

Town of Plattekill  
Comprehensive Plan Update  
Phase 2

# Committee Meeting #3

July 10, 2024

---

TOWN OF PLATTEKILL  
ULSTER COUNTY, NEW YORK



## Agenda

---



- **Committee Business**
  - Schedule
- **Survey Result Updates**
  - Economic Development; Hamlets; Infrastructure
- **Draft Action Review**
- **Public Workshop Preparation**
  - Format
  - Date; Location
- **Next Steps**





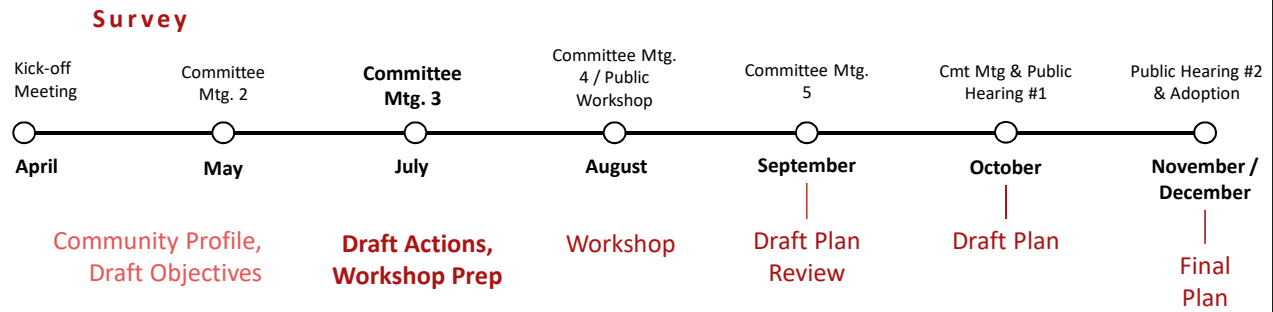
# Agenda



- **Committee Business**
  - Schedule
- **Survey Result Updates**
  - Economic Development; Hamlets; Infrastructure; Community
- **Draft Action Review**
- **Public Workshop Preparation**
  - Format
  - Date; Location
- **Next Steps**



# Introduction - Schedule





# Agenda



- **Committee Business**
  - Schedule
- **Survey Result Updates**
  - Economic Development; Hamlets; Infrastructure; Community
- **Draft Action Review**
- **Public Workshop Preparation**
  - Format
  - Date; Location
- **Next Steps**



# Survey Results



- 20 Responses since May 20<sup>th</sup>
- Demographics of survey takers did not change
- Pulled from short answers

### Plattekill (T) Comprehensive Plan Survey - 2024

The Town of Plattekill is in the final phase of updating its **Comprehensive Plan**. The first phase of the plan was completed in 2019 and established a vision and goals for the town. The final phase consists of **developing objectives and actions/projects**. The Comprehensive Plan will help town officials make policy and capital project decisions about the future of the community. Please take a few minutes to fill out the survey. Physical copies are available at Town Hall or the library. Please keep your responses specific to the Town of Plattekill. There will be more opportunities for public input over the next 6 months. Thank you for helping us develop a vision for the future of Plattekill.

1. Which of the following would describe you? (Select all that apply)

- Resident for less than 5 years
- Resident for 5-10 years
- Resident for over 10 years
- Property Owner
- Business Owner
- Other (please specify)

2. Do you own or rent your residence?

- Own within the Town
- Rent within the Town
- Other (e.g. I live outside the Town, business owner, own property in town, etc.)





## Survey Results – Short Answers



### Important Characteristics

- Small businesses
- Rural Community / non-suburban
- Historic preservation and traditions



### Concerns

- I have concerns about the proposed **mega warehouse** to be built
- **No more dollar generals** ruining our demographic
- Exploitation by downstate tax exempt developers
- **Environmental degradation** masked as developmental progress
- Wasteful and **unnecessary expenditure**



## Survey Results



### Economic Development

- Business like **dollar generals** are typically found in poor communities, we can do better than allowing these mega corps to conduct their shady business practices here in our town
- **Properties that are clearly abandoned or have fallen into disrepair must be dealt with** by the town instead of left to scar the neighborhoods affordable housing for minimum wage workers

### Hamlets

- **Not warehouses**
- **Oppose growth** of industries that will greatly **impact environment and create heavy traffic** on rural roads
- Local business is how we grow and still maintain the small town charm
- **Encourage low impact, high quality craft enterprises** (like cabinet makers), and discourage development that tends toward environmental and architectural homogeneity.
- **Improving walkability** by redoing the sidewalk on Maple Ave in Clintondale. Add sidewalks to more roads for safety. Reduce speed limit on Crescent Ave in Clintondale to 25 miles per hour for safer walking.
- Improvements that detrimentally effect forests, wetlands and air quality are NOT worth doing.





