

Town of Plattekill Comprehensive Plan Update Phase 2

Committee Meeting #2

May 22, 2024

TOWN OF PLATTEKILL
ULSTER COUNTY, NEW YORK



Agenda



- **Introduction**
 - Project Team
 - Schedule
 - Committee Business
- **Plan Content**
 - Community Profile Updates
- **Survey Results**
 - Draft Objectives
 - Preliminary Actions
- **Next Steps**





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Introduction - Project Team



Committee Members

- Cindy Hilbert, Chair
- Michael Baum
- Cindy Delgado
- Dean Depew
- Derrick Doubrava
- **Saren Goldner**
- Joseph Lafriandra
- Brian Vanduser

Town Board

- Dean DePew, Supervisor
- Wilfrido Castillo, Jr.
- Joseph Hoppenstedt
- James Fazio
- Stephen O'Flaherty

Barton & Loguidice

- Dan Theobald, AICP, Project Community Planner

Sustainable Planning Design, LLC

- **Allison Harrington, Urban Planner / Designer**

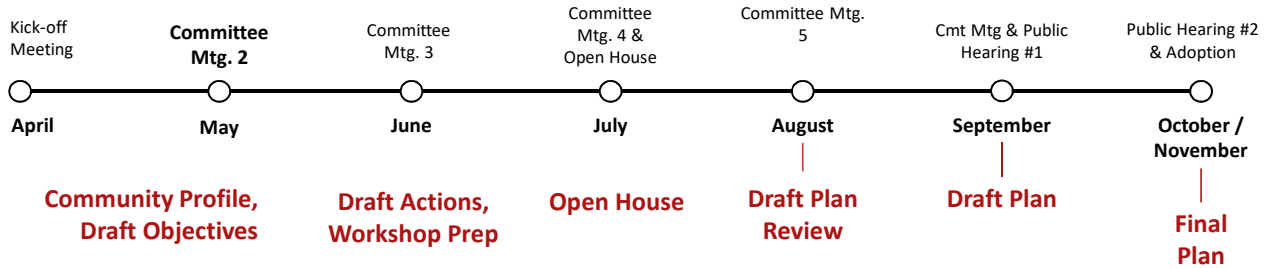




Introduction - Schedule



Survey



Introduction – Committee Business



Master Plan Kick-off Committee Meeting – Phase II
4/30/2024
Meeting opened at 7:00 PM

Members in attendance: Dean Depeve, Cindy Delgado, Derrick Doubrava, Gladys Figueroa, Joseph Lettlande and Michal Baum and Cindy Hilbert.

Planning Professional: Dan Theobald, Barton and Legudice (B&L)

Guest Members: Rich Gorrev (PB), Darlene Eisenhardt (PB), Nate Baum (PB), Rich Dmytry (PB), Ernie VanDeMark (PB), James Fazio (PB), Willie Castillo (PB), Mary Ann Depeve, Helena Dembrowski

The meeting opened with Mr. Theobald introducing himself and having the members introduce themselves and share their background and experience. He also discussed the pending schedule of dates for the project and the project funding.

Mr. Theobald discussed the scope of the project and reviewed the power point presentation he put together for the meeting.

To start with the project the team will need to update the original scope of the project and the community profile. We should look at the vision statement and goals and make sure they are still pertinent. Next we would develop project objectives and actions to take, and finally finish the Comprehensive Plan.

We are looking to adopt the Comprehensive Plan by the end of the year. The meetings will be held monthly to help keep us on track. A copy of the preliminary survey was sent out for comments before the meeting. If the members don't have any suggestions for changes then this survey will be put five within the next week or so. After we get the comments back we can draft a preliminary plan with goals and objectives. Next we would draft actions to take and then develop a preliminary plan for review. We will have a draft plan which we'll present at an open house and hold a public hearing. Once we submit the responses we will then draft a final plan for our second public hearing and then move forward to adoption.

Phase II of the plan will be funded by the Department of State (NYSDOS). Through the Smart Growth Comprehensive Planning and Growth Program, the Town would pay 10% of the total cost and the State would pick up the remaining 90% cost.

Phase I of the plan was funded through the Hudson Valley River Greenway. It had a \$17,500 budget. \$10,000 was funded by the HRVG, \$7,500 was the Town match and \$2,500 was provided through in-kind services.

The purpose of this grant-round is to transition from the Comprehensive Plan to Zoning Code updates. Zoning changes are in compliance with the Comprehensive Plan. There are other grant opportunities available through the NYS Smart Growth Program.

Kick-off Meeting Minutes

- Questions / comments?





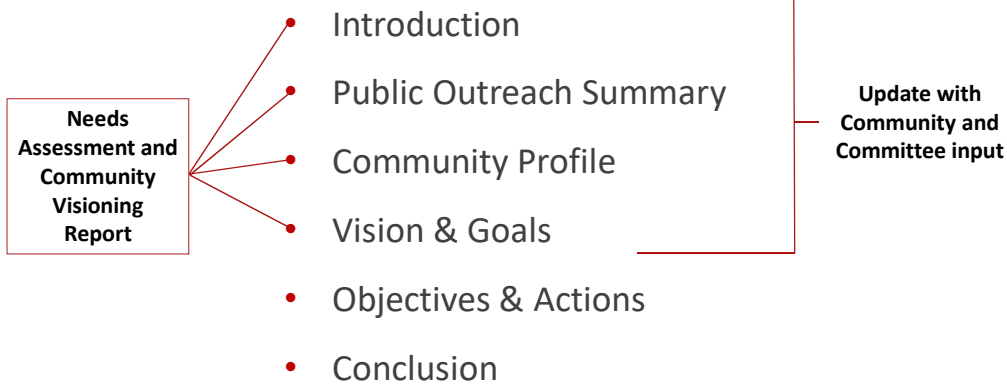
Agenda



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Plan Content – Table of Contents

