

Town of Plattekill Comprehensive Plan Update Phase 2

Public Workshop

August 14, 2024

TOWN OF PLATTEKILL
ULSTER COUNTY, NEW YORK



Agenda



- **Introduction**
 - Project Team, Scope, Schedule
 - Funding
 - Comprehensive Planning 101
- **Community Profile Updates**
- **Survey Results**
- **Workshop**
 - Vision and Goal Review
 - Objectives and 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 - Scope

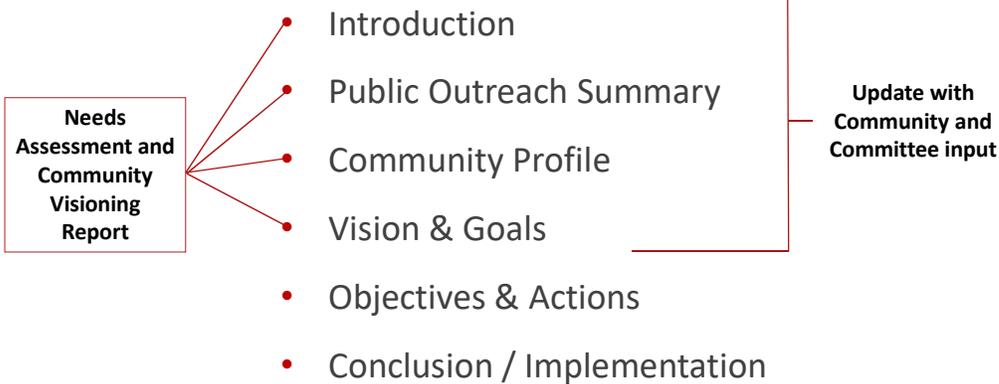


