodging to local residents. They emphasized the need to bring more people into the Town – like the Rockinghorse Ranch does – but to also patronize other local businesses for goods and services while they are in Plattekill. Having small-scale, walkable downtowns, similar to nearby Gardiner, was indicated as a desire in the Town's hamlet areas.

The lack of grocery stores in certain areas of Town was seen as a need as well as a desire for additional dining options. Development patterns in New Paltz were seen as too robust and undesirable for Plattekill. The public expressed a desire for the establishment of an Industrial or Business Park and development of infrastructure and land to support it. This was seen as an imperative style of business that encourages job growth and increases the commercial property tax base in Plattekill.

The lack of water infrastructure to support dining, retail and other types of commercial development were identified as needs in the Town. Further infrastructure discussion included incorporating Smart Growth principles in land use regulation and planning as the ideal way to balance the preservation of rural landscapes with economic development and provision of goods and services.

In terms of recreation, the public expressed the need for greater land conservation and open space preservation efforts. There was a suggestion of utilizing the 72 acres around the Town Park as additional greenspace. There was also suggestions of converting old railroad lines to linear parks and exploring a rail-trail purchase. Jogging was acknowledged as a popular hobby in the Town but the state highways and local roads often make this a dangerous activity because road shoulders can be narrow with limited sight distance.

Visioning Workshop (6/4/2019)

The visioning workshop was formatted as a presentation, group discussion, and then an activity with stations in the back of the room where five notepads had topics and questions. The workshop gathered concerns, opportunities, and the ambitions that residents would like to see in the Town. The presentation covered the purpose of the project, scope, schedule, funding, and the goals of the visioning workshop.

Following the presentation, a discussion was facilitated with the audience to receive feedback on their vision for the future of Plattekill. Community members were asked to offer words or phrases that characterize their ideal vision for what Plattekill could look like in the future. People in the audience specifically spoke about maintaining open space, viewsheds, farmlands, and preventing pollution (including light pollution, garbage, and no dumping).

In terms of new development in the Town, residents expressed a desire to see low rise commercial / professional offices in designated areas, an industrial/business park, and tech industries. Allowing residents to 'age in place' was expressed as a need. Additionally, another related need discussed was establishing more senior housing in areas of the Town with greater density in hamlet centers such as Modena, Plattekill, Ardonia, or Clintondale.

Participants wanted more things to do within Plattekill and discussed attracting people from outside the Town. Some of these topics included retail shopping opportunities and limitations, more restaurants, less bargain department stores, more outdoor recreation options, and non-motorized connections between hamlets and surrounding communities.

Figure 6 Visioning Workshop 6.4.19

After brainstorming components of the vision statement, meeting attendees were directed to the back of the room where five stations were set up with topics including:

- economic development;
- community character;
- identity and sense of community;
- hamlet areas;
- environmental sustainability.

Near the end of the workshop, everyone was given a set of four red dots and encouraged to place the red dots next to suggestions they though were most important.

At the **economic development** station under the types of commercial development residents would like to see, professional offices, industrial parks, and winery/craft brewery/eateries were chosen as the most important. Areas where participants would like to see commercial development was determined as around the hamlets.

At the **community character** station, participants indicated that they wanted to preserve or improve: open land, trees, rocks, wetlands, farmland, views, historic farmhouses, old villas, and walking trails. The Shawangunk Ridge, apple orchards, and views from the park were voted as the most important views to protect. At the **identity and sense of community** station participants want the Town to be viewed as the gateway to Ulster County.

The **hamlet areas** station had the most dots in terms of services people would like to see there. Participants would like to see a drive-in theater, coffee shops, shops, restaurants, taverns, beauty salons, and more things for kids. They also indicated wanting to preserve and enhance old buildings.

Finally, the **environmental sustainability** station, resources participants would like to see preserved or enhanced include fire hydrants, the water district and sanitary system in all three hamlets, the ability to use groundwater, and the Thomas Felton Community Park.

In addition to the stations, there were also three maps taped to one of the walls. Participants were able to write on the maps indicating where they would like to see new development. Attendees wrote on the land use map indicating places they would like to see industrial parks, business parks, breweries, cafés, and a small amphitheater.

Community Survey

In an effort to collect as many responses to the Town of Plattekill Community Survey, the Comprehensive Plan Update Committee provided the opportunity to submit written responses for individuals unable to access the online survey. These responses are included in this comprehensive analysis of the community comments. Approximately 135 residents participated in the survey between July 1 and 31, 2019. Detailed survey results can be found in Appendix C.

Of the respondents that participated in the Community Survey, women (53%) were slightly more inclined than men (42%) to take the survey. Generally speaking, the age of the people responding was overwhelming between the ages of 25 and 65 (94%) – fairly evenly distributed between the age brackets. Nearly half of the households contained two to three persons, of which there were no school age children.

A vast majority of these individuals worked in some capacity, either full-time or part-time (83%), and just under half of them either worked within the Town or outside of Town but within the County (43%). Approximately 74% of the individuals that submitted the survey indicated that their household income was greater than the average Median Household Income for Ulster County, which is $63,621 (2017 US Census).

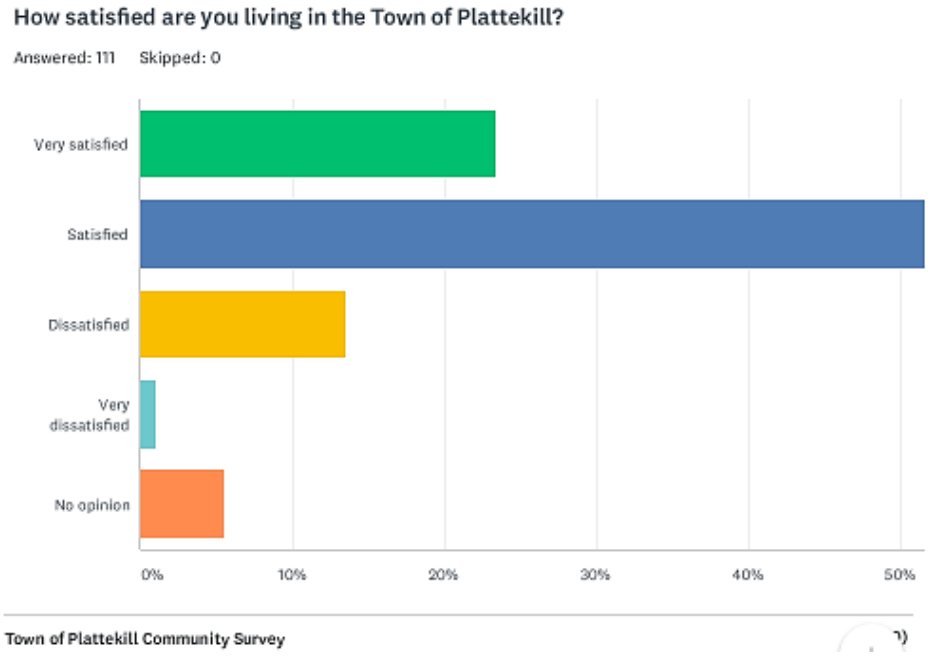


Figure 7 Online Community Survey Excerpt

The majority of respondents lived within the Wallkill School District (84%) and owed a single family home (86%). The distribution between the amounts of time residing in the Town was generally evenly spread out, considering the parameters of 0-5 years (28%); 6-10 years (16%); 11-20 years (29%) and over 20 years (25%). They also indicated that they were satisfied living

(82%) in the Town because of its rural nature and the quality of life it offers, as well as affordability of housing options. They felt that the essential services the Town offered (Police and Fire) added to the importance of their quality of life and hometown atmosphere, as well as Plattekill being a safe and clean environment to live in.

Overwhelmingly the respondents felt that the Town was managing their essential community services (Police and Fire) extremely well and they were offering good recreational opportunities at the Thomas Felten Town Park. They indicated that they would like to see the park expanded and be able to offer more community events (like Plattekill Day and the fireworks) and athletic opportunities. Keeping costs and taxes low, while maintaining the Towns' roads were also identified as being handled well.

The survey indicated that the residents would like to see more of a diversified mixed-use community, favoring additional retail shopping opportunities and restaurants and encouraging emphasis on growing the Towns' recreational and tourism base. Community services such as medical facilities and assisted living facilities were also noted as being an important type of commercial development within the Town.

The survey results showed that the residents favored a balance of responsible fiscal management with economic growth. They denoted the importance of controlling the property and school taxes, while offering affordable housing and preserving open space and agricultural lands within the community. Economic development was a very important critical issue that the Town needs to improve on.

In aggregate, the Community Survey validated many of the concerns voiced at the two public workshops and by the members of the Comprehensive Plan Update Committee. Participants expressed an interest in increased retail, services, and dining options while also preserving cherished open spaces and maintaining a low tax rate. The Committee intends to explore these issues in greater detail through additional surveys in the near future.

Vision Statement & Goals

Vision Statement

In the year 2040…

> *The Town of Plattekill is an oasis of rural vistas and bustling hamlets amidst the suburban and highway development areas of the Mid-Hudson Valley. Plattekill offers its residents the freedom and tranquility of open spaces paired with the convenience of access to two nearby interstate highways. Commercial areas near hamlet centers provide opportunities for entrepreneurs and job seekers alike, allowing residents to affordably reside and work within the Town.*
>
> *The Town cherishes its agricultural heritage and encourages diversity and inclusion. Residents of the Town take pride in their community and support and contribute to its schools, institutions, and volunteer organizations.*

The Town of Plattekill, Comprehensive Plan Update Committee (CPUC), and the consulting team arrived at this vision through extensive public participation as well as a comprehensive inventory and analysis of the Town's economy, demographics, and physical characteristics.

Figure 8 Mindard's Family Farm
Photo by Jerry Thomas

Goals

To achieve this vision, the Town of Plattekill has established a set of goals that address a wide range of issues that have been raised through the public involvement process and through the development of an inventory and analysis of existing conditions. The goals and objectives are as follows:

- A productive economy that attracts diverse industry sectors and provides a variety of housing that supports job growth and contributes to the tax base. Plattekill's low tax rate is an asset that the Town can use to attract young families. Walkable residential and commercial development will reduce commuting costs and public infrastructure costs while revitalizing Plattekill's hamlets.
- Maintain the community's character by preserving the Town's scenic views, architectural forms, and cultural & historical resources. Plattekill has many valuable historic resources such as Las Villas, historic farmlands, and hamlet areas. The historic & cultural resources are complimented by the Town's natural resources such as the Shawangunk Ridge, apple orchards, wetlands, and open space.
- Reinforce Plattekill's identity and sense of community by developing branding for the Town as the gateway to Ulster County and as an affordable community for seniors and young families, alike.
- Improve the civic infrastructure of Plattekill and its hamlet areas by maintaining infrastructure in a fiscally responsible manner.
- Stabilize and strengthen hamlets of Modena, Plattekill, Ardonia, or Clintondale to ensure safe and affordable housing with walkable access to parks, schools, commercial establishments, and public transportation.

Figure 9 Town of Plattekill Veterans Memorial

Conclusion

The 2019 *Needs Assessment and Community Visioning Report* is the first phase in the update to the Town of Plattekill's Comprehensive Plan. Changes in demographics and development patterns in Plattekill – particularly an increasing senior population and decreasing younger population – has impacted several aspects of Town life. This report is a necessary step in a comprehensive planning process that first identifies important issues and needs and then charts a course for the future of Plattekill through a vision statement coupled with supporting goals. A holistic view of these issues will prepare the Town to identify appropriate solutions to improve the economy, meet the needs of the aging population, establish opportunities to attract young families, and more. The project has been informed by the experiences of similar, surrounding communities in Ulster and Orange Counties.

Through a robust public participation process that included two public meetings, an online survey, and several Comprehensive Plan Update Committee Meetings open to the public, the Committee and residents have established a vision and goals that focus on the conservation of the Town's natural beauty and its potential to attract and support small businesses in diverse commercial sectors. In general, a desire to preserve the community's existing character while supporting small business growth in and around the Town's hamlet areas of Modena, Plattekill, Clintondale, and Ardonia was expressed. This "smart growth" development scenario steers development away from scenic agricultural and forested areas and toward the hamlet areas where infrastructure already exists or could be provided at greater efficiency. Thriving hamlets benefit from walkable commercial corridors and while still maintaining accessibility to natural resources that can be enjoyed by residents and visitors of all ages.