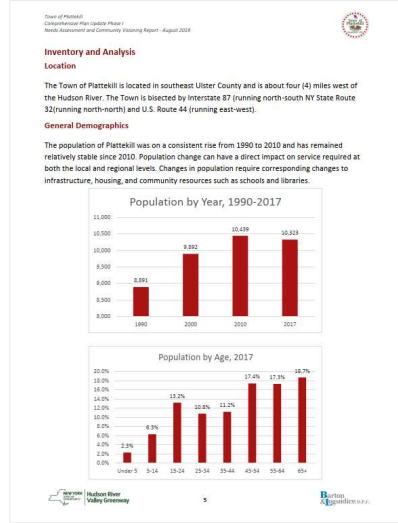




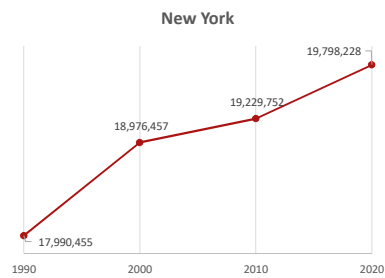
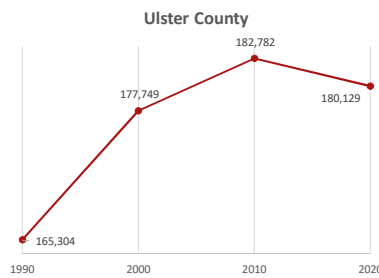
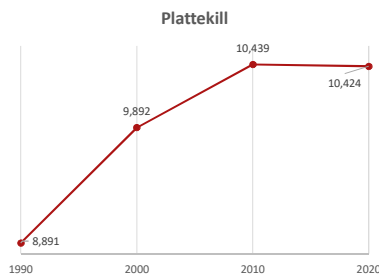
Community Profile Updates



- Used 2017 American Community Survey data during Part 1
- Decennial Data (2020) and updated ACS data (2022)
 - Population
 - Age
 - Housing: Occupancy, Tenure
 - Economic: Employment, Income, Poverty



Population

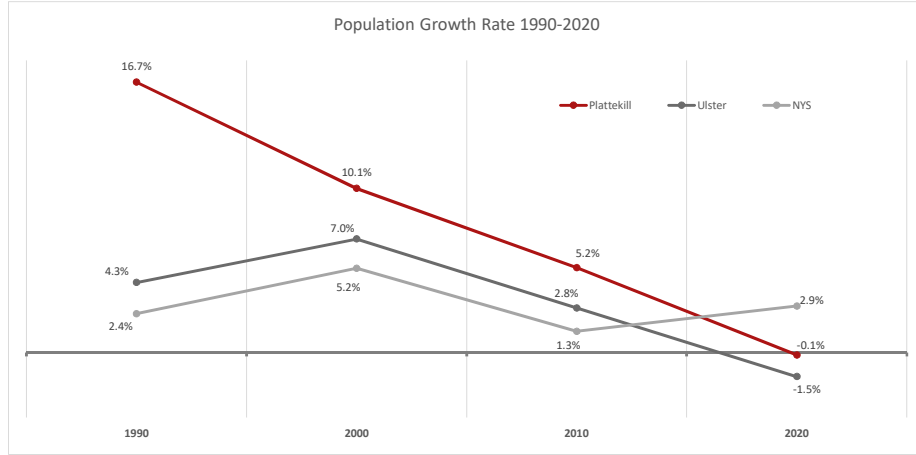


*Population decrease by 15 people

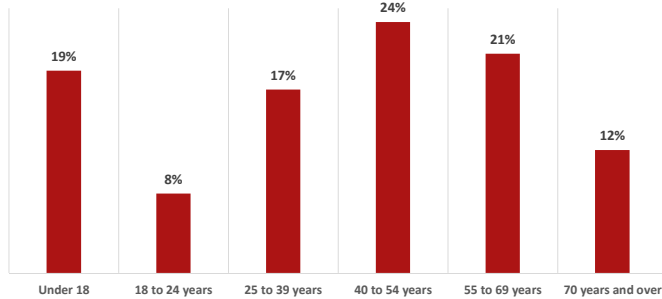




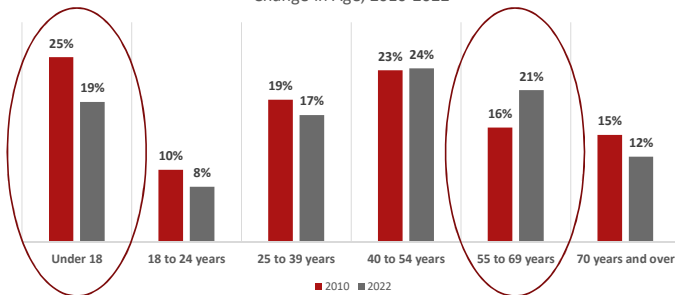
Population



Age % of Population, Plattekill



Change in Age, 2010-2022



Age



- **Is housing in place for seniors to age in place?**
 - Single story homes / ranches
 - Apartments / condos
- **Are resources in place for seniors?**
 - Public transportation, healthcare, senior activities
- **Why aren't young families moving to Plattekill?**
 - Unaffordable?
 - Lack of housing stock?
 - Amenities?

HOUSING OCCUPANCY	2010	2020	Change in
Total Housing Units	4,242	4,412	3.9%
Occupied housing units	3,861	4,032	4.2%
Vacant Housing Units	381 (8.9%)	380 (8.6%)	-0.3%

+170

*2.6% increase Ulster County

HOUSING TENURE	2010	2022
Occupied housing units	3,720	4,121
Owner-occupied	2,526 (68%)	2,869 (70%)
Renter-occupied	1,194 (32%)	1,252 (30%)

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Housing

- New housing is being built
- Existing housing is being converted to multi-family
- Accessory dwelling units
- Owner and Renter occupancy is increasing in sync

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MEDIAN HOUSEHOLD INCOME

	2010	2022	
Plattekill	\$54,529	\$89,969	+39.4%
Ulster County	\$57,584	\$77,197	+25.4%

