

Members in attendance: Cindy Delgado, Saren Goldner, Derrick Doubrava, Michael Baum and Cindy Hilbert.

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

Guest Attendees: Michael Lembo, Annette (Not sure last name)

Mr. Theobald started the meeting by giving a brief synopsis of the project. The committee decided to extend the deadline to submit the online and paper survey by two more weeks to try to get as many responses in as we can. The committee reviewed the introduction; project team; committee business; plan content and community profile to see if there was any need to update any of the information presented.

Mr. Theobald also submitted our plan to Ms. Allison Harrington, from Sustainable Planning and Design, LLC for her comments. She is the principal and founder of Sustainable Planning and Design and works with Barton and Loguidice on several projects.

The minutes from the April 10, 2024 were sent out, reviewed and approved. The committee reviewed the contents of the Introduction, the Public Outreach Study, and the Objectives and Actions.

Mr. Theobald reported that the Community Profile was generated using the last 2017 American Community Survey (ACS) publication. It was "tweaked" updating it with the 2020 Census Data and the 2022 ACS data.

The committee discussed the population trends for the local area and state.

Population Trends

	Town of Plattekill	Ulster County	State of New York	Population Growth Rate
2010	10,439	182,782	19,229,752	+2.9% between 1990-2010 Nationally
2020	10,424	180,129	19,798,228	-1.5% between 2010-2020 in NYS

There was an increase in housing units in the Town of Plattekill between 2010 and 2020 by 170 new units. This was a 3.9% increase. There was an overall increase of housing units in Ulster County by 2.6%. The vacancy rate decreased slightly throughout the Town.

Income Trends

	Town of Plattekill	Ulster County	State of New York
2010	\$54,529	\$57,584	N/A
2020	\$89,969	\$77,194	N/A
Income Growth Rate	+ 39.4 %	+ 25.4%	

Dan presented information on the poverty trends for people in the Town of Plattekill and there was a general decrease in all the poverty categories. There was a 6.2% decrease in poverty for all Plattekill people and a 7.1% decrease in Plattekill families. There was a general increase in poverty for all of Ulster County by 4.3% and a 7.4% increase in people under the age of 18 in the County. These numbers were compiled off of the American Community Survey (ACS).

The overall percentage of individuals that work from home increased 5.7% from 2017 to 2022.

Ms. Goldner asked that the survey include information about the population education and available housing in the County.

The committee reviewed the questions that came in from the community survey and discussed the results.

There was a general conversation regarding the documented number of junkyards in the Town. There was also some discussion about the need for stricter property maintenance codes within the Town.

As part of the preliminary actions worksheets, the committee discussed some of the responses to the survey and changes in the objectives. Part of the economic development objectives should include a revitalization of the hamlet areas. Hamlets should be moved out of the economic development portion of the worksheet and it should be given its own section in the Action Worksheet.

Economic Development

One of the actions that came out of the Economic Development portion was to expand the housing options in Town. We could accomplish this by revising the Zoning Code to allow more multi-family housing options in the hamlet zoning districts. The Town could also shift the single/two family housing out towards the lower density areas in the Town.

The Town should also consider updating its Code to delineate better areas and sizes of industrial and manufacturing. This would help to balance economic growth along with community satisfaction. The Town needs to address the definitions of heavy and light industrial uses as well as manufacturing and warehouse. These need to be more clearly defined. Bulk requirements for each Zone should be looked at and reconsidered.

There was some general conversation about how property improvements (such as renovation of store front facades) would affect the value of the parcels. People would be less likely to improve their properties because they are afraid of their taxes going up. Ms. Hilbert explained that there is a property exemption for commercial property improvements, but it would need to be adopted by each taxing jurisdiction. She wasn't sure if the Town allowed the exemption or not.

Hamlet revitalization was a very common respond from community residents. They wanted to see more sidewalks in the hamlets and added infrastructure. There is currently a sidewalk district, but it is only located along State Route 32 and State Route 44-55, near its intersection.

Improving the access to internet and three-phase power is an important to be able to create expansions of the hamlet areas. The Town should concentrate on centering development in certain areas and supporting it with high speed internet and FIOS. There is currently three phase electric in Clintondale because they use it for some of the agricultural coolers in the area. Mr. Baum stated that most

manufacturing needs three-phase electric. Mr. Theobald said that you can check to see where the three-phase electric is located in the Town on the Central Hudson website. It will also show where they are expecting to expand their operations.

The objective is to focus new development in areas near where there is public transportation, such as the intersection of Route 44-55 and Route 32 and near the Plattekill Post Office.

Ms. Goldner stated that she doesn't believe there should be any strip malls in the community. We really want to think about the kinds of businesses we want here.

The Town should think about adopting some straight forward design guidelines and standards. The Town of Gardiner has something that they use. We could look at that as a reference.

Mr. Baum suggested the Town create a future land-use map and outline where we want development.

Hamlet Revitalization

There were several additions to the Hamlet portion of the Preliminary Action Plan. Mr. Theobald will revise this section and include our suggestions and updates.

The results of the survey shows that the residents want to upgrade and improve the public facilities in the Town.

Ms. Hilbert said that she had spoken with Supervisor Depew and he brought her up to speed on the renovations to the Town Park. The Town will be replacing all the playground equipment with new apparatus and making it more ADA compliant. They will also be adding two new pickleball courts and a volleyball court. There is already a walking trail system there that the Boy Scouts maintain. It is approximately 2.5 miles.

Community Character

The Town needs to protect its unique community character along with its natural and historical resources. We need to increase the positive perception about the Town of Plattekill as an affordable place to live.

The next meeting will be held on July 10, 2024 at 6:30 at the Town Hall.