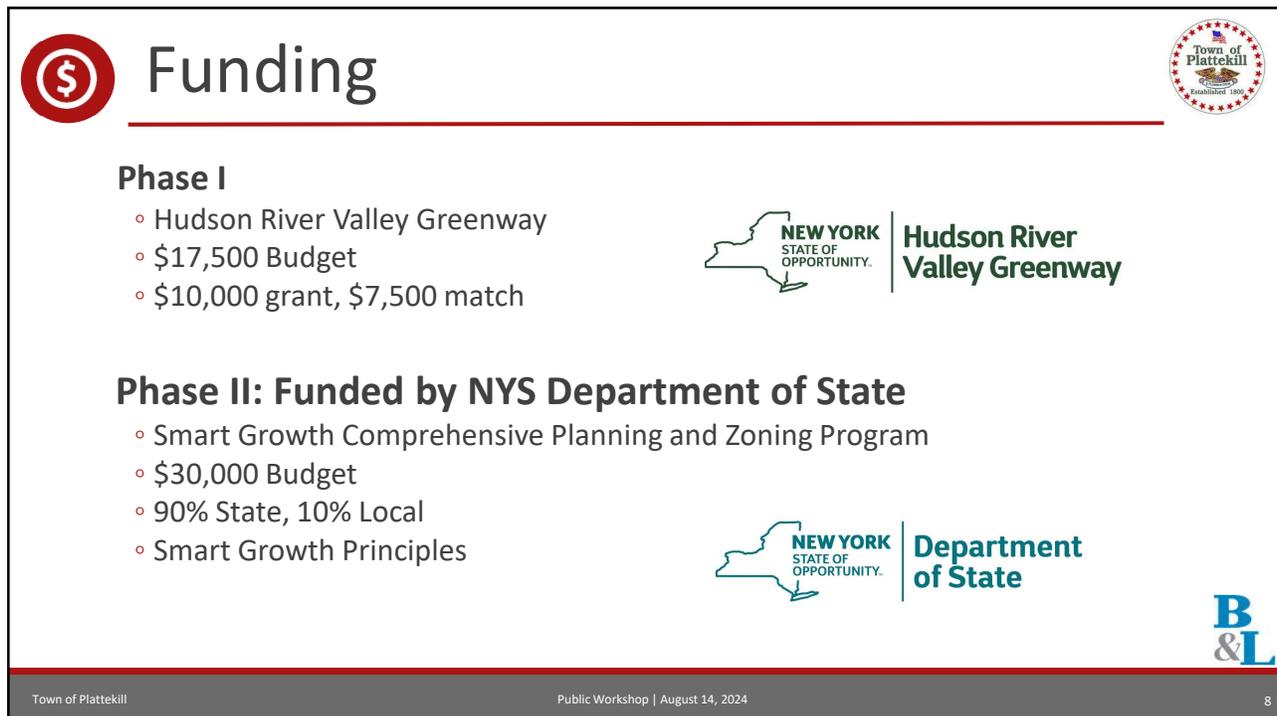
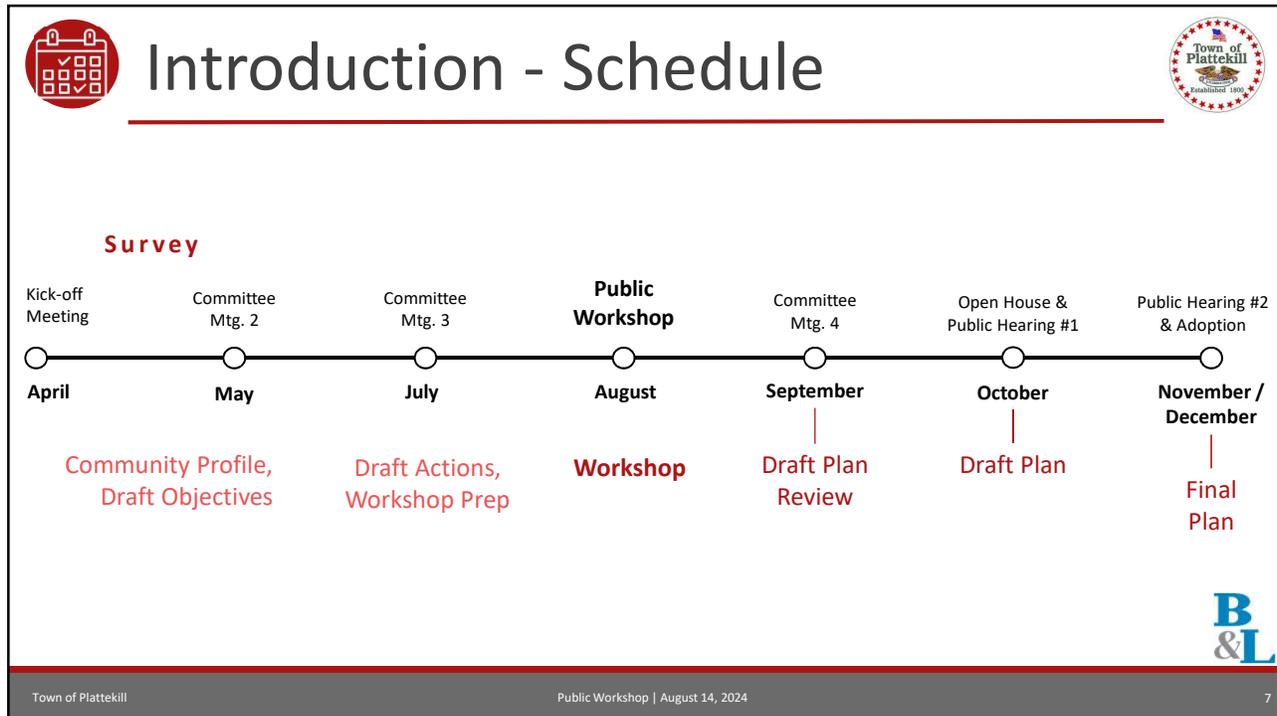
Comprehensive Plan Update Phase II: Scope

- Community Profile Updates
- Development of Objectives and Actions
- Final Comprehensive Plan (Combine with Phase I)



Plan Content – Table of Contents







Agenda



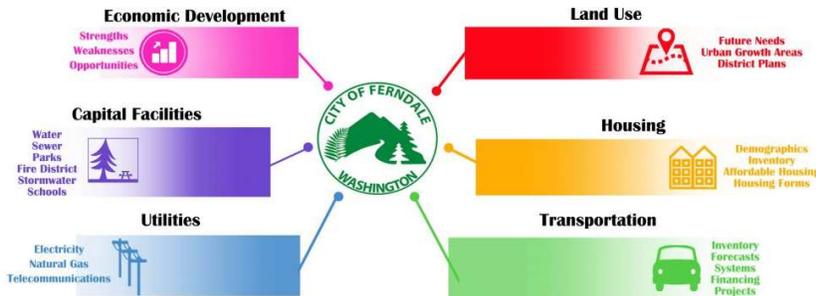
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What is a Comprehensive Plan?