POVERTY

	2012	2022	% Change	Ulster
All people	12.1%	5.9%	-6.2%	+ 4.3%
All families	10.3%	3.2%	-7.1%	+ 1.3%
Under 18	16.3%	6.3%	-10.0%	+ 7.4%

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Economy

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Commuting



COMMUTING TO WORK

	2017	2022	
Workers 16 years and over	5,096	4,913	
Car, truck, or van -- drove alone	88.0%	80.3%	-7.7%
Car, truck, or van – carpooled	4.7%	7.4%	2.7%
Public transportation	2.5%	1.3%	-1.2%
Walked	1.2%	1.3%	0.1%
Other means	0.9%	1.4%	0.5%
Worked at home	2.6%	8.3%	5.7%
Mean travel time to work (minutes)	30.6	31.4	0.8



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199

Total Responses

Date Created: Friday, April 19, 2024 | Results from May 20, 2024

Complete Responses: 199

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Q1: Which of the following would describe you? (Select all that apply)

Answered: 197 Skipped: 2

ANSWER CHOICES	RESPONSES	
Resident for less than 5 years	16.24%	32
Resident for 5-10 years	15.23%	30
Resident for over 10 years	57.36%	113
Property Owner	45.69%	90
Business Owner	4.06%	8
Other (please specify)	6.60%	13
TOTAL		286

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Q2: Do you own or rent your residence?

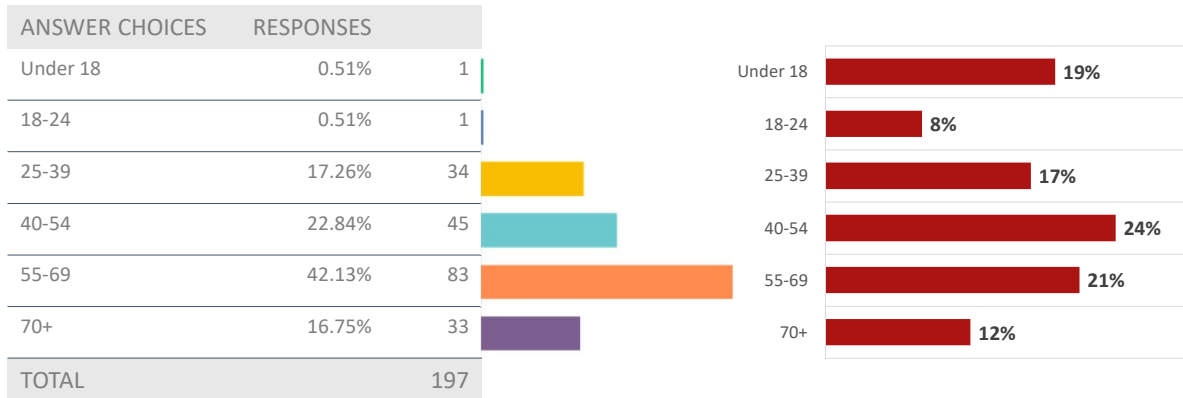
Answered: 197 Skipped: 2

ANSWER CHOICES	RESPONSES	
Own within the Town	81.73%	161
Rent within the Town	5.08%	10
Other (e.g. I live outside the Town, business owner, own property in town, etc.)	15.23%	30
TOTAL		201

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Q3: What age group do you fall in?

Answered: 197 Skipped: 2

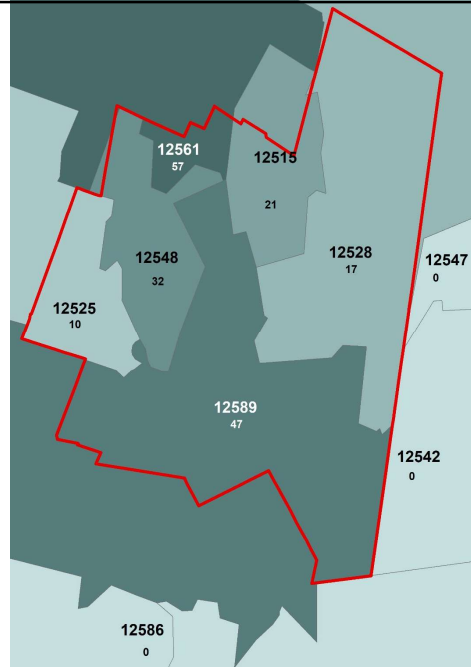


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Q4: What is your zip code?

Answered: 196 Skipped: 3

Zip	Survey		Town
12561	57	29%	3%
12589	47	24%	41%
12548	32	17%	12%
12515	21	11%	10%
12528	17	9%	29%
12525	10	6%	5%
12568	6	3%	



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Q5: Where do you work? (select all that apply)