This report documents the issues identified during the public outreach process. It also sets a heading for more tangible implementation measures such as land use policy changes and capital improvement plans through a Vision Statement and supporting Goals for the Town of Plattekill. The Town intends to use this report as Phase 1 of a two-phase Comprehensive Plan Update.

Appendix A

Maps

New Paltz (Town)

Lloyd

Gardiner

Shawangunk

Marlborough

Orange County

44

44

87

87

32

32

Legend

Municipal Boundaries

Zoning District

- AG-1.5 Agricultural
- BD-40 Business
- BD-60 Light Business
- GB-80 General
- M-3 Mountain
- RS-1 Residential Settlement
- HR-1 Hamlet Residential
- RR-1.5 Rural Residential
- Area I
- Area II
- Area III

Sources: NYS Clearinghouse

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Barton & Loguidice

N W E S

1 inch = 3,500 feet

Town of Plattekill

Zoning Map

Ulster County 2019 New York

Figure - Project No. 1884.050

New Paltz (Town)

Lloyd

Gardiner

Marlborough

Shawangunk

Orange County

44

87

32

Legend

Municipal Boundaries

Property Codes

- Residential
- Commercial
- Agriculture
- Conservation & Public Parks
- Industrial
- Recreation & Entertainment
- Public Services
- Community Services
- Vacant Land
- Code Unavailable

Sources: NYS Clearinghouse

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Barton & Loguidice

N W E S

1 inch = 3,500 feet

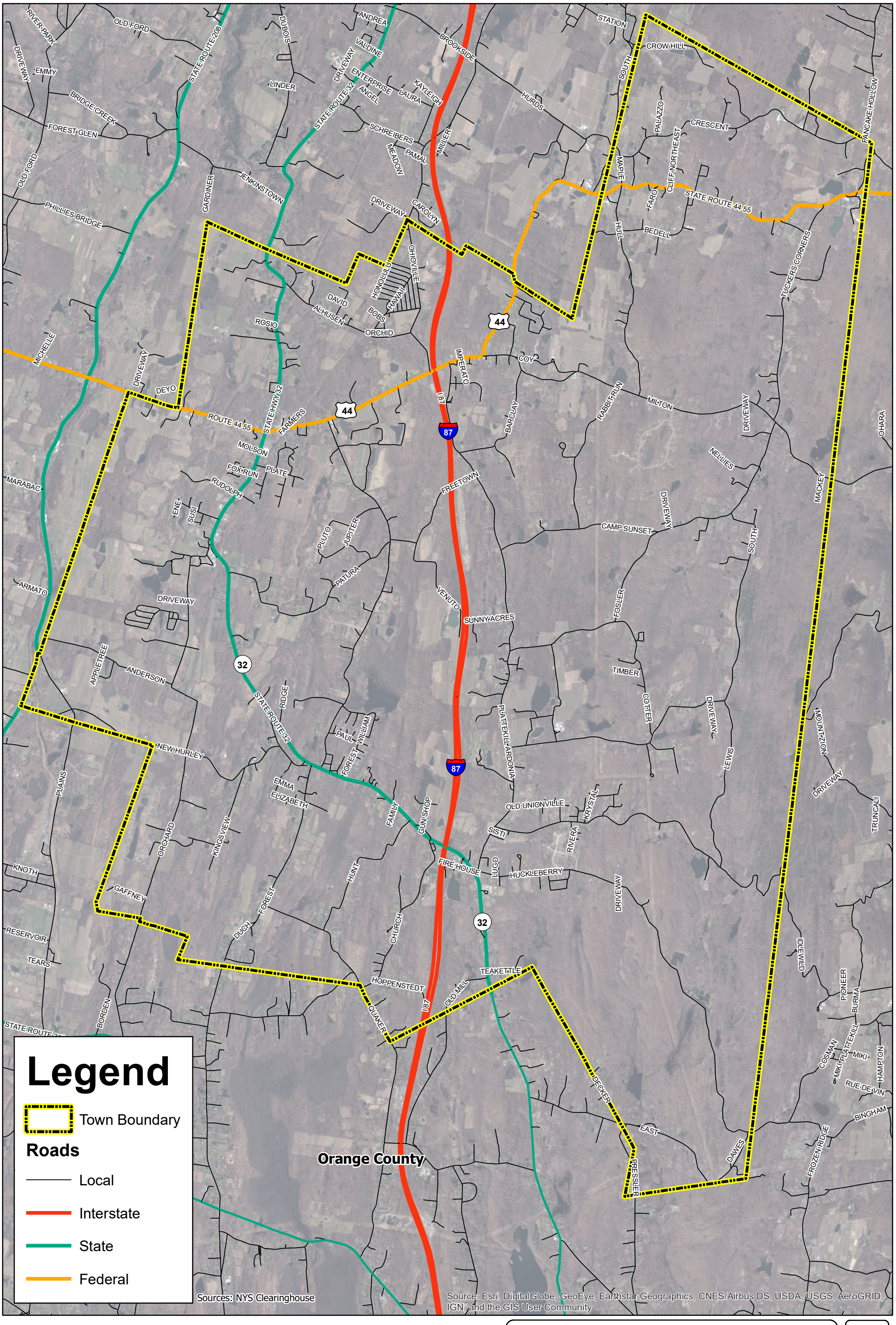
Town of Plattekill

Land Use Map

Ulster County 2019 New York

Figure -

Project No. 1884.050



Barton & Loguidice

N W E S

1 inch = 3,500 feet

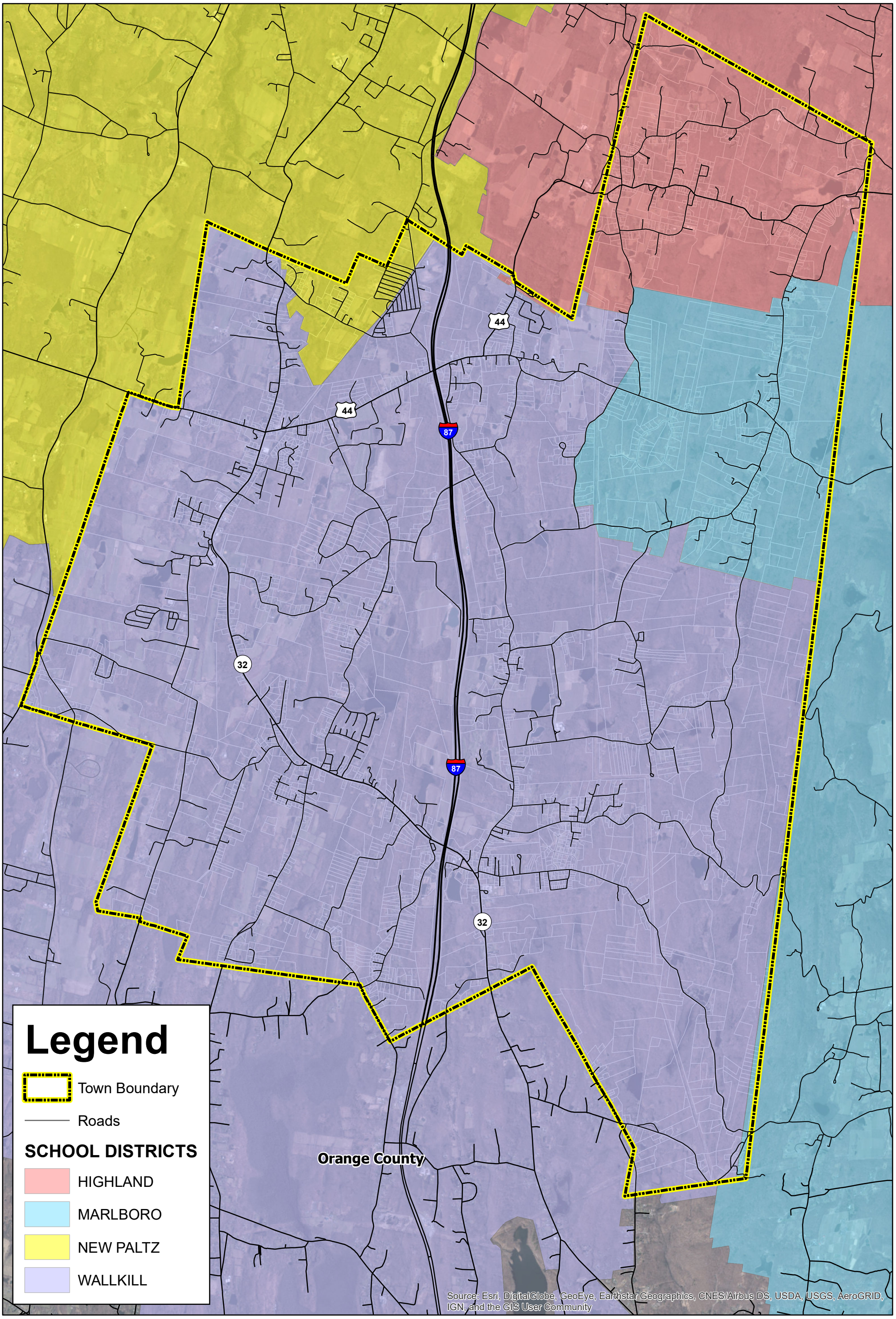
Town of Plattekill

Transportation Map

Ulster County 2019 New York

Figure -

Project No. 1884.050



Barton & Loguidice

N W E S

1 inch = 3,500 feet

Town of Plattekill

School Districts

Ulster County 2019 New York

Figure - Project No. 1884.050

New Paltz (Town)

Lloyd

Gardiner

44

44

87

32

87

32

Shawangunk

Marlborough

Orange County

house

Legend

- Municipal Boundaries
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- River