Comprehensive Plan



- Establish the community's vision
- Be directional about how to attain this vision
- Assigns responsibilities and prioritizes actions



Benefits of a Plan

Comprehensive Planning 101 

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- Represents a statement of policy & priorities by the Town.



Benefits of a Plan

Comprehensive Planning 101 

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- Provides direction to decision makers.



Benefits of a Plan

Comprehensive Planning 101



- Strengthens the Town’s legal position in land proceedings.

“In the absence of a well considered comprehensive plan, the risk always exists that the zoning upon which it is supposedly based will be invalidated if challenged in court.”

~ NYSDOS

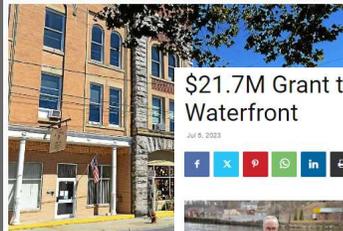
Benefits of a Plan

Comprehensive Planning 101



- Increases chance of funding by outside organizations.

NEWS
\$100,000 available for new or expanding businesses in Ellenville-Wawarsing area



MOST POPULAR
 Where and when to see the...
 Mid-Hudson Valley arrests...
 most seen in 2016

\$21.7M Grant to Revitalize Kingston Waterfront

Jul 9, 2023



KINGSTON – After standing in Kingston’s downturn to push for federal funding last year, U.S. Senate Majority Leader Charles E. Schumer recently announced he has secured a game changing \$21.7 million through the U.S. Department of Transportation’s (USDOT) Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program to boost transportation and transform Kingston’s waterfront.

After standing in Kingston’s downturn to push for federal funding last year, U.S. Senate Majority Leader Charles E. Schumer recently announced he has secured a game changing \$21.7 million.

Benefits of a Plan

Comprehensive
Planning 101



- Provides a forum for discussion among residents, businesses, etc.



A Plan is **NOT**...

Comprehensive
Planning 101



- An end, but the beginning of a process
- A reason to expect immediate change
- A substitute for action or strong leadership
- Zoning or land use law



Translating Policy into Code

PLAN RECOMMENDATIONS

- Walkability
- Defined Community Character Areas
- Stormwater Management
- Diversity in Housing
- Economic Development

May be broad/general statements of intent

ZONING CODE REQUIREMENTS

- Site Plan Reviews: Ped / Bike Site Connectivity
- Design Guides: Building, Lot & Use Regulations
- Environmental Review or Green Infrastructure
- Permitting a Variety of Dwelling Types
- Commercial / Industrial permissions

Must be clear, measurable, & tied to purpose



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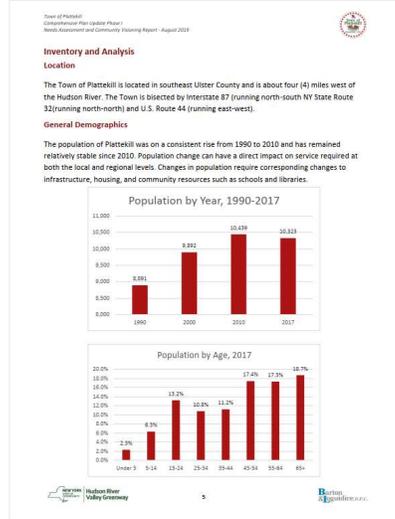




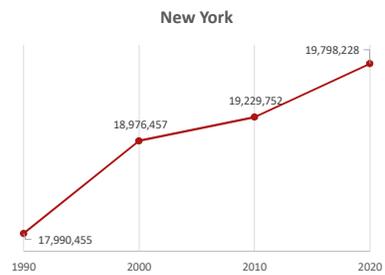
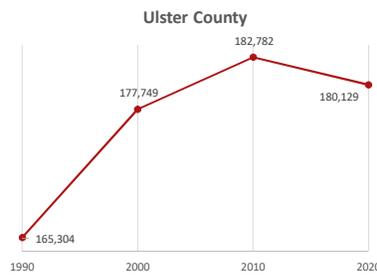
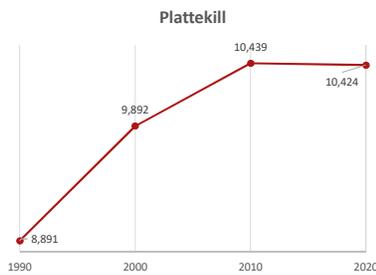
Community Profile Updates