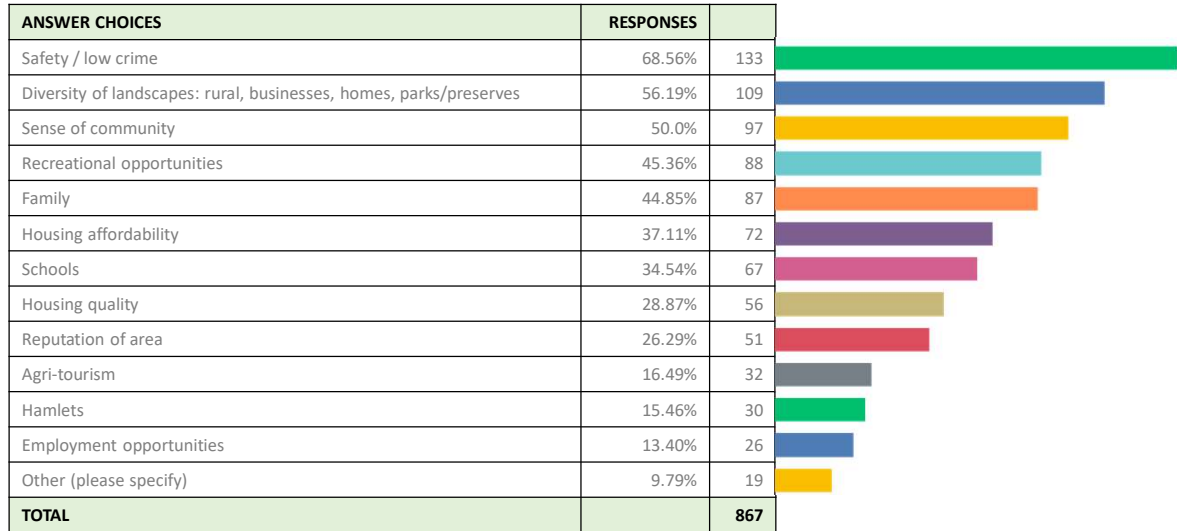
Answered: 197 Skipped: 2

ANSWER CHOICES	RESPONSES	
Town of Plattekill	9.64%	19
Elsewhere within Ulster County	22.34%	44
Outside Ulster County	23.86%	47
Work from Home (in Plattekill)	12.69%	25
Retired	30.96%	61
Other (please specify)	10.15%	20
TOTAL		216

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Q6: Of the following, what are the most important characteristics found in the Town?
(select all that apply)

Answered: 194 Skipped: 5



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Q6: Of the following, what are the most important characteristics found in the Town?
(other)

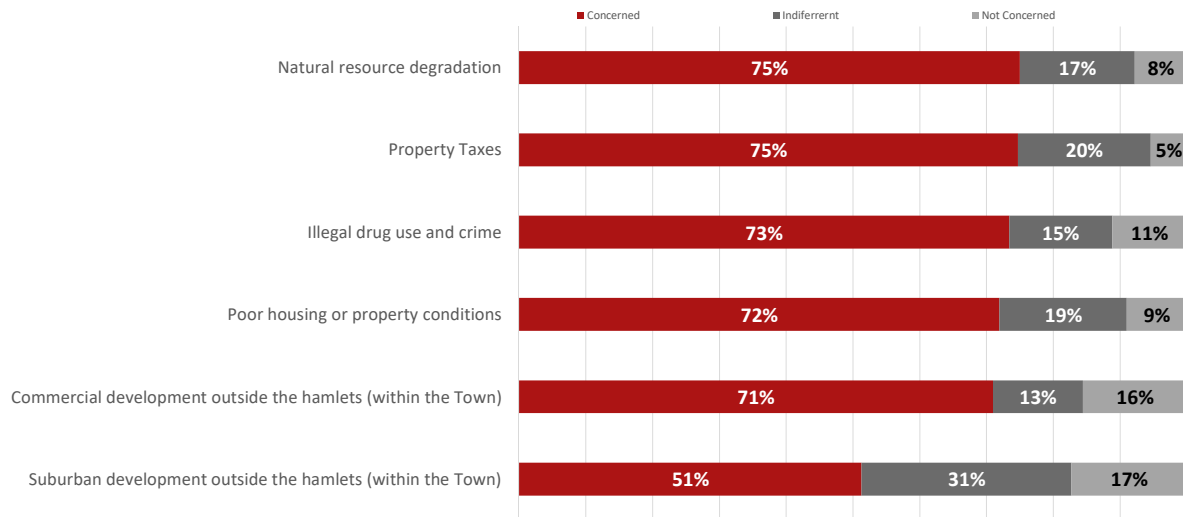
Answered: 20

- Church
- Quiet. Not resembling Orange or Dutchess County
- Low density and no heavy traffic
- Rural beauty!!!
- Every other option is in dire need of improvement
- Agriculture (not tourism)
- More businesses
- Library
- Pathways to walk I. E. Sidewalks
- none of the above
- I don't want the mega warehouse on 44/55
- Unreasonable sprawl and businesses
- Need more commerce brought to Plattekill
- It's quiet and very rural
- Free moving traffic
- Youth center, addiction counseling and awareness
- Diversity of small, family owned businesses
- Rural atmosphere
- Nothing

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Q7: My biggest concerns about the Town are...

Answered: 195 Skipped: 4



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Q7: My biggest concerns about the Town are...

Answered: 22

- don't know enough to comment
- **Would like more development in town so we have a town center. Near Hannifords/Stewarts /DnD**
- This town is a damn junkyard. My biggest concern is that the people running Plattekill seem allergic to modernity and progress. And the policies here seem primarily determined by who pulled who's hair in 3rd grade.
- Overuse of water and land
- the big warehouse and traffic and pollution from it!!!
- Potential landfill and drag racing.
- **Noise pollution all over this town.** Loud cars and police ignore it. Not enough police in the town near USPS near Domenicos.
- Taxes are ridiculous for the lack of services. Example: 30+years living in a town with no full time police force!
- Noisy cars & trucks
- Drag Strip Nonsense!
- Very worried about the big mega Warehouse and was very worried about the drag strip coming in
- lost sense of community
- **Property that continues to become junk yards.**
- Racing - Big Concern
- **Senior Services and healthcare/medical availability,**
- The mega warehouse will destroy the roads, create untenable traffic, block roads that can't handle such long trucks, cause EMS and fire to be delayed and result in injuries death and property damage.
- **I want no change in zoning on 44/55.**
- I am opposed to the truck warehouse that is proposed for a site on route 44/55. It would negatively affect the quality of life in Plattekill & the surrounding towns. So many large trucks are inappropriate for the narrow one lane roads and would be a safety problem. The large size of the proposed warehouse would be bad for the local environment. There should be no changes to the zoning nor should there be any variances granted that would allow such a warehouse.
- **Limiting the use of land for building**
- **My concern with commercial development is that the projects fit the needs/character of the town and that they do not cause undue harm and pollution.** Our resources are already limited, their projects need to accommodate for that and need to reduce their carbon footprint.
- Property taxes reasonable. School taxes getting very high.
- Turning our major roads into a strip mall/drag strip and losing the farms and woods to solar and development

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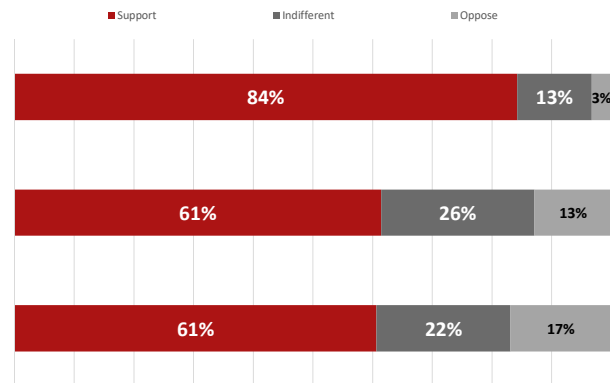
Q8: Economic Development Objectives:

Answered: 184 Skipped: 15

Revitalize Plattekill's hamlets through targeted investments that improve the appearance, accessibility, and infrastructure in Modena, Plattekill, Ardonia, or Clintondale.