Floodplains

- 500-Year Floodplain
- 100-Year Floodplain

Barton & Loguidice

N W E S

1 inch = 3,500 feet

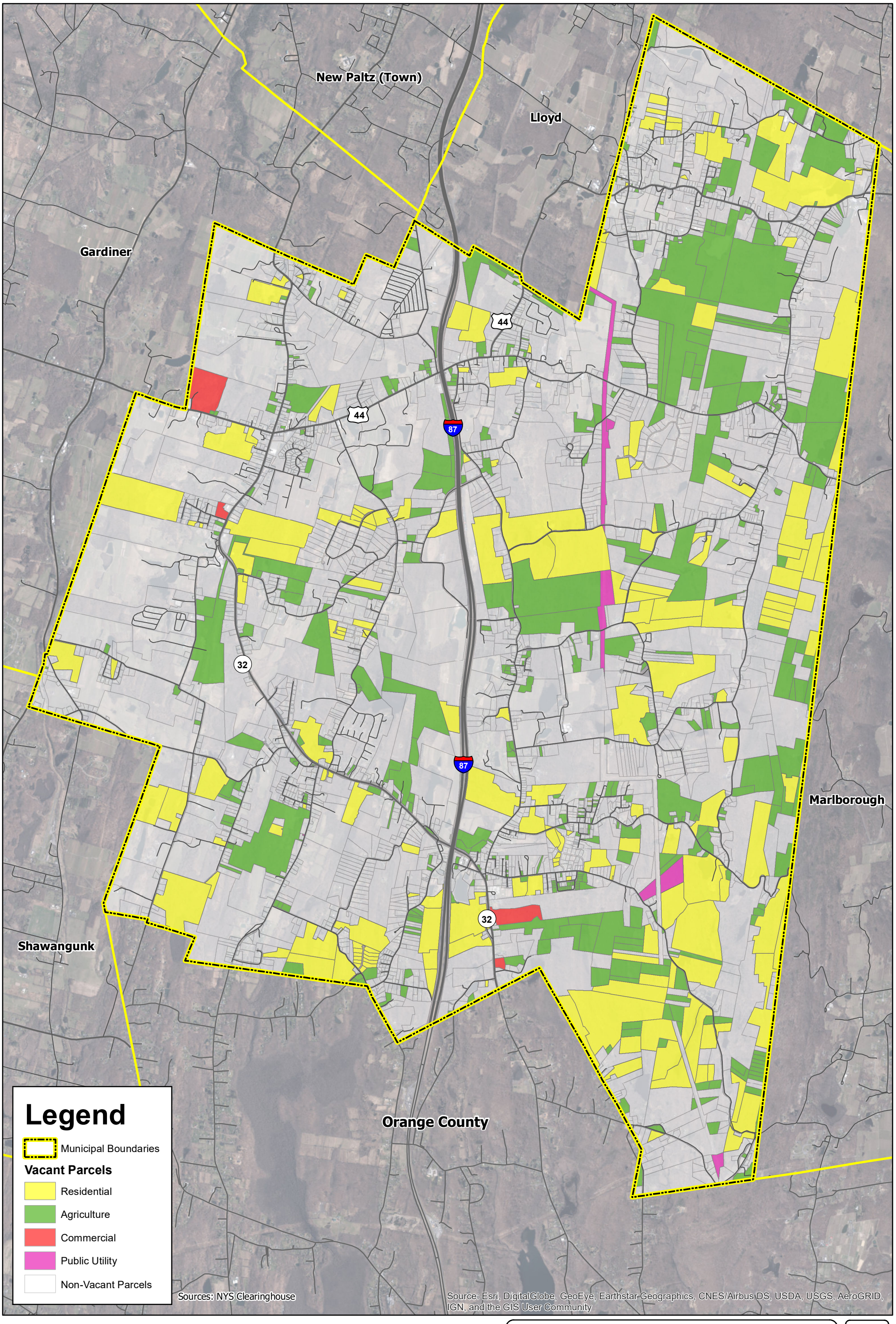
Town of Plattekill

Wetlands & Floodplains Map

Ulster County 2019 New York

Figure -

Project No. 1884.050



Barton & Loguidice

N W E S

1 inch = 3,500 feet

Town of Plattekill

Vacant Land Map

Ulster County 2019 New York

Figure -

Project No. 1884.050

Appendix B

Public Participation Documentation

Town of Plattekill

Comprehensive Plan Update Phase I

Comprehensive Plan Update Committee

Kickoff Meeting Summary Notes

Meeting Date:	Tuesday, April 16, 2019, 7:00pm
Meeting Location:	Town Hall, 1915 Route 44-55, Modena, NY
Meeting Attendees	
Committee:	**Joe Croce**, *Town Supervisor* **Michael Baum** **Derrick Doubrava** **Cindy Delgado** **Gladys Figueroa** **Brian Vanduser** **Joseph Lafriandra** **Michael Baum** **Cindy Hilbert**, *Committee Chair* (absent)
Public:	Approximately 15 people
Consultant:	**Bob Murphy, Jr., AICP,** *Barton and Loguidice* (B&L)

This was the first meeting of the Town of Plattekill's Committee since the Town's contract with Barton and Loguidice (B&L) was approved. It served as the Project Kickoff meeting. The meeting was attended by eight (8) members of the Committee, Bob Murphy from Barton & Loguidice (B&L), and several members of the public.

I. Introductions

Following the welcome, Supervisor Croce introduced the project's objectives and originals. He also introduced Mr. Murphy as project lead from B&L. Each of the Committee members gave their names and described their background in order to provide all with a sense of the expertise and experience represented within the Committee. Mr. Murphy then went through a brief overview of the agenda for the kickoff meeting.

II. Discussions – Project Funding, Roles for Committee, B&L, and the Public

Prior to discussing project scope, schedule, and roles, Mr. Murphy further detailed how funding for the project was pursued and obtained along with grant program specifics. Once the Committee and public attendees were brought up to date on the tasks and phases that the project has already went through, Mr. Murphy transitioned the discussion to the assignment of roles concerning the project. He explained that the Committee's role will be to provide guidance to the development of the Town's Vision, Goals, and Objectives. The Committee, with guidance from B&L, will distill a consensus on what issues are

affecting the Town now and will provide insight into the strengths, weaknesses, opportunities, and threats faced by the Town.

Mr. Murphy explained that B&L's role will be to facilitate meetings and public engagement, offering a framework for preparing a community Vision, Goals, and Objectives, reviewing plans, performing GIS analysis, and providing a demographic inventory.

Supervisor Croce identified Cindy Hilburt – Town of Plattekill Planning Board Chairperson – as the Chair of the Comprehensive Plan Committee. Ms. Hilburt was unable to attend this Kickoff Meeting, but provided an audio recorder to enable her to be fully appraised of the proceedings.

III. Project Scope of Services

Mr. Murphy next broke down the anticipated scope to be covered under Phase I of the Comprehensive Plan Update Project. These tasks include:

1) Analysis of Previous Planning Documents, On-going Initiatives, and Data Collection including GIS Mapping and US Census Bureau Data Analysis.
2) Issues Identification / Public Information Meeting (Public Workshop #1)
3) Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis for the Town of Plattekill
4) Draft Community Vision, Goals, and Objectives
5) Community Visioning Workshop (Public Workshop #2)
6) Composition of a Community Profile and Visioning Report

To fully encapsulate the overall Comprehensive Plan Update scope, Mr. Murphy also explained what tasks would be included in Phase II of the project:

1) Develop a Set of Recommended Actions
2) Develop Supporting Concept Plans, Cost Estimates, Areas of Further Analysis
3) Public Workshop #3
4) Compose and Assemble Draft & Final Comprehensive Plan Update Document
5) Public Hearing, Compliance with State Environmental Quality Review Act (SEQRA), Plan Adoption

IV. Schedule

In terms of the schedule, the goal is to have Phase I of the Comprehensive Plan Update completed by August 2019. This would enable the Town to apply for the next round of Hudson River Valley Greenway funding in September 2019 in support of Phase II of the Project.

V. Committee Meetings and Public Outreach

The following is the schedule of Committee Meetings and Public Outreach:

- Committee ~~Conference Call~~ Meeting #2 – Date: ***5/23/19***
- ~~Issues Identification~~ Community Visioning Workshop – *Date:* ***6/4/19***
- Committee Meeting ~~#2~~ #3 – *Date:* ***6/18/19***
- ~~Community Visioning Workshop – *Tentative Date:* ***7/16/19***~~
- Committee Meeting ~~#3~~ #4 – *Date:* ***7/23/19***

NOTE: *Edits to the schedule of meetings were made during a conference between Supervisor Croce, Committee Chairperson Cindy Hilbert, and consultant planner Bob Murphy (B&L) on May 1. The amount of public feedback received at the April 16 made conducting an Issues Identification Workshop redundant.*

Some potential Partnerships include:

- Rotary Club
- Senior Clubs
- Town Library
- Plattekill Historical Society
- Churches
- Fire Districts
- School Districts

VI. Preliminary Goals and Objectives &
VII. Public Comment

With such a significant public presence at the Committee Kickoff Meeting, a Town-Hall style public discussion began. Mr. Murphy first posed the following questions to members of the Committee, then turned to the members of the public in attendance for further discussion and comment:

- What do you like or enjoy most about living in the Town of Plattekill?

- What would you like to see improved about Plattekill? What opportunities are there?

The majority of the evening's proceedings was spent on this discussion. Discussion on positive aspect of Plattekill that should be preserved or enhanced frequently blended in with areas in need of improvement and opportunities to change things for the better.

Several members of the Committee and a number of residents expressed strong preferences for the rural character of Plattekill. Specifically, they like the Town's connection to nature, the abundance of greenspace, the views of the Shawangunk Ridge, and that it is a quiet, safe place to live. Mr. Vanduser suggested that the Town has benefited from the fact that development pressures have thus far bypassed it. The lack of an exit on Interstate 87 has helped perpetuate a dampening of the development market. This, he said, will enable the Town to properly plan for desirable Smart Growth development scenarios by learning from the successes and failures of neighboring communities.

The lack of grocery stores in certain areas of Town was seen as a need to be addressed, although the presence of Hannaford in the hamlet of Modena was seen as desirable locally. The Town Park is viewed as a valuable asset already and opportunities to expand and enhance it should be explored.

Overall, the Committee and members of the public expressed a desire to improve the local business climate to create more jobs, contribute more to the municipal tax base, and provide desired services such as dining and lodging to local residents. Those in attendance indicated that they would like to see a hamlet areas in the Town take on a small-scale, walkable downtown character similar to nearby Gardiner. Development patterns in New Paltz were seen as too robust and undesirable for Plattekill. A member of the public expressed a desire for the establishment of an Industrial or Business Park and development of infrastructure and land to support it. He saw that style of business as the only viable way to encourage job growth and commercial property tax base in Plattekill. Other topics included the lack of water infrastructure to support dining, retail and other types of commercial development,

improvements needed at Town Hall, and having a better means of getting municipal/public information out to the hamlets of Plattekill and Clintondale.

While the Town contains three hamlets (Modena, Plattekill, and Clintondale), it is the school districts that really act as the communities-within-the community of Plattekill.

Other topics discussed were fire districts and that there are Dollar Generals in two hamlets. When the topic of Agritourism came up, the group discussed how hours of operation, particularly those with associated banquet facilities, have sometimes led to undesirable impacts from lighting, noise, and traffic. Locally, farming regulations have allowed for farmers to build successful businesses like any other industry. The other elements of agribusiness, such as educational components, were brought up along with available state grants.

Other public comment included further preference for the quaint, rural community and familiarity with knowing one's neighbor. One comment appreciated how affordable housing is in Plattekill, thanks in part to that aforementioned lack of development pressure.

There were many comments about the Town's economy. The public sees the importance of creating more jobs and trying to keep young people from leaving. They also want to try and bring more people into the Town – like the Rockinghorse Ranch does – but to also patronize other local businesses for goods and services while they are here. There were also comments on the desire for additional dining options. While are some options in the Town, dining out now often requires a trip to Gardiner, New Paltz, or Highland.

In regards to infrastructure, there was consensus that incorporating Smart Growth principles in land use regulation and planning is the ideal way to balance the preservation of rural landscapes with economic development and the provision of goods and services.

Regarding transportation, there was a comment about commuter traffic being dangerous on Route 44-55 and Route 32 as motorists drive through Plattekill on their way to work elsewhere. The 'S'-turn in Clintondale by the Post Office is dangerous due to inadequate lines of sight for motorists. Supervisor Croce also mentioned the new sidewalk between Hannaford and the Town Park in Modena and there was a discussion about how this could be extended in the hamlet.

There was also discussion about community aesthetics such as the prevalence of junkyards within the Town. The public expressed that they would like Plattekill to be a 'Welcome Mat', not a 'Doormat'.

In terms of recreation, there were comments about needing more designated green space in the Town. There was mention of 72 acres around the Town Park that could be utilized. There was also discussion about converting old railroad lines to linear parks and exploring a rail-trail purchase. Jogging was acknowledged as a popular hobby in the Town but the state highways and local roads often make this a dangerous activity on their shoulders.

After having discussed the potential for water, sewer, and trash infrastructure expansion, the non-monetary costs of such infrastructure were discussed. These costs included predatory development scenarios and urban sprawl that can accompany infrastructure expansion if it is not coupled with the appropriate land use regulations.

VIII. Next Steps and Adjourn

- Comprehensive Plan Committee Meeting #2
  - Thursday, May 23, 7pm at Town Hall
- Public Workshop #1
  - Tuesday, June 4, 2019
  - Location and Time: Plattekill Fire House, 7pm
- Committee Kickoff Meeting Summary
  - To be distributed to the Committee
- Stay tuned for Facebook posting and promotion of next workshop

Town of Plattekill

Comprehensive Plan Update Phase I

Comprehensive Plan Update Committee #2

Summary Notes

Meeting Date:	Thursday May 23, 2019, 7:00pm
Meeting Location:	Modena Fire House , 1953 Route 44-55, Modena, NY
Meeting Attendees	
Committee:	**Joe Croce**, *Town Supervisor* **Darryl Matthews** **Cindy Delgado** **Gladys Figueroa** **Brian VanDuser** **Joseph Lafriandra** **Michael Baum** **Cindy Hilbert**, *Committee Chair*
Public:	Betty Diorio (stayed briefly then left)
Consultant:	**Bob Murphy, Jr., AICP,** *Barton and Loguidice* (B&L)

This was the second meeting of the Town of Plattekill's Master Plan Committee with Mr. Bob Murphy from Barton & Loguidice (B&L) also attending. The meeting opened with the Pledge of Allegiance at 7:04pm.

I. Introductions and Agenda Review (7:05 pm)

- Traffic problems caused RJM to arrive late (7:05 pm)

- He and Supervisor Croce spoke over the phone to alert committee

- Mr. Murphy then went through a brief overview of the agenda for the meeting and the committee members went around and gave a brief description of their backgrounds along with Mr. Murphy.