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



Population

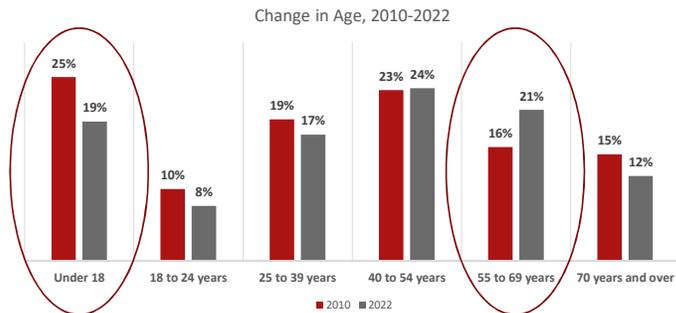
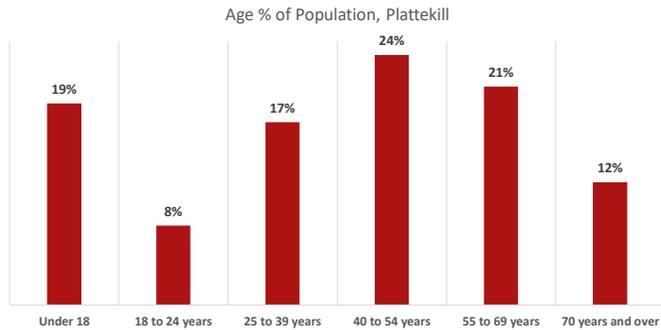
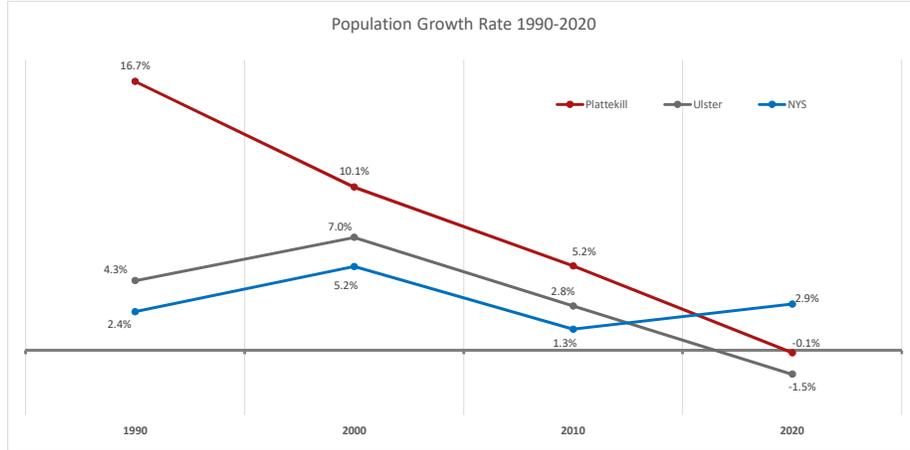


*Population decrease by 15 people





Population



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 people / 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%)

Housing

- New housing is being built
- Existing housing is being converted to multi-family
- Accessory dwelling units
- Owner 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%

Economy

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Total Responses

Date Created: Friday, April 19, 2024

Complete Responses: 237

Do you own or rent your residence?

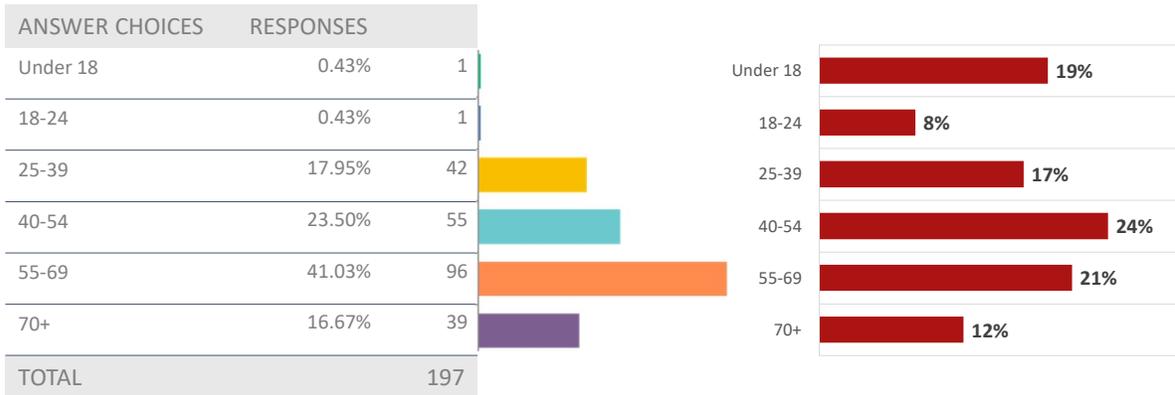
Answered: 234 Skipped: 3

ANSWER CHOICES	RESPONSES	
Own within the Town	82.48%	193
Rent within the Town	4.27%	10
Other (e.g. I live outside the Town, business owner, own property in town, etc.)	15.38%	36
TOTAL		239

Powered by  SurveyMonkey

What age group do you fall in?