# Survey Results



## Infrastructure

- **Solar farms** are a future environmental burden that does nothing for the community
- **Support tax rebates for property owners who install solar on existing buildings and require all new construction to contain solar or other energy efficiency features**



## Sense of Community

- Advertising = commercialism. Confident self-worth = integrity.
- **Increase recreational opportunities** for residents



# Survey Results



## Other Ideas

- Invite business that adds charm and brings money into the town. If you're going to keep inviting trash companies like **dollar general** you might as well add a few liquor stores and a pawn shop then we can be just like Detroit.
- **Economic sustainability**
- **Speed limits on county roads** in residential areas, diesel truck idle and noise restrictions in residential areas
- **More enforcement of building and noise codes/complaints** in residential areas Organization of town-wide garbage collection (versus various private trucks collecting on different days)
- **Roadway speeding** and dangerous driving in and around Clintondale is a huge concern for myself and my family. I would like to see a reduction in the speed limit which has demonstrated time and time again in numerous studies to improve safety and noise. I would also like to see a reduction in commercial/haulage idling in residential areas.





# Agenda



- **Committee Business**
  - Schedule
- **Survey Result Updates**
  - Economic Development; Hamlets; Infrastructure; Community
- **Draft Action Review**
- **Public Workshop Preparation**
  - Format
  - Date; Location
- **Next Steps**



<b>Economic Development</b>	
Objectives	Actions
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)
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
	Update zoning code to delineate sizes of industrial and manufacturing uses in designated districts to balance economic growth and community satisfaction.
Support the growth of new and local businesses.	Support small businesses by providing incentives, technical assistance, and infrastructure improvements (façade improvements)
Enhance electric power and internet capabilities to support new businesses and remote workers, ensuring reliable infrastructure for economic growth and residential needs.	Upgrade and expand electric power infrastructure, including the installation of three-phase power to support current and new businesses' energy needs.
	Expand broadband internet access to support existing businesses, attract new enterprises, and facilitate remote work for residents.

Hamlets	
Objectives	Actions
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.
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.
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).

Infrastructure	
Objectives	Actions
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.	Construct a new town hall that will include a community room which will serve as a youth, senior, and recreation center. The new town hall will provide new offices, an updated court room, and integrate the police station.
	Enhance the Plattekill Town Park (Thomas Felten Community Park). Develop a park master plan that examines park improvements such as a new playground, park equipment, active and passive recreational opportunities, trails, and hosting events.
	Maintain a positive partnership with the library to enhance community engagement.
Implement green infrastructure initiatives to improve environmental sustainability and reduce long-term maintenance costs.	Develop a coordinated residential trash pickup program by assessing current services, engaging stakeholders, and establishing a unified schedule to improve efficiency and reduce environmental impact.
	Launch a residential composting program by providing compost bins, hosting educational workshops, and setting up collection points to promote environmental sustainability and reduce waste.
	Update and install stormwater systems and renewable energy installations throughout town.

Community Character	
Objectives	Actions
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.
Support local farms and farming operations	Incentives and technical assistance to local farms to promote sustainable agriculture and farming practices.
	Organize a farmer's market at Town Park to support local farms and farming operations, fostering community connections and promoting local produce.

Town of Plattekill Committee Meeting #3 | July 10, 2024 15

Community Character	
Objectives	Actions
Preserve scenic views from overdevelopment	Expand the protection of natural resources and open spaces by acquiring and conserving additional land for preservation.
	Create a scenic overlay district which adds additional regulations over the underlying zoning requirements. This includes restrictions on building heights, styles, signage, and lighting.
	Introduce a dark skies initiative to restrict excessive outdoor lighting and minimizing light pollution to protect natural nightscapes.
	Revise "junkyards" section (Chapter 60) of the zoning code and strictly enforce the section in order to improve community aesthetic.
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.
	Increase the recognition of Plattekill as the gateway to Ulster County among residents and visitors.
	Introduce more community events such as food truck nights, car / motorcycle shows, local craft vendor shows, summer concert series, etc.

Town of Plattekill Committee Meeting #3 | July 10, 2024 16





# Agenda



- **Committee Business**
  - Schedule
- **Survey Result Updates**
  - Economic Development; Hamlets; Infrastructure; Community
- **Draft Action Review**
- **Public Workshop Preparation**
  - Format
  - Date; Location
- **Next Steps**



# Public Workshop - Format

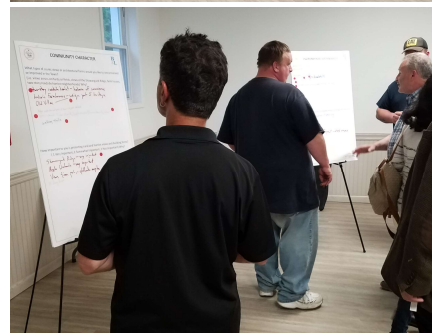
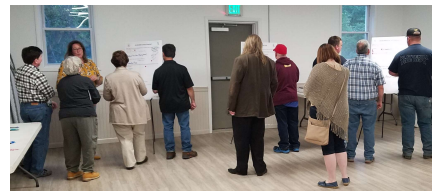


## Presentation

- Project Team
- Schedule
- Funding
- Part 1 of the Comp Plan
- Demographic Data
- Survey Results