- Joe Lafriandra
  - New to town
  - Rockland County Sewer District
  - Site Plan/Subdivision Review / Construction Management

- Gladys Figueroa
  - Retired NYPD
  - Family has had property in Plattekill for generations
  - Involved in politics and seniors
  - Getting information out is important
  - Latino Community

- Mike Baum
  - Prior member of Planning Board
  - Meeting senior housing property
  - Aesthetics

- Derrick Doubrava
  - Construction Management
  - Apply Grower (Clintondale)
  - Quality of life, enjoy rural
  - Weary of impacts of rampant development, as seen elsewhere in the region

- Cindy Delgado
  - Special Education Teacher (retired), now Fire District
  - Plattekill council person

- Joe Croce, Town Supervisor
  - Balance needs
  - Update Zoning Code

- Cindy Hilbert, Committee Chair
  - Chairperson of planning board
  - (T) Marlborough Assessor
  - Master Plans in Marlborough
  - Smart Expansion/ Development, rural characteristics

- Brian Vanduser
  - Commuter to White Plains
  - Apple grower family in Plattekill
  - Commercial real estate (30+ years)
  - Industrial Park Supporter

- **Discussions – Recap findings and Discussion of Demographic/GIS Information**

  - Mr. Murphy opened the meeting by discussing the previous meeting and the findings from that meeting. He stated that it was wonderful to have such a great turn-out for the first meeting and it was very helpful to get so much input from the public at the early stages.
  - The committee discussed the public's comments from the first meeting and also drafting a Vision Statement to help direct the group.

- Mr. Murphy reviewed the committee's roles and what the role of Barton and Loguidice included. Barton and Loguidice was able to help facilitate the process and provide expertise data collection and analysis of demographic information and the public input.

- The Committee reviewed the definition of what a Comprehensive Plan includes and that it is cited under the New York State Town Law, Section §272-a. The Comprehensive Plan discusses the long-range planning goals for the community.

II. Project Scope of Services

- Mr. Murphy reviewed the upcoming phases of the project and what they included.

- Phase 1
  - Create an Online Public Worksheet and Survey
  - End with Committee Vision and Goals
  - Prepare submission for Greenway Grant deadline 9/18/2019

- Phase 2
  - Recommendations and Actions
  - Adaption of the Comprehensive Plan
  - SEQR Process

III. Schedule/ Committee Business (7:20 pm)

- In terms of the schedule, the goal is to have Phase I of the Comprehensive Plan Update completed by August 2019. This would enable the Town to apply for the next round of Hudson River Valley Greenway funding in September 2019 in support of Phase II of the Project.

  - Project Team, Town and Committee
  - Comprehensive Plan Committee Meeting Protocols
  - Comprehensive Plan Committee Mission Statement
  - Outreach Assistance and Public Notice Requirements

- RJM reviewed Committee responsibilities and protocols (see notes from kickoff). Each Committee member spoke of their background.

IV. Committee Meetings and Public Outreach (7:30 pm)

- Committee Meeting #2 (Date: **5/23/19**)
- Community Visioning Workshop (Date: **6/4/19**)
- Committee Meeting #3 (Date: **6/18/19**)
- Committee Meeting #4 (Date: **7/23/19**)
- Logistics:
  - Committee Support – (Locations, Stakeholders to Contact, etc.)
  - Online Community Preference Survey (**Late June/Early July**)
- Outreach Media:
  - Firehouse Signs
  - Sign Board

  - Senior Center
  - Facebook
  - Website

- It was decided by the Committee that all the meetings would be held at the Town Hall unless there was a conflict and they would continue to be scheduled on the first and third Tuesdays or each month.

- Setup at Firehouse is ideal for table stations
  - Visioning Workshop: June 4, 2019 at Plattekill Firehouse (**7:00 pm**)
  - Next Committee Meeting: June 18, 2019 at Town Hall (**7:00 pm**)

- Barton & Loguidice draft flyer for workshops by May 24, 2019. Committee to distribute to high traffic locations around Town.

- Park Expansion Committee, be aware of their activities so that we don't conflict

- Public Outreach
  - Southern Ulster Times, Facebook

V. Committee Discussion

- The Committee discussed the tentative survey that Ms. Hilbert and Supervisor Croce prepared. The Committee was asked to review the survey questions and provide comments on them. Once the survey has been finalized it will be added to the Town of Plattekill website and Facebook page. Ms. Hilbert has also stated that she will prepare a hard copy that can be left at the Town Hall and other locations for residents to fill-out and return if they do not have access to the internet. Supervisor Croce discussed some of the questions asked on the survey that was sent out when the original Comprehensive Plan was undertaken. The Committee would like to finalize the survey questions and have it available for comment no later than the middle of June. (Our next meeting is scheduled for June 14, 2019.)

- Ms. Hilbert had emailed out a copy of the minutes from the April 16, 2019 meeting to the Committee previously. Since there was a significant public turnout for the first meeting, Supervisor Croce, Ms. Hilbert and Mr. Murphy have adjusted the project timeline. Mr. Murphy reviewed the minutes and discussed the changes in the project timeline and dates. (The proposed schedule is listed about.)

- Mr. Murphy presented the Committee with several GIS Maps depicting the Town Zoning Classification's, the School District locations and the Property Class breakdowns. The Committee discussed the locations of the school district boundaries, how the Zoning was laid out and also the property classifications which are determined by the Towns' Assessor.

- The following documents were distributed to the Committee for background:
  - Land Use Map
  - Zoning Map
  - School District Map
  - Draft Inventory

- 2003 Plattekill Master Plan Summary Memo
- Town Comprehensive Plan Definition
- Example Vision/Goals: New Scotland and Mount Hope

- The Committee discussed the 2003 Comprehensive Plan and reviewed Mr. Murphy's summary comments about the Plan. There was a brief discussion about the transportation issues within the Town, especially on Routes 32 and 44-55. The recommended actions of the Plan were discussed and it was noted that the following actions were identified:
  - Updating Town Policies and Codes
  - Develop Economic Initiatives
  - Protecting Town Assets and Resources
  - Improving Community Identity
  - Transportation Alternatives
  - Increasing Government Services

- Mr. Murphy will prepare a Flyer for the Visioning Meeting being held on June 4, 2019. The flyer will be posted in the Town Hall and other public places. The Town will contact their local newspaper and have them post something about the meeting. Supervisor Croce will also discuss the meeting at the next Town Board meeting. Ms. Figueroa stated that she would circulate the flyer to the Rotary members at their next meeting. Other locations to display the Flyer would be the Plattekill Senior Center, the Plattekill Library and other local businesses.
- **There was a motion to accept the minutes from the April 16, 2019 meeting as presented. Motion made by Brian VanDuser and seconded by Supervisor Joe Croce. Motion passed unanimously.**

VI. Committee Kick-off Meeting and Issues Identification Workshop – April 16, 2019 (7:45 pm)

- Review and discuss summary notes
- Confirm list of Town issues to be addressed in Comprehensive Plan
- Committee Approved notes were distributed on May 6, 2019

- RJM reviewed content of discussion with committee. This generated a lot of interesting conversation about issues facing Plattekill.

- Vision Statement
  - Difference between Mount Hope & New Scotland Vision Statement examples
    - Mount Hope version preferred as a template
  - "Sustainable" = Balance Residential/Commercial
  - Hamlet promotion (Four Hamlets)
  - Promoting Town Center development, smart growth development pattern, no sprawl

- Town Center
  - Don't want to pick favorites, but need to start somewhere

- Taxes driving people out, visiting only
  - Wallkill (V) story, be weary of this
    - Empty storefronts
  - Challenging to be successful What is the threshold? What kind of growth?

- Maybe focusing infrastructure for commercial business parks, avoid infrastructure that would support residential development

- Farming Concerns
  - Public Health concerns resulting from proximity possible nuisance impacts of agriculture
  - Traffic impacts from agri-tourism

VII. Development of a Draft Comprehensive Plan Vision Statement (8:00 pm)

- The Committee discussed what our "Vision" for the community would be. Where do we see the Town of Plattekill in 2040? The Vision Statement needs to be a clear description of what the Town wants. We need to include a sustainable balance between residential and commercial growth and promote "Smart Growth" policies. Other issues that were discussed were the development of the "hamlet" and town center areas for the Town and drafting an identity for the Town.

- Mr. Murphy provided examples of Vision Statements from other communities. The Committee reviewed them and suggested comments about the Town.

VIII. Preliminary Goals and Objectives

IX. **Next Steps and Adjourn (9:05 pm)**

- Next Meeting will held on June 4, 2019 at 7:00 p.m. at the Plattekill Fire House, on Old Firehouse Rd. This will be a "Visioning" Meeting where the public will be encouraged to attend. After the public workshop the Committee will meet to discuss the feedback from the meeting and to draft the vision statement.

- **Motion made by Supervisor Joe Croce and seconded by Ms. Hilbert to adjourn the meeting. Motion passed unanimously. Meeting closed at 9:05 p.m.**

Town of Plattekill

Comprehensive Plan Update Phase I

Visioning Workshop Summary Notes

Meeting Date:	Tuesday, June 4, 2019, 7:00pm
Meeting Location:	Plattekill Fire House, 50 Firehouse Rd, Plattekill, NY
Meeting Attendees	
Committee:	**Joe Croce**, *Town Supervisor* **Michael Baum** **Derrick Doubrava** **Cindy Delgado** **Gladys Figueroa** **Brian Vanduser** **Joseph Lafriandra** **Cindy Hilbert**, Committee Chair
Public:	Approximately 13 people
Consultant:	**Bob Murphy, Jr., AICP,** *Barton and Loguidice* (B&L) **Dan Theobald**, *Barton and Loguidice* (B&L)

As part of the first phase of the Comprehensive Plan Update, a Visioning Workshop was performed to garner public input on the vision and goals for the future of the Town of Plattekill. The workshop gathered concerns, opportunities, and the ambitions that residents would like to see in the Town. The meeting was attended by eight (8) members of the Committee, thirteen (13) members of the public, and consultants from Barton and Loguidice (B&L).

Presentation (7:05pm)

After welcoming everyone, Bob Murphy (B&L) started the meeting by introducing himself and his colleague Dan Theobald (B&L). Mr. Murphy discussed the goal of the workshop which was to gather input from the public and develop a vision for the Town as well as goals which would help establish a basis to update the Town's Comprehensive Plan. Mr. Murphy then went into the presentation which he displayed using a screen and projector that he brought. The contents of the presentation included:

- Project Team
- Scope
- Schedule
- Funding
- What is a Comprehensive Plan?
- Inventory Summary

Brainstorming Session – Town of Plattekill in 2040 (7:30pm)

Following the presentation, Mr. Murphy facilitated a discussion with the audience to receive feedback on their vision for the future of Plattekill. He asked the community members in attendance to offer words or phrases that characterize their ideal vision for what Plattekill could look like in the year 2040. These words and phrases will help form the Town's Vision Statement. The audience provided suggestions and their ideas were recorded on a large easel. Not only did this exercise help inform the development of the plan's vision statement and goals, but it also helped prepare the participants for the discussion stations to follow. Below are the words or phrases offered by workshop participants:

- Some general terms participants used when describing Plattekill and how they would like it to be in the next 15 to 20 years included:
  - Maintaining a sense of community;
  - Having pride in the community;
  - Preserving history;
  - Maintaining affordability;
  - Elegant and upscale retail shops;
  - Revitalized hamlets; and
  - Self-sustaining economy.

- When the audience spoke specifically about what they would like to maintain within the Town, participants stated:
  - Maintain open space;
  - Viewsheds;
  - Farmlands;
  - And preventing pollution (including light pollution, garbage, and no dumping).

- In terms of new development in the Town, residents expressed a desire to see:
  - Low rise commercial / professional offices in designated areas;
  - An industrial/business park; and
  - Tech industries.

- Allowing residents to 'age in place' was expressed as a need. Additionally, another related need discussed was establishing more senior housing in areas of the Town with greater density such as the hamlet centers in Modena, Plattekill, Ardonia, or Clintondale.

- Participants would like to have more things to do within Plattekill and discussed attracting people from outside the Town. Some of these topics included:
  - Retail shopping opportunities and limitations;
  - More restaurants;
  - Less bargain department stores;
  - More things to do such as outdoor recreation;
  - And non-motorized connections between hamlets and surrounding communities.