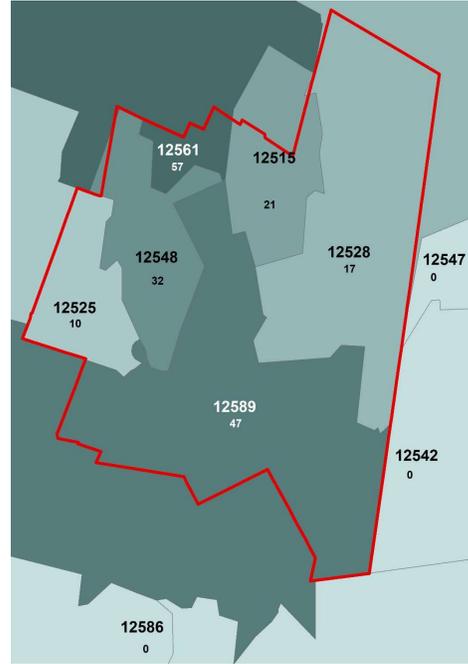
Answered: 234 Skipped: 3



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What is your zip code?

12561	57	29%
12589	47	24%
12548	32	17%
12515	21	11%
12528	17	9%
12525	10	6%
12568	6	3%



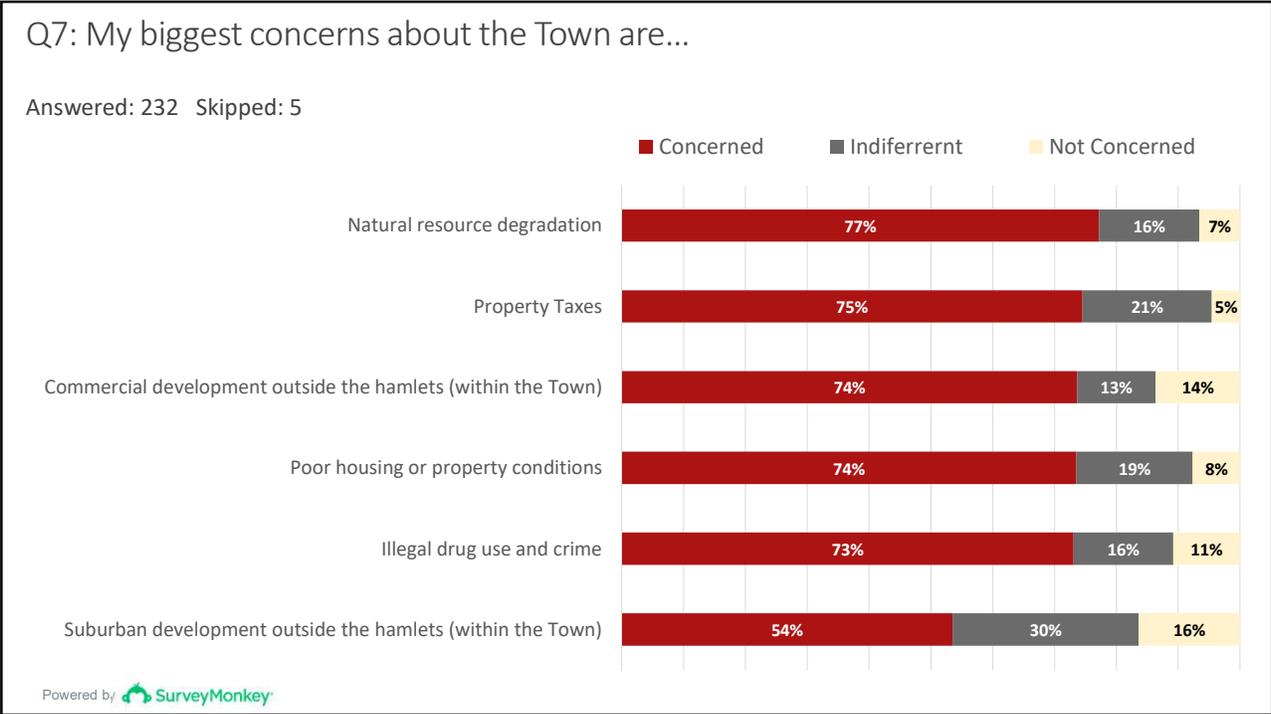
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Q6: Of the following, what are the most important characteristics found in the Town?
(select all that apply)