Expand housing options to accommodate a growing workforce that attracts a diverse population (professionals, first time homebuyers, seniors, and families).

Increase employment opportunities across diverse industry sectors such as manufacturing, technology, healthcare, professional services, and tourism.



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Q8: Economic Development Objectives. 'Other ideas', actions, or comments.

Answered: 20

- affordable housing for minimum wage workers
- Emphasis should be placed on infra-structure development to support the above.
- Invest but don't change character of the Hamlet do not overbuild and do not destroy the rural nature of the community
- **We need sidewalks from Plattekill to Modena**
- The town has outgrown its infrastructure. Speed limit too high in front of Plattekill school. Intersection by the post office is deadly and a liability at this point and we get no response. It's a hazard. The road in front of post office that goes to route 32 should be closed off and the traffic diverted out of that deadly intersection.
- So long as they allow the town to continue to be of suburban nature
- No racing. **Better library. A few nice restaurants.** No warehouse.
- We don't need to separate our hamlets. We need to better our town as a whole.
- Water, sewer, sidewalks and trash pickup.
- Revitalize the hamlet of Plattekill.
- **Sidewalk on Plattekill Ardonia road from post office for 1/4 mile where people commonly not walk**
- No Haisidic housing. New Dollar General has a nice appearance.
- We need a **new Town Hall building** and have for a long time. I also think it needs **community space, a senior center with programming similar to what the hamlet of Wallkill has.**
- Comment on question on increased employment - **any industry section must here to the characteristics of the homes and farmland in the area as they are the heart of this area.** This Mega Warehouse is much more suited to areas like in the Town of Newburgh - no homes; high commercial area already exists. This warehouse does not belong on 44/55 near homes and does not have the ability to handle these large trucks as witnessed by several accidents on 44/55-rt. 32.
- **Bring in small businesses restaurants, car wash, no truck warehouse**
- I am opposed to the truck warehouse that is proposed for a site on route 44/55. It would negatively affect the quality of life in Plattekill & the surrounding towns. So many large trucks are inappropriate for the narrow one lane roads and would be a safety problem. The large size of the proposed warehouse would be bad for the local environment. There should be no changes to the zoning nor should there be any variances granted that would allow such a warehouse.
- No mega warehouse please
- Traffic conditions
- I support but highly recommend not turning our roads into rt 9. If you build, sidewalks, preservation of buildings with character and history. Give small businesses a chance to use abandoned buildings for other purposes(code issues? Rent?)
- I support growth in all these areas i.e., service based businesses that serve the community NOT outside corporations that do not provide direct service to the residents. Housing should be available and affordable but not packed in tenements that tax existing infrastructure or schools

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Economic Development

1. Revitalize Plattekill's hamlets through targeted investments that improve the appearance, accessibility, and infrastructure in Modena, Plattekill, Ardonia, or Clintondale.
2. Expand housing options to accommodate a growing workforce that attracts a diverse population (professionals, first time homebuyers, seniors, and families).
3. Increase employment opportunities across diverse industry sectors such as manufacturing, technology, healthcare, professional services, and tourism.

Economic Development

Move to Hamlets

Revitalize Plattekill's hamlets through targeted investments that improve the appearance, accessibility, and infrastructure in Modena, Plattekill, Ardonia, or Clintondale.

1. Expand housing options to accommodate a growing workforce that attracts a diverse population (professionals, first time homebuyers, seniors, and families).
2. Increase employment opportunities across diverse industry sectors such as manufacturing, technology, healthcare, professional services, and tourism.
3. Support the growth of new and local businesses.

Pulled from Hamlet's objective

Economic Development Preliminary Actions

1. Expand housing options to accommodate a growing workforce that attracts a diverse population (professionals, first time homebuyers, seniors, and families).

Update the zoning code to focus multi-family housing toward the hamlets and single / two family homes toward the low density zoning districts

Increase code enforcement efforts for residential properties to reduce derelict properties. (Provide incentives for property owners to invest in their homes)

2. Increase employment opportunities across diverse industry sectors such as manufacturing, technology, healthcare, professional services, and tourism.

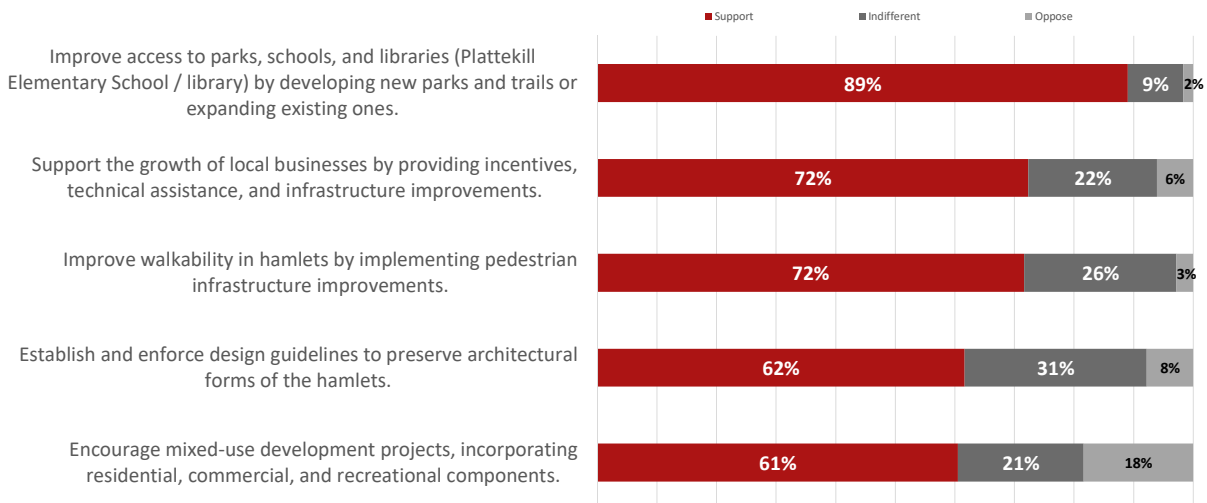
Update the zoning code language to specify the types and locations of business allowed in Town