Discussion Stations (7:40pm)

After brainstorming components of the Vision Statement for the future of Plattekill, Mr. Murphy directed the meeting attendees to the back of the room where five easel stations were set up with topics and questions. Participants used markers and sticky notes to answer questions and add suggestions at each station. Near the end of the workshop, everyone was given a set of four (4) red dots and encouraged to place the red dots next to suggestions they though were most important. The following are the station categories, questions, and notes from participants in order of suggestions with the most red dots:

- **Economic Development**
  - *What type of commercial development do residents want to see in the Town?*
    - Professional offices **(2 dots)**
    - Industrial Parks **(2 dots)**
    - Non-section 8 housing **(2 dots)**
    - Winery/craft brewery/ eateries **(1 dot)**
    - Medical facilities/nursing homes
    - Senior Housing (two stories only)
    - Connect hamlets to parks
    - No buildings over two (2) stories
    - Agritourism
    - Information technology – "Silicon Hudson Valley"
  - *At which locations would you like to see more commercial development in the Town? Why?*
    - Development around hamlets **(2 dots)**
    - Commercial Development at the entrance of Plattekill, Improve the gateway visually
    - Development in the 3 hamlets, Route 44/55, and Route 32
  - *What type of housing is needed? Why?*
    - Starter homes for young families
    - All types - but avoid overly congesting roads and lands, preserve rural nature of the town
    - Starter homes good, high density bad
    - Designate high density areas

- **Community Character**
  - *What types of scenic views or architectural forms would you like to see preserved or improved in the Town?*
    - Open land, trees, rocks, wetlands, farmland, views **(3 dots)**
    - Two story roadside hamlet, balance of convenience **(1 dot)**
    - Historic farmhouses - unique part of heritage. **(1 dot)**
    - Old Villas **(1 dot)**
    - Walking Trails **(1 dot)**
  - *How important to you is protecting rural and hamlet views and building forms?*
    - Shawangunk Ridge **(2 dots)**
    - Apple Orchards **(2 dots)**
    - Views from park, amphitheater **(1 dot)**
    - The three above notes are key to our beautiful town and very important
    - Areas for housing disable vets

- **Identity and Sense of Community**
  - What do other people identify Plattekill with?
    - Farming **(1 dot)**
    - Bedroom Community
    - 'Where's that?'
    - Low taxes
    - Open space
    - Peaceful area
  - *What do you identify Plattekill with?*
    - Run-down apartment complexes **(2 dots)**
    - Agriculture **(2 dots)**
    - Not Warwick! **(1 dot)**
    - Trailer parks
    - unregistered cars in yards
    - Small farms, open space between houses and neighborhoods
    - Paintball
    - Cafes, bistros, bakery
  - *Is it important to have a recognizable Town-wide identity? Why/Why not?*
    - Community Center (maybe at the park) **(2 dots)**
    - Yes - to instill pride in the community!
    - Apple fest
    - Plattekill Day
  - *What do you want people from outside the Town to identify Plattekill with?*
    - Not older trailers **(1 dot)**
    - Gateway to Ulster County **(1 dot)**
    - Affordability for seniors and young

- **Hamlet Areas**
  - *What would make travelling within the Town's Hamlets a more convenient and pleasant experience for pedestrians, bicyclists, and motorists?*
    - Sidewalks: Plattekill, Ardonia Rd. from Jimmy Store to Sunny Acres
    - Bike lanes on main roads (44/55, and 32)
  - *What aesthetic and design elements should be prevalent within the Town's Hamlets?*
    - Enhance old buildings, preserve them, do not tear them down **(3 dots)**
    - Have consistency in Architecture
  - *What types of services (dining, lodging, entertainment, personal services, ect.) would you like to see more of in the Town's Hamlets?*
    - Drive-In Theater **(14 dots)**
    - Coffee Shops **(7 dots)**
    - Shops **(4 dots)**
    - Restaurants **(2 dots)**
    - More things for kids to do **(2 dot)**
    - Theaters **(1 dots)**
    - Taverns **(1 dot)**
    - Beauty salons
    - Day spas

- **Environmental Sustainability**
  - *What environmental resources would you like to see preserved or enhanced in the Town? Why?*
    - Hydrants, water district, and sanitary system in all 3 hamlets. **(6 dots)**
    - Ability to use groundwater **(2 dots)**
    - Town Park - Pool, activities, amphitheater, playgrounds, lighted ball fields **(1 dot)**
    - Wetland preserves
    - open space
    - Beautiful night time of no glowing lights coming from the ridge.
    - Keep wildlife-protection
  - *How important to you is the use of renewable energy and energy efficiency as a* community?
    - Emergency Services Impact - already strapped: PD, FD, EMS **(6 dots)**
    - Solar Panel Farming **(1 dot)**
    - Wind power

In addition to the stations with topics, there were also three maps taped to one of the walls. Participants were able to write on the maps indicating where they would like to see new development. Attendees wrote mostly on the land use map indicating things such as:

- Industrial Parks
- Business Park
- Brewery
- Café
- Small amphitheater at Town Park

Next Steps and Adjourn (8:30pm)

When everyone was finished filling out the boards and distributing their dots, the group reconvened at their seats. Due to time constraints, Mr. Murphy noted that the project team will record and summarize the feedback received at each station and make it available to everyone on the Town Website and project Facebook page. Mr. Murphy then discussed the next steps of Phase I which includes two (2) more Committee Meetings that are open to the public. Mr. Murphy also explained that Phase II would consist of two more public workshops (in the fall/winter 2019) similar to the one that just occurred. Some residents suggested having one of the workshops in Clintondale, this suggestion was supported by the Committee and the other meeting attendees.

- **Committee Meeting #3**
  - Tuesday, June 18, 7pm at Town Hall
- **Online Community Survey**
  - Late June / Early July
- **Committee Meeting #4**
  - Tuesday, July 23, 7pm at Town Hall

Town of Plattekill
Comprehensive Plan Update
Visioning Workshop

To Learn More:

Where & When: Plattekill Fire House, 50 Old Firehouse Road, Plattekill, NY, 12568
Tuesday, June 4th, 2019 7:00 p.m.

What: The Town of Plattekill recently received funding from New York State's Hudson River Valley Greenway to update its Comprehensive Plan Update. The purpose of Comprehensive Plan Update is to guide future town-wide development, capital improvement planning, and planning and zoning board decisions in Plattekill. To create a well-rounded plan, participation from members of the public like you is needed. We will work together to create tactics, strategies and policy recommendations that support the goals of the community. Members of the Plattekill Master Plan Committee and its consultant Barton & Loguidice, DPC will be on hand to facilitate discussion and input.

Who Should Attend: Residents, Property Owners, Business Owners, Non-Profit Organizations, Government Officials, Advocacy Groups, and all other who are interested in the future of Plattekill are encouraged to participate in the workshop.

Town of Plattekill Established 1800

NEW YORK STATE OF OPPORTUNITY. | Hudson River Valley Greenway

B&L

Town of Plattekill
Comprehensive Plan Update
Phase 1

Visioning Workshop

June 4, 2019

TOWN OF PLATTEKILL
ULSTER COUNTY, NEW YORK

NEW YORK STATE OF OPPORTUNITY. Hudson River Valley Greenway

1

Agenda

- **Introduction**
  - Project Team, Scope, Schedule, Funding
  - What is a Comprehensive Plan?
- **Inventory Summary**
  - Issues Identification
- **Break-Out Stations Activity**
  - Draft Vision & Goals
- **Next Steps**

2

Agenda

- **Introduction**
  - **Project Team, Scope, Schedule, Funding**
  - What is a Comprehensive Plan?
- **Inventory Summary**
  - Issues Identification
- **Break-Out Stations Activity**
  - Draft Vision & Goals
- **Next Steps**

3

Introduction - Project Team

- **Town Board**
  - Joe Croce, Supervisor
  - Lawrence Farrelly
  - Michael Putnam
  - Dean DePew
  - Darryl Matthews
- **Committee Members**
  - Joe Croce, Town Board Liaison
  - Cindy Hilbert, Chair
  - Derrick Doubrava
  - Cindy Delgado
  - Gladys Figueroa
  - Brian Vanduser
  - Joseph Lafriandra
  - Michael Baum
- **Barton & Loguidice**
  - Robert Murphy Jr., AICP, Project Land Use Planner
  - Dan Theobald, Land Use Planner II

4

Introduction - Scope

- **Comprehensive Plan Update Phase I: Scope**
  - Develop a Demographic and Physical Inventory
  - Develop a Vision Statement, Goals and Objectives
  - Develop a Town of Plattekill Needs Assessment and Community Visioning Report

Introduction - Schedule

April 16	• Kickoff Meeting/Issues Identification Town Hall
May 23	• Committee Meeting #2
June 4	• **Visioning Workshop**
June 18	• Committee Meeting #3
July 23	• Committee Meeting #4

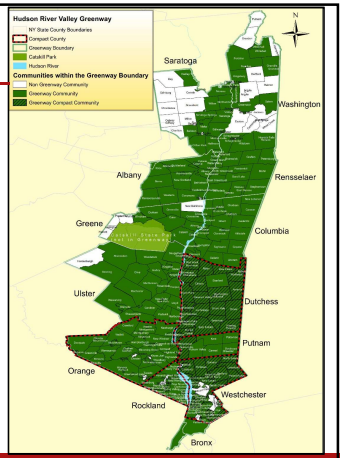
Funding – Hudson River Valley Greenway (HRVG)

- The HRVG Grant Program provides matching grants to Greenway Communities and Compact Communities.
- Communities are eligible to receive up to **$10,000**
- The Town of Plattekill applied for funding to support **Phase I of the Comprehensive Plan Update** in September 2018 and was awarded a $10,000 grant in November 2018.

NEW YORK STATE OF OPPORTUNITY. Hudson River Valley Greenway

Funding

- Projects must be consistent with the **five** Greenway criteria:
  - natural and cultural resource protection
  - economic development
  - public access
  - regional planning
  - heritage and environmental education



NEW YORK STATE OF OPPORTUNITY. Hudson River Valley Greenway

Agenda

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  - Project Team, Scope, Schedule, Funding
  - **What is a Comprehensive Plan?**
- Inventory Summary
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- Next Steps

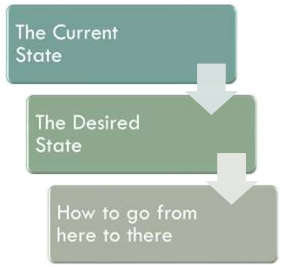
What is a Comprehensive Plan?

•The definition of **"town comprehensive plan"** identifies a document with both an immediate and a long-range view:

"town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the town* located outside the limits of any incorporated village or city.

What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
  - **The current state** – take stock of the situation – What does the community cherish? What are the issues and concerns of the community about the future?
  - **The desired state** – what does the community want to be like in the future – what is the vision?
  - **How does the community intend to get there?**



What is a Comprehensive Plan?

- A Comprehensive Plan's primary role is to:
  - Establish the community's vision for its future
  - Be directional about how to attain this vision
  - Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan

What is a Comprehensive Plan?

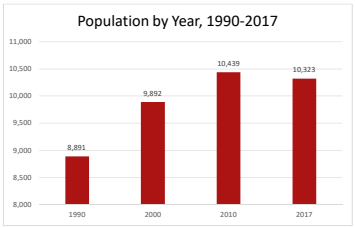
What is a Comprehensive Plan?