## Workshop

- Stations
- Maps
- Online 'Boards'





# Public Workshop - Location



## Plattekill Fire Hall?



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 28	29 3:00pm CFA 2024; <a href="https://bartonandloguidice.zoom.us/j/88396575123">https://bartonandloguidice.zoom.us/j/88396575123</a> ; Robert J. Murphy Jr. 6:30pm Pay rent	30 7:30am Morgan's Birthday 9:30am New Castle: Bird Sanctuary Appl... 10:00am New Castle: Bird Sanctuary Che... 10:00am SPD HV Bi-Weekly Mtg; <a href="https://...">https://...</a> 12:00pm Infrastructure Evaluation with ... 3:30pm Golf League; Olde Oak	31 CFA Day	Aug 1 4:00pm Set out of office	2 PTO	3
4 9:00am Manlius Golf Outing	5 1:15pm B&L Planners' Monthly Meeting; <a href="https://bartonandloguidice.zoom.us/j/93248176722">https://bartonandloguidice.zoom.us/j/93248176722</a> ; Robert J. Murphy Jr.	6 9:00am Update 2-week and 3-month workload projections; N/A; Rebecca A. ... 9:30am New Castle: Bird Sanctuary Application Status 11:30am Albany County HMP Update: Exec. Steering Committee Monthly Meet... 3:30pm Golf League; Olde Oak	7 2:00pm Reminder: SPD 2wk Workload Spreadsheet; Robert J. Murphy Jr.	8 12:00pm Albany Office Cookout; Picnic Tables; Richard A. Straut 4:00pm Set out of office	9 PTO	10
11	12	13 9:30am New Castle: Bird Sanctuary Application Status 10:00am SPD HV Bi-Weekly Mtg; <a href="https://bartonandloguidice.zoom.us/j/85171990916">https://bartonandloguidice.zoom.us/j/85171990916</a> ; Leigh G. Jones 3:30pm Golf League; Olde Oak 6:30pm Peg Newell @ Ellis Field	14	15 4:00pm Set out of office	16 PTO	17
18	19	20 7:00am Pay Credit Card 9:00am Update 2-week and 3-month workload projections; N/A; Rebecca A. Minas 9:30am New Castle: Bird Sanctuary Application Status 3:30pm Golf League; Olde Oak	21 2:00pm Reminder: SPD 2wk Workload Spreadsheet; Robert J. Murphy Jr.	22 4:00pm Set out of office	23 PTO	24 12:00pm Syracuse Golf Outing ; Green Lakes Golf Course 67900 Green Lakes Rd, Green Lakes State Park, Fayetteville, NY 13066-9657, United States( 7300 Green Lakes Rd, Green Lakes State Park, Fayetteville, NY 13066-9657, United States)
25	26	27 9:30am New Castle: Bird Sanctuary Application Status 10:00am SPD HV Bi-Weekly Mtg; <a href="https://bartonandloguidice.zoom.us/j/85171990916">https://bartonandloguidice.zoom.us/j/85171990916</a> ; Leigh G. Jones 3:30pm Golf League; Olde Oak	28	29 4:00pm Set out of office 6:30pm Pay rent	30	31



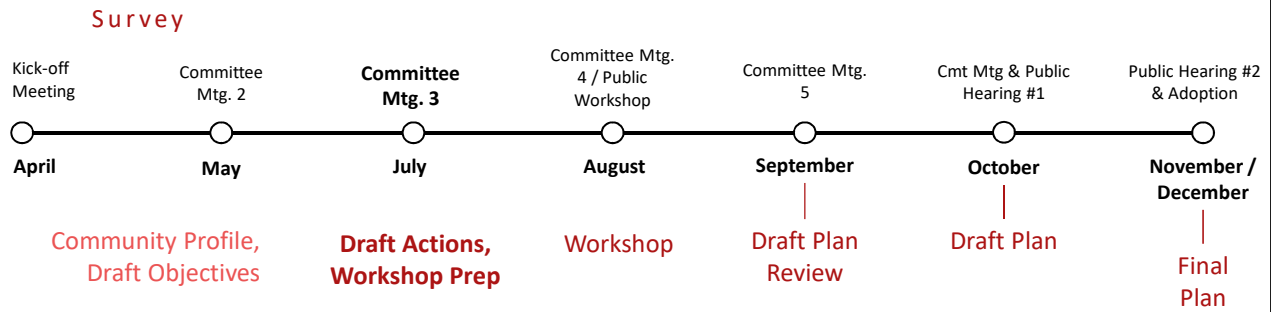
# Next Steps



- Review **Preliminary Action Worksheet** and provide comments
- Close **Community Survey**
- **Workshop Flyer and Publicity**
- Online Workshop Boards
- Email any questions
- Begin drafting plan (*Sustainable Planning Design, LLC*)



# Schedule



# Next Steps

---



## Thank You!

*Questions?*

Dan Theobald, AICP – [dtheobald@bartonandloguidice.com](mailto:dtheobald@bartonandloguidice.com)