Answered: 229 Skipped: 8

ANSWER CHOICES	PERCENTAGE	RESPONSES
Safety / low crime	68.56%	157
Diversity of landscapes: rural, businesses, homes, parks/preserves	58.52%	134
Sense of community	51.53%	118
Family	44.10%	101
Recreational opportunities	43.23%	99
Housing affordability	37.12%	85
Schools	33.19%	76
Housing quality	29.26%	67
Reputation of area	29.26%	67
Agri-tourism	19.65%	45
Hamlets	16.16%	37
Employment opportunities	12.23%	28
Other (please specify)	10.92%	25
TOTAL		1039

Powered by SurveyMonkey



Topic Areas



- Economic Development
 - NO MEGA WAREHOUSE!
 - new Town Hall building
 - junk yards
- Hamlets
 - Need nice restaurants
 - sidewalks
- Infrastructure
 - design guidelines
 - community space
- Community Development
 - Noise pollution
 - senior center



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Stations



Objectives & Actions

Map

Economic Development

Objective 1: Foster thriving sectors to accommodate a growing workforce that attracts a diverse population (professionals, first-time homebuyers, seniors and families).

Action 1.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Action 1.2: Review and update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Action 1.3: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Objective 2: Encourage job creation and economic growth through various means such as manufacturing, technology, healthcare, professional services, and tourism.

Action 2.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Objective 3: Support the growth of new and local businesses.

Action 3.1: Support and encourage growing industries, business and professional services through zoning, incentives and other means.

Hamlets

Objective 1: Encourage Plattekill's business through support mechanisms that improve the appearance, accessibility, and vibrancy in Main Street, Main Street at Elm Street, and Main Street at Elm Street.

Action 1.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Objective 2: Encourage access to parks, schools, and libraries (Plattekill Elementary School / Hamlet) and other public works in the hamlet area.

Action 2.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

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

Action 3.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Action 3.2: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Infrastructure

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

Action 1.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Action 1.2: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

Objective 2: Encourage green infrastructure initiatives to improve environmental sustainability and enhance the quality of life.

Action 2.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.

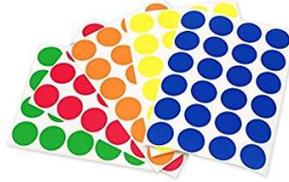
Objective 3: Support the development of projects that enhance the quality of life and improve the infrastructure.

Action 3.1: Update the Comprehensive Zoning Ordinance to allow for flexible zoning for mixed-use development.





Stations



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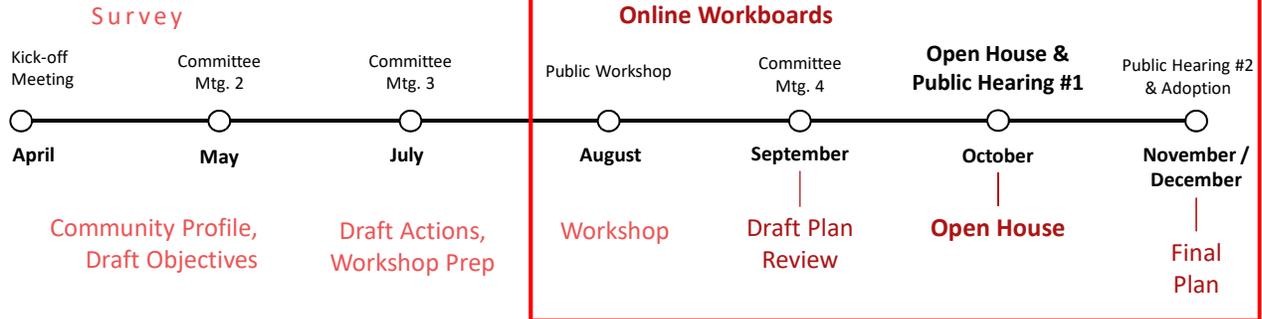


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Next Steps



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Thank You!

Questions?

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