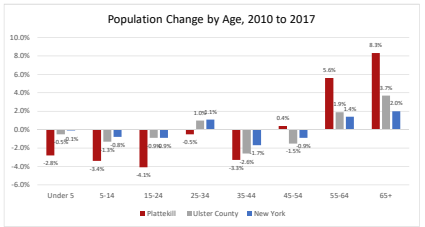
- Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan

Agenda

- Introduction
  - Project Team, Scope, Schedule, Funding
  - What is a Comprehensive Plan?
- **Inventory Summary**
  - **Issues Identification**
- Break-Out Stations Activity
  - Draft Vision & Goals
- Next Steps

Inventory Summary - Population





- **Population in the Town has been stable but aging more rapidly than Ulster County and New York State**

Inventory Summary - Housing

- **Vacant Housing**
  - **Down 3.2%** in Plattekill
  - **Up 2.9 %** in Ulster County
  - **Up 1.0%** in New York
- **Owner Occupied Units**
  - **Up 11%** in Plattekill
  - **Down 1.2%** in Ulster County
  - **Down 0.2%** in New York

- **452 Structures** have been converted to multi-family units
  - 272 of the structures were built between 1960-1969
  - This did not impact housing vacancy

Inventory Summary - Economic

EMPLOYMENT STATUS 2017	Plattekill	Ulster County	New York State
Employed	57.8%	57.20%	58.90%
Unemployed	4.4%	7.1%	6.8%

Inventory Summary - Economic

Poverty in Plattekill	% Change 2012-2017
All people	-1.3%
All families	-2.5%
Under 18	-4.4%

POVERTY, 2017	Plattekill	Ulster County	New York
All people	10.8%	13.2%	15.1%
All families	7.8%	7.6%	11.3%
Under 18	11.9%	15.9%	21.3%

- The Town's **Poverty Rate is decreasing.**
- **Poverty is lower** compared to the County and State.
  - (With the exception of All families in Ulster County)

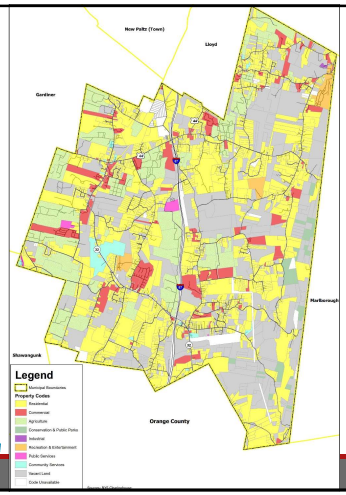
Inventory Summary - Economic

HOUSEHOLD INCOME	2010	2017	2010-2017
Median household income	$ 54,529	$ 61,702	**13.2%**
Mean household income	$ 66,741	$ 83,562	**25.2%**

HOUSEHOLD INCOME, 2017	Plattekill	Ulster County	New York
Median household income	$ 61,702	$ 61,652	$ 62,765
Mean household income	$ 83,562	$ 80,754	$ 93,443

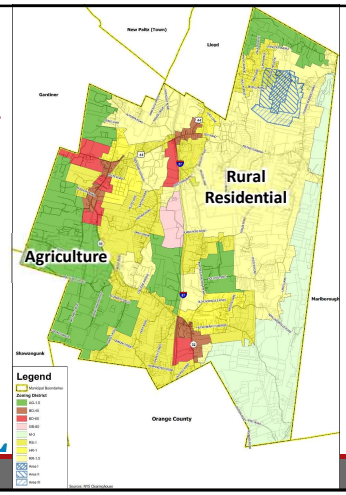
Inventory Summary – Land Use

Land Use Category	Acreage	%	Parcels	%
Agricultural	3104	13.4%	68	1.9%
Residential	**9474**	**40.9%**	**2572**	**71.8%**
Vacant	**7679**	**33.2%**	**680**	**19.0%**
Commercial	1361	5.9%	128	3.6%
Entertainment & Amusement	277	1.2%	5	0.1%
Community Services	249	1.1%	32	0.9%
Industrial	7	0.0%	1	0.0%
Public Services	71	0.3%	5	0.1%
Forested, Open Space, & Conservation Lands	291	1.3%	22	0.6%
No Data	649	2.8%	67	1.9%



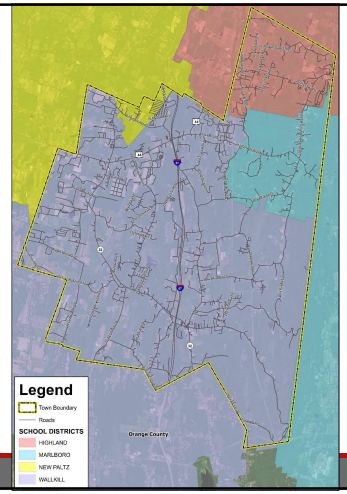
Inventory Summary – Zoning

Classification	Acreage	%
Agriculture (AG-1.5)	**4826**	**21.1%**
Business (BD-40)	439	1.9%
Light Business (BD-60)	690	3.0%
General Business (GB-80)	288	1.3%
Mountain (M-3)	3478	15.2%
Residential Settlement (RS-1)	4190	18.3%
Hamlet Residential (HR-1)	1070	4.7%
Rural Residential (RR-1.5)	**7864**	**34.4%**



Inventory Summary – School Districts

- The Town is intersected by **four school districts**:
  - Highland
  - Marlboro
  - New Paltz
  - Wallkill
- The majority of the Town is in the **Wallkill School District.**



Agenda

- Introduction
  - Project Team, Scope, Schedule, Funding
  - What is a Comprehensive Plan?
- Inventory Summary
  - Issues Identification
- **Break-Out Stations Activity**
  - **Draft Vision & Goals**
- Next Steps

The Future of Plattekill

- Brainstorming:
  - Think about your ideal vision for Plattekill in 10 to 20 years…what words or phrases come to mind?

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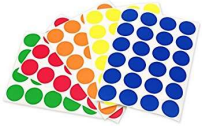
The Future of Plattekill

- Breakout – Planning Stations
  - On your way back from the Planning Stations, please review the list of words and phrases that we brainstormed together – use sticky dots to indicate the ones that are most meaningful or most important to you.



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The Future of Plattekill

- Breakout – Planning Stations
  - Visit all **5** Planning Stations:
    - Economic Development
    - Community Character
    - Identity and Sense of Community
    - Hamlet Areas
    - Environmental Sustainability

At each station - With regard to this area or subject:
- What opportunities would you like us to be aware of?
- What improvements would you like to see in the coming years?

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The Future of Plattekill

- Reconvene
  - Summary of Findings

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Agenda

- Introduction
  - Project Team, Scope, Schedule, Funding
  - What is a Comprehensive Plan?
- Inventory Summary
  - Issues Identification
- Break-Out Stations Activity
  - Draft Vision & Goals
- **Next Steps**

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Next Steps- Schedule

April 16	• Kickoff Meeting/Issues Identification Workshop
May 23	• Committee Meeting #2
June 4	• Visioning Workshop
June 18	• **Committee Meeting #3**
July 23	• **Committee Meeting #4**

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Next Steps- Looking Ahead

- **Public Outreach**
  - Online Community Survey_____**(Late June/Early July)**
  - Workshops during Phase II_____**(Winter 2019/2020)**
  - Public Hearings_____**(Spring/Summer 2020)**
- ***Committee Meetings Open to the Public***

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Next Steps

- **Town Website:** *https://town.plattekill.ny.us/*
- **Plattekill Comprehensive Plan Facebook Page:** *Stay Tuned!*
- **Online Community Survey:** *Late June/Early July 2019*
- **Next Committee Meeting:** *Tuesday, June 18, 7pm at Town Hall*

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Next Steps

Thank You!

Questions?

Bob Murphy, Jr., AICP - *rmurphy@bartonandloguidice.com*

Dan Theobald – dtheobald@bartonandloguidice.com

ECONOMIC DEVELOPMENT

Connect hamlet + park

What type of commercial development do residents want to see in the Town?

Non obtrusive - some light industry

prof'l offices

information technology - silicon Hudson Valley

Never over 2 stories

(Fixed Income)

Senior Housing

2-story only

Medical Facilities (Nursing homes)

NON SECTION 8 HOUSING

Winery

craft brewery

eateries

AGRITOURISM

COMMERCIAL DEV. @ ENTRANCE OF PLATTEKILL

↳ IMPROVE VISUALLY

Library

industrial Parks

professional offices

At which locations would you like to see more commercial development in the Town? Why?

Develop around Hams

3 Hamlets

44/55

Rt 32

What types of housing is needed in the Town? Why?

Starter homes for young families

All types - but avoid overly congesting roads + land- preserve rural nature of town

starter homes GOOD - high density bad

~~deny~~ designate high density areas

HAMLET AREAS

What would make travelling within the Town's Hamlets a more convenient and pleasant experience for pedestrians, bicyclists, and motorists?

SIDEWALKS → PLATTEKILL ARDONIA RD. (Jimmy Stone to Sunny Acres)

Bike Lanes on main Rds (44/55 & 32)

What aesthetic and design elements should be prevalent within the Town's Hamlets?

Enhance old Buildings

Preserve do Not Tear down.

Consistency in Architecture

What types of services (dining, lodging, entertainment, personal services, ect.) would you like to see more of in the Town's Hamlets?

Restaurants

theaters

taverns

Coffee shops!

Shops

Drive In theater

beauty salons

day Spas

NEW YORK STATE OF OPPORTUNITY. Hudson River Valley Greenway

ENVIRONMENTAL SUSTAINABILITY

What environmental resources would you like to see preserved or enhanced in the Town? Why?

ability to use groundwater

HYDRANTS. - Water district

Sanitary System

in hamlets (3)

TOWN PARK - POOL, ACTIVITIES, AMPITHEATRE, PLAYGROUNDS, LIT BALL FIELDS.

Unique wetlands

- Wetlands preserved
- open Space
- beautiful Night time of no glowing lights coming from the Ridge

Keep wildlife-protection

How important to you is the use of renewable energy and energy efficiency as a community?

Solar panel farming

very important -

wind power

Emergency Services Impact - already stapped

- Police
- Fire
- EMS

NEW YORK STATE OF OPPORTUNITY. | Hudson River Valley Greenway

COMMUNITY CHARACTER

What types of scenic views or architectural forms would you like to see preserved or improved in the Town?

(i.e. views across orchards or fields, views of the Shawangunk Ridge, farm houses, two-story roadside hamlet neighborhoods) Why?

- two-story roadside hamlet – balance of convenience
- historic farmhouses – unique part of heritage
- Old Villas
- Ridges visible from most parts of town – a great attribute
- Open Land Trees, Rock, Wet Lands Farmland, Views
- Walking Trails
- create hispanic center

How important to you is protecting rural and hamlet views and building forms?

(1 Very Important, 2 Somewhat Important, 3 Not Important) Why?

- Shawangunk Ridge – very important
- Apple Orchards – very important
- Views from park, amphitheater maybe

Key to Our beautiful town

(1) Very Imp

Areas + Housing for Disabled Vets

IDENTITY AND SENSE OF COMMUNITY

What do other people identify Plattekill with?

Sleepover community (bedroom)

where's that?

low taxes

open space

Farming

- farms
- peaceful area
- open space

More things for kids to do in town

What do you identify Plattekill with? TRAILER PARKS

unregistered cars in yards

small farms - open space between houses and neighborhoods

Paintball

Run down apartment complexes!

Agriculture

Not Warwick!

Is it important to have a recognizable Town-wide identity? Why/Why not?