3. Support the growth of new and local businesses.

Support small businesses (especially in the hamlets) by providing incentives, technical assistance, and infrastructure improvements (façade improvements)

Q9: Hamlet Objectives

Answered: 183 Skipped: 16



Q9: Hamlet Objectives. ‘Other ideas’, actions, or comments.

Answered: 15

- Improvements that detrimentally effect forests, wetlands and air quality are NOT worth doing.
- Yes I own a local business and do not get support
- We need to nurture a more peaceful environment for all of our tax paying residents. These **excessively loud, modified vehicles** that drive around without consequence all over this town take away the peace and serenity that we all deserve.
- **Get rid of the outdated verbiage in the town codes**
- **Support the design guidelines**
- encourage the sense of community with **local events**
- **Encourage our current focus of agri-tourism and discourage industrial growth** such as large warehouses
- No incentives!
- No H
- Years ago, the town had a strategic plan. And that strategic plan it shows to make the area of development for the town of Plattekill within the hamlet of Modena near where The town hall is now and also where Hannaford is. I think it would be more efficient to decide on an area of development for the entire town rather than the individual hamlets. Sidewalks should be part of the development as Well, as small, but pretty areas could be
- Again I support growth of businesses but these businesses such as the Warehouse must be placed in area without neighboring homes bc of traffic, safety, light pollution.
- No large commercial projects that will increase traffic on our roads. Nice small town shops, restaurants. **Keep it rural.**
- I am opposed to the truck warehouse that is proposed for a site on route 44/55. It would negatively affect the quality of life in Plattekill & the surrounding towns. So many large trucks are inappropriate for the narrow one lane roads and would be a safety problem. The large size of the proposed warehouse would be bad for the local environment. There should be no changes to the zoning nor should there be any variances granted that would allow such a warehouse.
- All businesses except megawarehouse
- Again, support for business incentives does not mean a giant warehouse that taxes roads, increases congestion, and does not directly benefit residents and community. The warehouse is not a good idea. Supporting development of business does not mean support of that warehouse

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Hamlet Objective Revisions

1. Improve access to parks, schools, and libraries (Plattekill Elementary School / library) by developing new parks and trails or expanding existing ones.
- ~~2. Support the growth of local businesses by providing incentives, technical assistance, and infrastructure improvements.~~
- ~~3. Improve walkability in hamlets by implementing pedestrian infrastructure improvements.~~
- ~~4. Establish and enforce design guidelines to preserve architectural forms of the hamlets.~~
5. Encourage mixed-use development projects, incorporating residential, commercial, and recreational components.

Moved to Economic Development, split to Objective & Action

Change to Hamlet Action

Change to Hamlet Action

Hamlets Objectives & Actions

1. Revitalize Plattekill's hamlets through targeted investments that improve the appearance, accessibility, and infrastructure in Modena, Plattekill, Ardonia, or Clintondale.

Improve walkability in the hamlets through the installation of sidewalks, specifically in Plattekill and Modena

Establish and enforce design guidelines to preserve architectural forms of the hamlets

2. Improve access to parks, schools, and libraries (Plattekill Elementary School / library) with new parks and trails or by expanding existing ones.

Develop a parks and trails plan that locates areas for new parks, expansion of existing parks, and development of new trails

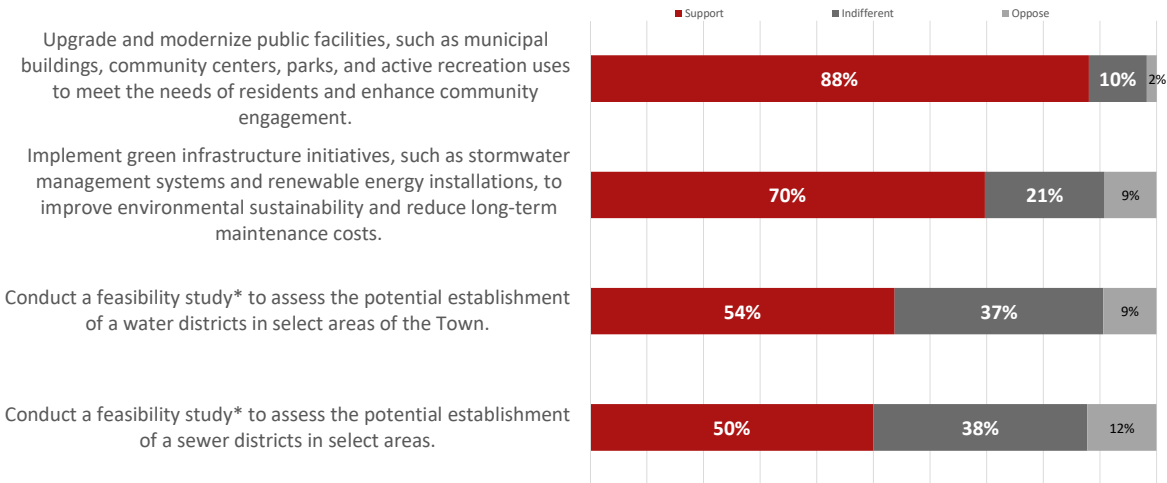
3. Encourage mixed-use development projects, incorporating residential, commercial, and recreational components.

