

# Town of Plattekill

## Comprehensive Plan Update Phase II

### Public Workshop Summary Notes



Meeting Date: Wednesday, August 14, 2024, 6:30pm  
Meeting Location: Plattekill Fire House, 50 Firehouse Rd, Plattekill, NY

Meeting Attendees  
Committee: **Dean Depew, Town Supervisor**  
**Cindy Delgado**  
**Saren Goldner**  
**Joseph Lafriandra**  
**Cindy Hilbert, Committee Chair**

DOS Representative: **Lisa Melville**

Consultant: **Dan Theobald, Barton and Loguidice (B&L)**

Public: **Approximately 15**

As part of the final phase of the Comprehensive Plan Update, a Public Workshop was performed to garner public input on the objectives and actions. The workshop gathered concerns and opportunities regarding proposed projects that residents would like to see in the Town. The meeting was attended by six (6) members of the Committee, approximately fifteen (15) members of the public, a DOS representative, and consultant from Barton and Loguidice (B&L).

#### **Presentation (6:35pm)**

After welcoming everyone, Dan Theobald (B&L) started the meeting by introducing himself. Mr. Theobald discussed the goal of the workshop which was to gather feedback from the public on the proposed objectives and actions as well as come up with any new projects. Mr. Theobald 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?
- Community Profile Updates
- Survey Results
- Community Workshop



## Discussion Stations – Town of Plattekill in 2040 (7:10pm)

Following the presentation, Mr. Theobald directed the meeting attendees to the back of the room where five easel stations were set up with topics, objectives, and actions/projects. Participants used markers and sticky notes to provide input on the topics, ask questions, and make suggestions at each station. Near the end of the workshop, everyone was given a set of four (4) red dots and green dots; they were encouraged to place the red dots next to suggestions they did not support and green dots next to suggestions they did support. The following are the station categories, objectives, actions, and notes from participants; as well as the **red** and **green** dots. Comments are in *blue italics*.

### • Vision Statement

The Vision Statement Board had the vision statement from Phase I of the Comprehensive Plan Update. It also included a map of the Town. The following comments were left on the map:

- *44-55 is a glorified driveway. It can't handle tractor trailer traffic.*
- *Black Creek should be represented. (and other waters)*
- *Protect our water, air, and no warehouse*

### • Economic Development

- **Objective 1:** Expand housing options to accommodate a growing workforce that attracts a diverse population (professionals, first time homebuyers, seniors, and families).
  - **Action 1.1:** Update the zoning code to focus multi-family housing toward the hamlet zoning districts (HR-1, BD-40) and single / two family homes toward the low density zoning districts (RR-1.5, AG-1.5, M-3). **1 red; 3 green**
    - *Sustainable residential development; code enforcement of illegal dwelling units and land uses*
  - **Action 1.2:** Increase code enforcement efforts for residential properties to reduce derelict properties. (Provide incentives for property owners to invest in their homes) **1 red; 4 green**
    - *Preserve private property rights. Please do not harass residents.*
- **Objective 2:** Increase employment opportunities across diverse industry sectors such as manufacturing, technology, healthcare, professional services, and tourism.
  - **Action 2.1:** Update the zoning code language to specify the types and locations of business allowed in Town. **3 green;**
    - *Ban dirty industry, period*
    - *Regulate and restrict AirBnB*
    - *Yay Pickleball; boo warehouse*
  - **Action 2.2:** Update zoning code to delineate sizes of industrial and manufacturing uses in designated districts to balance economic growth and community satisfaction. **1 red** (on warehouse picture); **5 green**
    - *No Warehouse*
    - *Professional Offices / Corporate Parks*
    - *Approached use*



- **Objective 3:** Support the growth of new and local businesses.
  - **Action 3.1:** Support small businesses by providing incentives, technical assistance, and infrastructure improvements (façade improvements). **8 green**
    - *No heavy traffic!*
    - *Locally-owned prioritizing certain sectors that enhance our quality of life.*
    - *Pay for water and sewer, where needed. Again, only for small locally-owned businesses in priority areas*
    - *We need a ‘watering hole’*
- **Hamlets**
  - **Objective 4:** Revitalize Plattekill's hamlets through targeted investments that improve the appearance, accessibility, and infrastructure in Modena, Plattekill, Ardonia, or Clintondale.
    - **Action 4.1:** Improve walkability in the hamlets through the installation of sidewalks, specifically in Plattekill and Modena. **7 green**
      - *We already have sidewalk in hamlet districts. How do you intend to expand them?*
      - *Plattekill Corners and Modena Hamlet Center at Rt. 32 and Rt. 44/55*
    - **Action 4.2:** Establish and enforce design guidelines to preserve architectural forms of the hamlets. **3 green**
      - *Who decides guideline designs and why are we compared to Gardiner*
  - **Objective 5:** Improve access to parks, schools, and libraries (Plattekill Elementary School / library) with new parks and trails or by expanding existing ones.
    - **Action 5.1:** Develop a parks and trails plan that locates areas for new parks, expansion of existing parks, and development of new trails. **6 green**
      - *There are no trails to Plattekill Elementary School what are the specifics*
      - *Plattekill correctly offers residents diversity in housing – consider the tax implications of multi-family developers and demands on government services including schools*
  - **Objective 6:** Encourage mixed-use development projects, incorporating residential, commercial, and recreational components.
    - **Action 6.1:** Update the zoning code to focus mixed use development and multi-family housing toward the hamlet zoning districts (HR-1, BD-40) and away from low density zoning districts (RR-1.5, AG-1.5, M-3). **2 green**
      - *Protect existing homes in hamlets*
      - *Mixed Use (“tax payer”) development in hamlet centers*
      - *Mixed uses require services and utilities, septic, roads, water, police, fire, emt. How do you plan on addressing these issues. Who is studying the soils, wetlands, and other impediments to development to determine where they should be located.*