YES - to install pride in community!

community center (maybe at Park)

Cafe's
Bistros
Bakery

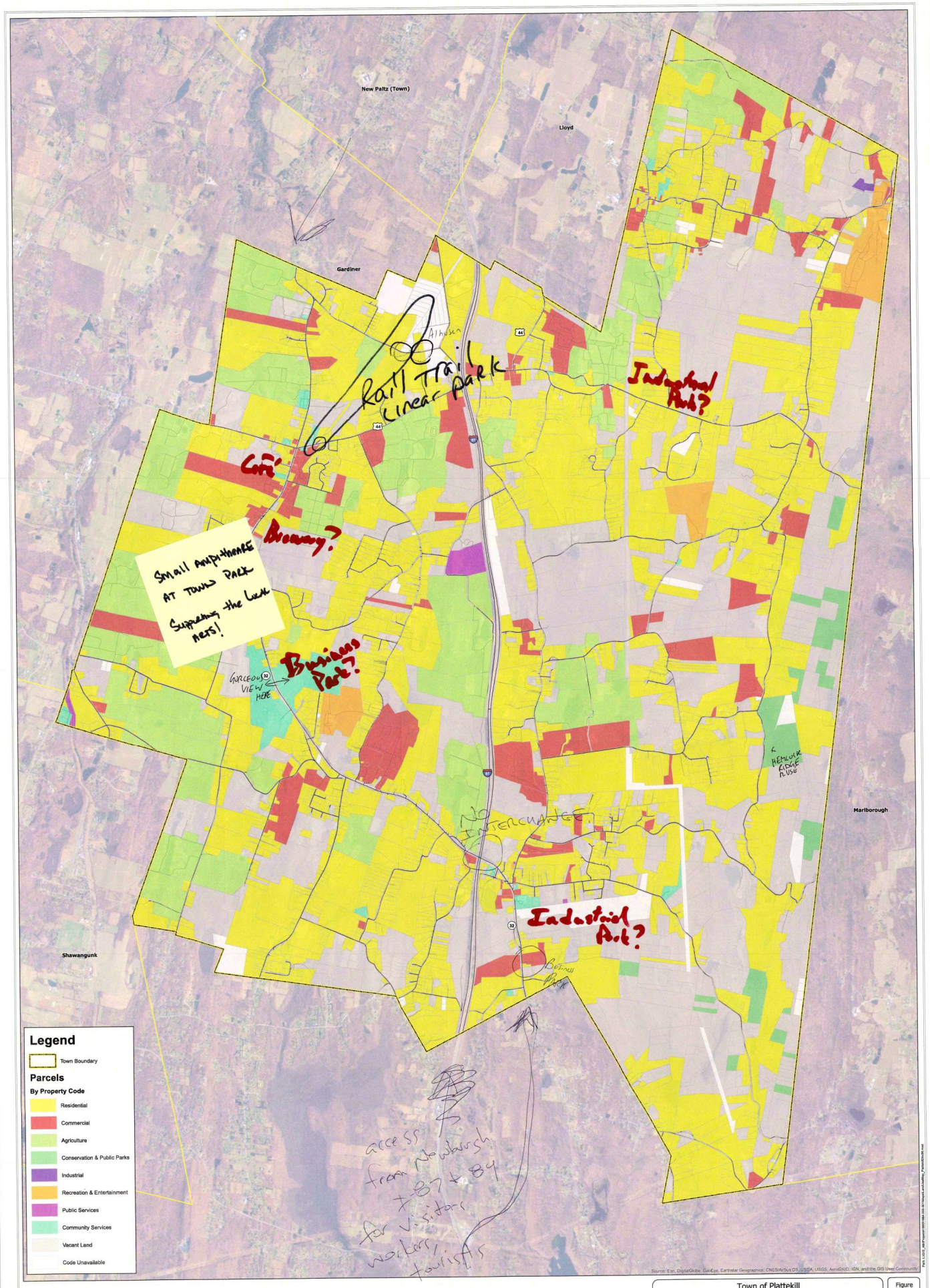
What do you want people from outside the Town to identify Plattekill with?

NOT TRAILERS

gateway to Ulster County

Affordability for seniors + young

NEW YORK STATE OF OPPORTUNITY. Hudson River Valley Greenway



Barton & Loguidice

1 inch = 1,600 feet

Town of Plattekill

Land Use Map

Ulster County 2019 New York

Figure

Project No. 1884.050

Town of Plattekill

Comprehensive Plan Update Phase I

Comprehensive Plan Update Committee #3

Summary Notes

Meeting Date:	Tuesday, June 18, 2019, 7:00pm
Meeting Location:	Town Hall, 1915 Route 44-55, Modena, NY
Meeting Attendees	
Committee:	**Joe Croce**, *Town Supervisor* (arrived at about 8:30pm) **Michael Baum** **Derrick Doubrava** **Cindy Delgado** **Gladys Figueroa** **Joseph Lafriandra** (arrived at about 7:30pm) **Cindy Hilbert**, Committee Chair
Public:	1 person
Consultant:	**Bob Murphy, Jr., AICP,** *Barton and Loguidice* (B&L)

This was the third meeting of the Town of Plattekill's Comprehensive Plan Update Committee with Mr. Bob Murphy from Barton and Loguidice (B&L) also attending. This was the first meeting since the Visioning Workshop that took place on June 4, 2019.

Introductions and Agenda Review (7:00pm)

After welcoming everyone, Bob Murphy (B&L) started the meeting by going over the goals of the meeting. One goal was to review the Visioning Workshop and draw important information and conclusions from the feedback that was received from the public. The other goal was preparing for the Online Community Survey for public use and further input.

Committee Business

Following the introductions, Mr. Murphy reviewed meeting minutes from the 2nd Committee Meeting which took place on May 23, 2019. The meeting minutes were approved upon a few corrections from the Committee. There was discussion about reaching out to the Recreation Committee (Darryl Matthews) and finding out if they have additional meeting minutes. The Committee then transitioned into reviewing their mission statement that was drafted by Cindy H.

The following is the Committee mission statement:

The Plattekill Master Plan Committee is charged with updating the Plattekill Master Plan, which was adopted in May 2003 (also known as the Comprehensive Plan). This is a coherent policy of governance for the Town of Plattekill, designed to encourage economic and population growth, while allowing for the community to maintain its rural and agricultural values.

There were comments from the Committee about adding a line on enhancing the quality of life in Plattekill. Other feedback included making sure to mention that the mission is to represent the views and needs of all residents, even those not represented on the Committee. Finally, the Committee would also like to see the mission statement mention that the process of the update is in accordance with the desires of the community's input.

In terms of addressing the public's access to the Master Plan during the process of the update and once it is complete, the Plan will be posted on a specific Facebook page which will have a link to the Town website. There will also be a link from the Town's website to the Facebook page.

Visioning Workshop - June 4, 2019

The Committee then reviewed summary notes from the Visioning Workshop which had taken place on June 4, 2019. They believed the outreach strategy was good but the turn out could have been better. They discussed if having it on a different day or at a different time could have made a difference. When reviewing the community's feedback the Committee agreed with most of the comments that were made on the boards. They discussed how farming is changing and the Committee should be mindful of that in the Comprehensive Plan Vision Statement. The Committee then approved the Visioning Workshop meeting minutes.

Inventory Review and Discussion - Draft Vision Statement and Goals

When reviewing the Inventory, the Committee expressed wanting a Zip Code map, which could be useful. Mr. Murphy then read the draft vision statement. The Committee acknowledged that it sounded good, but they would like to review it. Mr. Murphy distributed copies of the visioning statement to the Committee. Mr. Murphy also said that he would draft goals based on the topic areas comprising each of the five (5) workshop stations. The meeting was running long and there was no time to discuss the inventory.

Online Community Survey

Mr. Murphy and Ms. Hilbert will compare notes in order to put together a survey ready to be launched. The launch date goal is July 1 and the survey will be available until July 31. The survey will be available through Survey Monkey. It will have a balance of questions, participants and questions, and opinions of the future of the Town.

Public Comment

There was no comments from the public.

Next Steps and Adjourn (9:30pm)

- **Online Community Survey**
  - Will be available on Facebook, Town website, and hard copies in designated locations.
- **Next Committee Meeting**
  - Date & Time: August 13, 2019, 7:00pm
  - Location: Town Hall, 1915 Route 44-55, Modena, NY

Town of Plattekill

Comprehensive Plan Update Phase I

Comprehensive Plan Update Committee #4

Summary Notes

Meeting Date:	Tuesday, August 13, 2019, 7:00pm
Meeting Location:	Modena Fire House, 1953 Route 44, Modena, NY
Meeting Attendees	
Committee:	**Joe Croce**, *Town Supervisor* **Cindy Hilbert**, *Committee Chair* **Michael Baum** **Derrick Doubrava** **Gladys Figueroa** **Joseph Lafriandra**
Public:	1 person (Rose Guerrieri)
Consultant:	**Bob Murphy, Jr., AICP,** *Barton and Loguidice* (B&L)

This was the fourth meeting of the Town of Plattekill's Comprehensive Plan Update Committee with Bob Murphy from Barton and Loguidice (B&L) also attending. This was the first meeting since the community survey was closed out on July 31, 2019.

Introductions and Agenda Review (7:00pm)

After welcoming everyone, Mr. Murphy (B&L) started the meeting by going over the goals of the meeting. The goals were to review the survey and determine the key takeaways, review the draft vision statement and goals, review the report draft, and establish a schedule for completing Phase I of the Comprehensive Plan Update.

Committee Business

Following the introductions, Mr. Murphy reviewed meeting minutes from the 3rd Committee Meeting which took place on June 18, 2019. The meeting minutes were approved upon a few corrections from the Committee, which Cindy had distributed to all in July. There were comments about the link to the community survey not working on the Town Website and Facebook page. Mr. Lafriandra mentioned a social media platform linked to GPS known as "Next Door" and the Committee discussed its potential for use in future surveys.

Online Community Survey

The Committee then reviewed each of the survey responses and discussed key takeaways. There were 111 online survey respondents plus another 16 who submitted hard copy submissions. Survey respondents were of higher average income with 90% being employed full-time. Most respondents were from the Wallkill School District, which the Committee expected.

A few new topics were raised including the high level of medical care facilities available to Plattekill residents just beyond the Town's borders. Further, the Cornerstone Walk-in Clinic and Morant's Nursing / Rehabilitation, and Assisted Living Facility Project. The Cornerstone Clinic is a low/no-cost healthcare clinic. The Committee acknowledged that there needs to be more awareness of this amenity, such as its location and purpose. Morant's is a potential project that could have a positive economic impact on the Route 32 corridor in addition to providing an ability for Plattekill residents to have access to such services within the Town.

Overall, survey respondents expressed a desire for small-scale commercial development, specifically at the neighborhood level. A desire for job creation as a result of larger business/industrial parks was low. Respondents also stressed the importance of preserving open space.

Physical surveys that were not completed online are going to be documented by Ms. Hilbert.

Draft Vision Statement and Goals

DRAFT VISION STATEMENT

The Town of Plattekill is an oasis of rural vistas and bustling hamlets amidst the suburban and highway development areas of the Mid-Hudson Valley. Plattekill offers its residents the freedom and tranquility of open spaces paired with the convenience of access to two nearby interstate highways. Commercial areas near hamlet centers provide opportunities for entrepreneurs and job seekers alike, allowing residents to affordably reside and work within the Town.

The Town cherishes its agricultural heritage and encourages diversity and inclusion. Residents of the Town take pride in their community and support and contribute to its schools, institutions, and volunteer organizations. The Town, its Comprehensive Plan Update Committee (CPUC), and the consulting team arrived at this vision through extensive public participation as well as a comprehensive inventory and analysis of the Town's economy, demographics, and physical characteristics.

The following changes were made to the Vision Statement:

- Change "Entrance to Southern Ulster County to 'Gateway'"
- Add "rural character"
- Add "preservation of open spaces"
- Add "commercial corridor/highway development"

DRAFT GOALS

1. *A productive economy that attracts diverse industry sectors and provides a variety of housing that supports job growth and contributes to the tax base. Plattekill's low tax rate is an asset that the Town can use to attract young families. Walkable residential and commercial development will reduce commuting costs and public infrastructure costs while revitalizing Plattekill's hamlets.*
2. *Maintain the community's character by preserving the Town's scenic views, architectural forms, and cultural & historical resources. Plattekill has many valuable historic resources such as Las Villas, historic farmlands, and hamlet areas. The historic & cultural resources are complimented*

by the Town's natural resources such as the Shawangunk Ridge, apple orchards, wetlands, and open space.

3. *Establish Plattekill's identity and sense of community by developing branding for the Town as the gateway to Ulster County and an affordable community for seniors and young families, alike.*
4. *Improve the civic infrastructure of Plattekill and its hamlet areas by maintaining infrastructure in a fiscally responsible manner.*
5. *Stabilize and strengthen hamlets of Modena, Plattekill, Ardonia, or Clintondale to ensure safe and affordable housing with walkable access to parks, schools, commercial establishments, and public transportation.*

The following changes were made to the Goals:

- Goal #2
  - Replace 'wetlands' with 'natural habitat areas'
- Goal #3
  - Replace 'affordable' with 'desirable'
- Goal #4
  - Replace 'Improve' with 'Provide'
- Goal #5
  - Replace 'neighborhoods' with 'hamlets'
  - Replace 'affordable' with 'safe housing options'

Public Comment

Ms. Guerrieri acknowledged that she liked the meeting discussion. She wanted to know if/when the plan would be implemented. Supervisor Croce stated that the plan is a priority and he is moving it forward as best as he can. Mr. Murphy acknowledged that Phase II of the project will include prioritized implementation actions and funding sources.