Update the zoning code to focus mixed use development and multi-family housing toward the hamlets and away from low density areas

Focus new development near the public transportation stops (Modena @ Rt 32 & HW 44/55; Plattekill Post Office NY Rt 32 and CR 13)

Q10: Infrastructure Objectives

Answered: 176 Skipped: 23



Q10: Infrastructure Objectives. 'Other ideas', actions, or comments.

Answered: 9

- "Green" improvements would require more imaginative capital financing that raising property taxes -hopefully that could be done.
- I support a feasibility study aimed at revising and updating the Master plan for Plattekill
- **No water or sewer taxation districts! water wells and septic tanks works fine.**
- support creativity & arts initiatives
- YES YES YES
- **A new town hall.**
- Yes. **Save the wetlands** by banning mega warehouse. We do not want increased traffic and tractor trailers causing accidents.
- **Sidewalks wherever practical**
- Make sure it isn't a waste of money. Green can be just as wasteful if not carefully researched and planned.

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Infrastructure

1. Upgrade and modernize public facilities, such as municipal buildings, community centers, parks, and active recreation uses to meet the needs of residents and enhance community engagement.

Develop a municipal center which includes the construction of a new Town Hall

Invest in a community / recreation center that can serve multiple public uses: community space, senior center, youth center.

Update and expand the Library.

A welcome center?

2. Implement green infrastructure initiatives to improve environmental sustainability and reduce long-term maintenance costs.

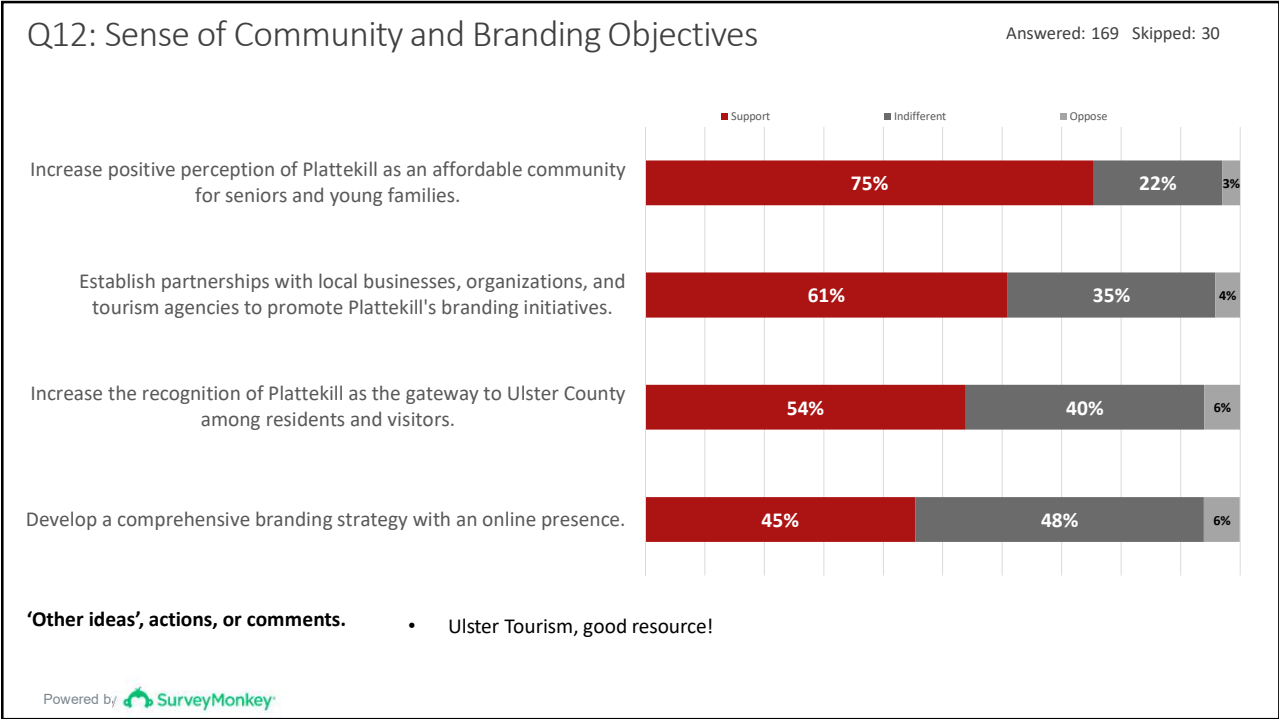
Update and install stormwater systems and renewable energy installations

"A compost station for residents to reduce landfill use and provide clean compost for green gardening. " ?

3. Conduct a feasibility study* to assess the potential establishment of a water districts in select areas of the Town.

4. Conduct a feasibility study* to assess the potential establishment of a sewer districts in select areas.

Move to hamlet infrastructure objective?



Sense of Community and Branding

1. Increase the recognition of Plattekill as the gateway to Ulster County among residents and visitors.
2. Increase positive perception of Plattekill as an affordable community for seniors and young families.
3. Develop a comprehensive branding strategy with an online presence.
4. Establish partnerships with local businesses, organizations, and tourism agencies to promote Plattekill's branding initiatives.

Turn into 1 objective and multiple actions under the Community Character Goal

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Add to Community Character Objectives

1. Increase positive perception of Plattekill as an affordable community to live for everyone including seniors and young families; an area that is business friendly; and a place that welcomes tourism.

Establish partnerships with local businesses, organizations, and tourism agencies to promote Plattekill's branding initiatives.