- **Action 6.2:** Focus new development near the public transportation stops (Modena @ Rt 32 & HW 44/55; Plattekill Post Office NY Rt 32 and CR 13). **6 red; 1 green**
  - *The right kind of development that builds community character*
  - *Traffic problems already*
  - *What public transportation stops? There are bus stops which do not provide transportation to major work areas such as NYC.*
  - *Keep it rural*

- **Infrastructure**

- **Objective 7:** 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.
  - **Action 7.1:** 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. **3 red; 3 green**
  - **Action 7.2:** 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. **6 green**
    - *A master plan was created from a public survey why is that not considered.*
    - *No public sewer*
  - **Action 7.3:** Maintain a positive relationship with the library to enhance community engagement. **4 green**
    - *Build a new library*
    - *I am pro-library expansion and library events, etc*
    - *The community center should be at the renovated library, paid for by the town / grants*
- **Objective 8:** Implement green infrastructure initiatives to improve environmental sustainability and reduce long-term maintenance costs.
  - **Action 8.1:** Partner with UCRRA on a residential composting program by providing residents with educational materials and composting options. **3 red; 4 green**
    - *What green initiatives: composting – solar – these already exist these do not constitute green infrastructure – leeds or other building codes could be used*
  - **Action 8.2:** Support tax rebates for property owners who install solar on existing buildings and require new construction to contain solar or other energy efficiency features. **1 red; 3 green**
    - *What about focusing on the types of development that is realistically comparable w/ Plattekill. Need studies to determine current opens space and realistic developers.*



- **Objective 9:** Enhance electric power and internet capabilities to support new businesses and remote workers, ensuring reliable infrastructure for economic growth and residential needs.
  - **Action 9.1:** Expand three phase power, as needed, along designated commercial areas in a way that does not degrade the rural / scenic character of the town. **3 red; 2 green**
    - *How does the Town plan on enhancing electrical upgrades including three phase power and what type of expansion is proposed that will not degrade the rural / scenic character*
  - **Action 9.2:** Expand broadband internet access to support existing businesses, attract new enterprises, and facilitate remote work for residents. **4 green**
    - *Is the Town providing internet access*
- **Community Character**
  - **Objective 10:** Increase the Town's commitment to local historical resources and engage the community with cultural and historical resources.
    - **Action 10.1:** Prepare educational programs and host cultural and historical events. **3 green**
    - **Action 10.2:** Establish a historic preservation program that identifies and designates historic sites and architectural structures. **4 green**
  - **Objective 11:** Support local farms and farming operations.
    - **Action 11.1:** Incentives and technical assistance to local farms to promote sustainable agriculture and farming practices. **8 green**
      - *Put list of local farms other retail businesses on town website*
      - *How is the town prepared to provide this services farmer market does not support local farms – apples, what is the town's agricultural base*
    - **Action 11.2:** Encourage a farmer's market in Town to support local farms and farming operations and promote local produce. **6 green**
  - **Objective 12:** Preserve scenic views and open spaces from overdevelopment.
    - **Action 12.1:** Expand the protection of natural resources and open spaces by acquiring and conserving additional land for preservation. **1 red; 2 green**
      - *Keep small town rural feel*
      - *With whose \$ ?*
      - *How does the town plan on paying to acquire land for preservation and what about the effect of eroding our tax base*
    - **Action 12.2:** Create a scenic overlay district which adds additional regulations over the underlying zoning requirements. This includes restrictions on building heights, styles, signage, and lighting. **1 red; 3 green**
      - *Seek grants and other funding for more open space, parks, and conservation easements.*
      - *What about emergency services – police – fire - ems*



- **Action 12.3:** Introduce a dark skies initiative to restrict excessive outdoor lighting and minimizing light pollution to protect natural nightscapes. **1 red; 2 green**
- **Action 12.4:** Revise “junkyards” section (Chapter 60) of the zoning code and strictly enforce the section in order to improve community aesthetic. **1 red; 2 green**
  - *Start enforcing the current town codes and hold individuals and businesses accountable*
- **Objective 13:** 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.
  - **Action 13.1:** Establish partnerships with local businesses, organizations, and tourism agencies to promote Plattekill's branding initiatives. **2 green**
    - *Senior center for residence only one in Plattekill closed down on 32*
  - **Action 13.2:** Increase the recognition of Plattekill as the gateway to Ulster County among residents and visitors. **2 green**
  - **Action 13.3:** Introduce more community events such as food truck nights, car / motorcycle shows, local craft vendor shows, summer concert series, etc. **6 green**

### Next Steps and Adjourn (8:05pm)

Mr. Theobald shared the next steps of the project by displaying the project schedule on the screen. He 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. The next steps of Phase II are as follows:

- Committee Meeting #4
  - Draft Plan Review
  - Wednesday, September 25, 2024 | 6:30pm at Town Hall
- Open House / Public Hearing #1
  - Late October / Early November 2024
- Public Hearing #2 & Plan Adoption
  - December 2024