Next Steps and Adjourn (9:30pm)

- **Completion of the Needs Assessment and Community Visioning Report**
  - Ms. Hilbert and B&L will submit the completed report to the Committee for review.
  - The Committee will have until 8/21 to return the report with comments
  - Ms. Hilbert and B&L are expected to submit final report to Town Board by 8/28
  - Expected Town Board Resolution by 9/4
- **Hudson River Valley Greenway (HRVG) grant application**
  - Submissions Due: 9/6/2019
  - Phase II of the Comprehensive Plan Update will include: Recommended Actions, Concept Plans, Prioritized Actions, and Funding Sources.
- **Next Town Board Meetings**
  - 9/4/2019 and 9/18/2019

Appendix C

Survey Results

Question #1-Gender Question	
Male	6
Female	11
Prefer Not to Answer	
Other	

Question #2 Age Bracket	
Under 18	0
18-24	1
25-34	3
35-44	0
45-54	0
55-64	4
65+	9

Question #3 How Many People Live in Your Household		**Percentage**
1	9	8.00%
2	35	31.00%
3	28	25.00%
4	17	15.00%
5	14	13.00%
6	2	2.00%
7	2	2.00%
8	1	1.00%
9	1	1.00%
20	1	1.00%
No Response	1	1.00%
Total Number of Online Surveys	111	100.00%

Question #4 Current Number of People in Household Under 18		**Percentage**
0	54	49.00%
1	26	24.00%
2	21	19.00%
3	7	6.00%
4	2	2.00%
Survey Question Skipped	1	
Total Number of Online Surveys	111	100.00%

Question #5 Employment Status		
Full-time	6	
Retired, Not working	2	
Retired, working Part-time	5	Edited 8/19/2019
Part-time	1	
Seasonal	0	
Unemployed	1	
Military	0	
Home maker	1	
Student	1	
Disabled/Unable to work	0	

Question #6 Currently Employed	
Within Town	5**
Outside of town, but within County	5**
Outside of County	2
Within the Metro Area	0
Out of State	0
Other	1
No Answer	4
** respondent checked 2 boxes, they have 2 jobs	

Question #7 Household Income	
Under $20,000	1
$20,000-$39,999	7
$40,000-$59,999	2
$60,000-$79,999	4
$80,000-$99,999	1
$100,000-$149,999	1
$150,000+	1

Question #8 What Zip Code do you live in	
12568	0
12548	3
12528	**2**
12525	0
12589	2
12515	2
12561	8

Question #9 School District	
Wallkill	14
New Paltz	3
Highland	0
Marlboro	0

Question #10 Length living in Plattekill	
0-5 Years	3
6-10 Years	0
11-20 Years	14
20+ Years	0

Question #12 Type of Housing	
Single Family Home	5
Multi Family Home	1
Apartment/Condo/Townhome	1
Manufactured Home	10
Other	0

Question #13 Satisfied Living in Plattekill	
Very Satisfied	5
Satisfied	11
Dissatisfied	0
Very Dissatisfied	0
No Opinion	0
No response	1

Question #14 Chose to live in Plattekill ***	
Born and raised	2
Employment/commuting distance to employment	6
Quality of life	7
Rural nature	9
Quality of schools	2
Property/School taxes	3
Community services	0
Proximity to recreation/parks	0
Affordable Housing	9
Other-Husbands Employment	4
Married into it	1
Where 55+ community is	1
Close proximity to New Paltz	1
**** Multiple Response question******	

Question #15-Quality of Life	**Very Important**	**Important**	**Not Important**	**No Opinion**	**No Ans.**
Safe Place to Live	16	1			
Clean and attractive	14	3			
Hometown atmosphere	10	5	1	1	
Adequate medical facilities	6	7	4		
Selection of housing	5	11		1	
Quality of schools	8	6	3		
Shopping opportunities	6	8	3		
Environmental impacts/quality water	12	5			
Parks and recreation	4	9	3		1
Proximity to employment	6	4	4	3	
Walkability around community	5	8	4		
Public services-fire	17				
Public services-police	16	1			
Public services-library	7	6	2	2	

Question #16- Commercial Development					
Recreation and Tourism	1	10	3	2	1
Retail Shopping	2	9	5	1	
Restaurants	3	13	1		
Professional Offices	4	7	3	2	1
Industrial/Business Park	4	4	6	1	2
Tech Industry/Information Technology	3	7	4	1	2
Medical Facilities	8	6	1		2
Agritourism	2	8	3	3	
Winery/Craft Brewery/Spec Eateries	6	4	5	2	
Entertainment/Attractions	2	10	4	1	
Nursing Home/Assisted Living Facility	6	5	4	1	1

Additional Other Comments:
Need more take out/delivery Chinese, etc
Need laundry mat, car wash, more gas stations
Needs bigger library
Quality of water needs help

Question #17-Critical Issues Facing Town	Very Important	Important	Not Important	No Opinion	No Ans.
Property and School Taxes	12	4		1	
Economic Development	11	4	1		1
Building Sewer and Water Infrastructure	5	4	6	1	1
Population Growth	3	4	7	2	1
Affordable Housing	10	7			
Lack of Retail Businesses	7	6	2	1	1
Preservation of Open Space	13	4			
Preservation of Agricultural Land	9	7	1		
Expansion of Recreational Facilities	3	7	7		
Availability or Expansion of Public Transp.	10	4	3		
Traffic Concerns	4	8	4	1	
Expansion of Tourism		8	8	1	

Question #18 Things Plattekill is doing well	
Maintaining/Fixing Town roads	20
Recreation/Park Maintenance/Expansion/Activates at Town Hall	30
Emergency Services (Fire/Police)-all combined under one	24
Keeping taxes low/maintaining costs/managing budget	20
Plattekill Day/Fireworks/Community Events	16
Education/Good Schools	8
Library	8
Town Hall staff friendly/helpful/accessibility to officials	7
Snow removal	6
Community Involvement/Town Spirit/Hometown Atmosphere	6
Safe Community/Safety	5
Open space/preserving environment	5
Hannaford	5
Recycling/Transfer Station	5
Affordable housing	3
Rural nature/beauty of Town	3
This survey	3
Clean Environment	3
Great Town Clerk	2
Preserving agricultural lands/Agritourism	2
Open government/working together to make Town better	2
Not over run with businesses	2
Adding Dollar General/Dunkin Donuts	2

Individual/new businesses brought to Town without ruining it	2
Cutting high grass on roadsides	1
Good Building Inspector	1
Development of Intersection of Rt. 44-55 & Rt. 32	1
Common sense applied to Town Codes	1
Fiscal responsibility	1
Veterans Park	1
Maintaining what we have	1
Not much	1
Hands off nature to citizens	1
Keeping Community small	1
Upkeep of public lands	1
Reasonable traffic	1
Family oriented	1
Not over developed	1
Open political dialog	1
Encouraging smart growth	1
Route 32 well kept	1
Not nickel and diming residents	1
Privacy	1

Question #19 Things Plattekill needs to improve on	
Create more restaurants/tourism	16
Create more business/retail/grocery stores	15
Skyrocketing taxes property/school	13
Maintaining/Fixing Town roads/Lining roads	12
Walkable community/sidewalks/mixed use development	11
Recreation/Park Maintenance/Expansion	10
Library expansion/sign over property to Library	7
Create infrastructure for water and sewer	6
More/expand recreation	6
More community events/involvement	5
Enforcing property maintenance codes/upkeep	5
Create a dog park	4
Increase Police Dept. hours/patrols/make dept. fulltime	4
More public transportation	4
Create community identity/increase community spirit	4
Snow removal/property damage	3
Animal control officer	3
Needs more affordable housing	3

Diversity and tolerance of Police Dept.	2
More hometown events/feelings	2
More senior activities-trips, leagues	2
More Senior housing	2
Elected officials bring community together	2
Getting rid of abandoned houses along roads	2
Build new Town Hall/Improve Town Center	2
Create a Town news letter	2
Build a Town pool/splash pad	2
More business/commercial development	2
Town transfer stations could be cheaper	2
Fix dangerous intersection along Rt. 44-55	1
Better relationships with Town people	1
Board members often apathetic/unsympathetic	1
More municipal outreach to residents-paper/digital	1
Enhance Town website/self service like renew dog license	1
Keep rural small town feel	1
Positive communication between business/government	1
Doesn't feel like a community (like Beacon/Pine Bush)	1
More sports/fitness programs	1
Get drug dealers out	1
Plattekill Day seems like a yard sale	1
Clean up Plattekill/Ardonia area	1
Add community farm markets	1
Increase social media	1
Traffic concerns	1
Expand Town facilities	1
Politics	1
Route 44-55 needs better drainage by Prospect	1
No motorized race tracks	1
Cracking down on illegal events (farm weddings)	1
Increase commercial development	1
Timely emergency response to incidents	1
Fines for illegal dumping	1
Economic development off of Rt. 32	1
Larger Post Office	1
Storm water management/use right culvert size	1
More job opportunities	1
Forrest Park Safety	1
More attractions	1
Offer more help for small businesses	1

Add ambulance services	1
Embrace Town history	1
Add more medical facilities	1
Explain approval/disapproval of things	1
Live in diverse community but Town is divided	1
Seems like more drunk driving	1
Controlling library spending	1
Making hamlets more cohesive	1
Addressing needs of all individuals/underserved people	1
Recreation Dept. needs to improve	1
Control trespassing/ motorized/walking/hunting	1
Better layout of roads/developments	1
Better communications	1
Less apartments being built	1
Controlling growth-no more chain stores	1
Traffic concerns	1
No more Dollar Generals	1
Eliminate development in floodplains/wetlands	1
Better street lighting	1
Town Board meetings should be earlier in the day	1
Monitoring # of buyers who are tax exempt and not paying taxes	1
Make Town more accessible	1
Add a gas station near Post Office on Rt. 32	1
Give incentives for economic growth for young agricultural folk	1
Need more businesses to offset taxes	1
Create a sense of place	1
Stop making it so commercialized	1
Erase wildlife/woods	1
Fix drainage near Meadow Lane	1
Hannaford needs a stop sign on Rt. 44-55	1
Make zoning more easy for new businesses	1
Schools	1
Better clean up along Town roads	1
Open health care facility on Firehose Rd	1
Loud speeding/noise pollution	1
Create Rail Trail	1
More help for seniors	1
More senior housing like in Highland/Marlboro/Newburgh	1

Question #20 What goals would you like to see the Town work on?	
Expand the Town Park, add splash pad, dog park, ice skating rink	13
More shopping/dining/retail opportunities/restaurants/more business savvy for bus. Districts	8
Skyrocketing property/school taxes-keep taxes low-lower taxes	7
Improve recreation/kids & family activities	6
Try to reach out to more people/social media/better advertising of Town events	5
Enlarge/revamp/renovate Town library	5
Create sewer /water infrastructure/apply for grants	3
Unsure/No answer	3
More Community events/community movies/build community center	3
Eliminate police force-improve on	3
Repairing & cleaning roads North of Town of Plattekill sign - better roads	3
Preserve open space/woods	3
Affordable housing/lower income housing	2
Getting people at Forest Park to clean up after their pets	2
Clean up unkempt properties/enforce building codes/noise pollution	2
More benefits for senior citizens-tax breaks, day trips	2
Build a concession stand at the park to offset recreation fees/increase revenue for Town	1
Build walking/jogging paths in Town	1
More family friendly places-diners, shops	1
Bring in industry that would lower taxes	1
Sustainable business development	1
Disallowing any more chain stores	1
Remove old dilapidated buildings	1
More development on Rt. 44/55 and Rt.32	1
Better technological solutions(access to permits, licenses)	1
Community resilience to climate change	1
Add sidewalks	1
Community sense	1
Timely emergency response to incidents in Town	1
Ecologically sound long term development	1
Respecting other peoples opinions	1
Bulk garbage pick up days	1
Getting transfer station in sync with UC resource recovery recycling rules	1
More businesses along intercetions-like Main St in New Paltz	1
More Agritourism & breweries/farm distilleries to improve on HV tourism	1
Incentivizing investment in local real estate	1
Unobtrusive economic development	1
High speed rail to the city	1

Enact/enforce water quality protections	1
More gas stations	1
Encourage and enlist volunteer help where needed	1
Continue to monitor small town environment	1
More transportation options	1
Embrace Town history instead of trying to change	1
Better traffic plans	1
Create sense of place at different crossroads in Town	1
Do not approve the solar farm	1
Clean up main strips in Town - Town centers	1
Do not become industrial	1
Focus in Plattekill Corners development/more businesses here	1
Building up town centers with more businesses	1
Better hours and Town Building - closing at 3:30 is unrealistic	1
built Town pool, improve park-add more parks in Town	
More economic development	