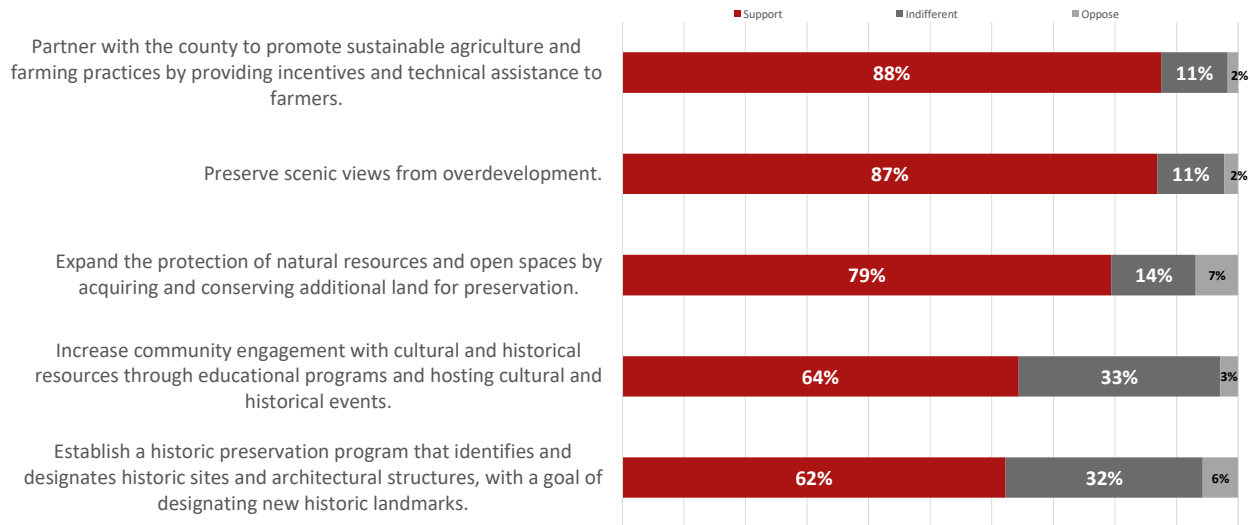
More community events: food truck nights, car / motorcycle shows, local craft vendor shows, summer concert series

Increase the recognition of Plattekill as the gateway to Ulster County among residents and visitors.

Develop a comprehensive branding strategy with an online presence?

Q11: Community Character Objectives

Answered: 176 Skipped: 23



'Other ideas', actions, or comments.

- Support expansion of the Plattekill Library as much as possible.
- YES YES YES
- No mega warehouse
- Do not destroy this beautiful place with a hellscapr mega warehouse.
- No Mega Warehouse on 44/55
- Build sidewalks to connect schools parks businesses. Clean up the unused, undeveloped lots with empty buildings. SIDEWALKS.

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Community Character

1. Establish a historic preservation program that identifies and designates historic sites and architectural structures, with a goal of designating new historic landmarks.
 2. Increase community engagement with cultural and historical resources through educational programs and hosting cultural and historical events.
 3. Expand the protection of natural resources and open spaces by acquiring and conserving additional land for preservation.
 4. Partner with the county to promote sustainable agriculture and farming practices by providing incentives and technical assistance to farmers.
 5. Preserve scenic views from overdevelopment.
- 
 Revise into 1 objective and break out actions
- 
 This is an action that can go under objective 5
- 
 Revise and break into actions

Community Character Revised Objectives & Actions

1. Increase the Town's commitment to local historical resources and engage the community with cultural and historical resources

Prepare educational programs and host cultural and historical events.

Establish a historic preservation program that identifies and designates historic sites and architectural structures.

2. Support local farms and farming operations

Provide incentives and technical assistance to local farms to promote sustainable agriculture and farming practices.

Is there a farmer's market?
Agri-tourism action?

3. Preserve scenic views from overdevelopment.

Create a scenic overlay district which adds additional regulations over the underlying zoning requirements. This includes restrictions on building heights, styles, signage, and lighting.

Expand the protection of natural resources and open spaces by acquiring and conserving additional land for preservation.

New Community Character Objective

4. Increase positive perception of Plattekill as an affordable community to live for everyone including seniors and young families; an area that is business friendly; and a place that welcomes tourism.

Develop a comprehensive branding strategy with an online presence.

Increase the recognition of Plattekill as the gateway to Ulster County among residents and visitors.

Establish partnerships with local businesses, organizations, and tourism agencies to promote Plattekill's branding initiatives.

More community events: food truck nights, car / motorcycle shows, local craft vendor shows, summer concert series

Remaining Topics

- Code Enforcement Actions:
 - Junk yards
 - Noise ordinance

- Drug rehabilitation / prevention action / objective?

- Trash pickup?



Agenda



- **Introduction**
 - Project Team, Scope, Schedule
 - Funding
 - Comprehensive Planning 101
- **Plan Content**
 - Community Profile Updates
- **Survey Results**
 - Draft Objectives
 - Preliminary Actions
- **Next Steps**





Next Steps



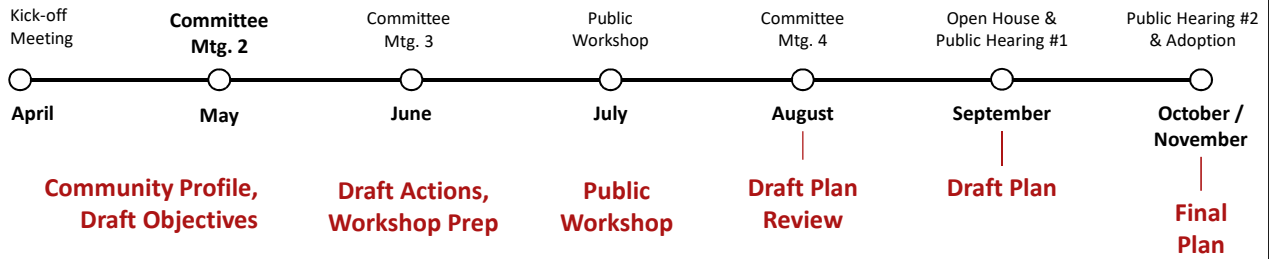
- Close **Community Survey**
- Review **Preliminary Action Worksheet** and provide comments
- Review **Zoning Map and Allowed Uses**
- Email any questions
- **Next Committee Meeting:** End of June / Early July



Introduction - Schedule



Survey



Next Steps



Thank You!

Questions?

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