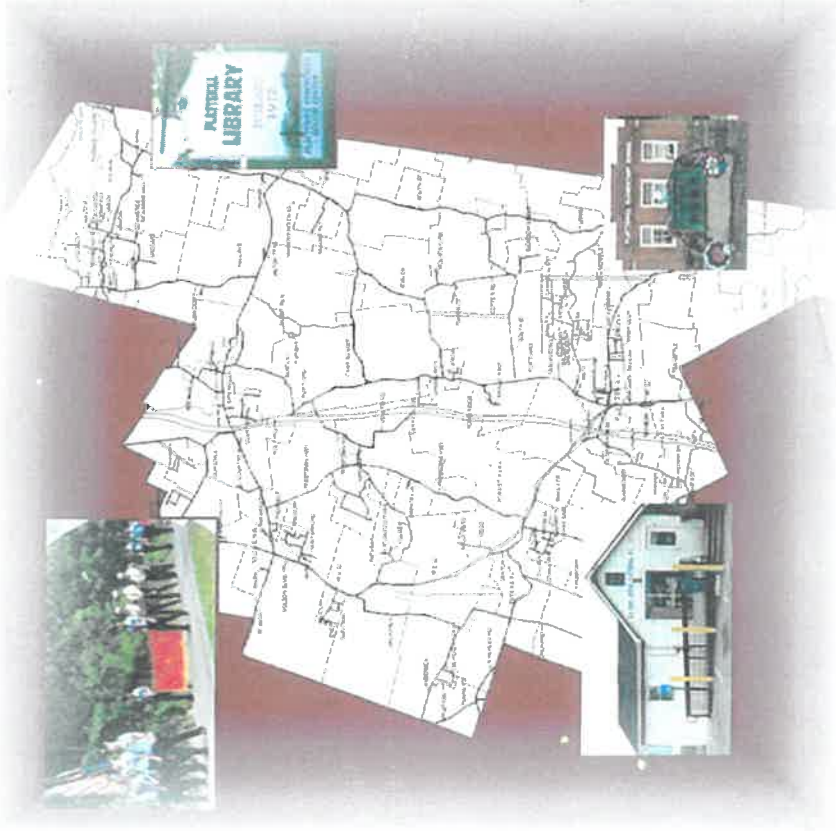


Town of Plattekill

updated Master Plan

Plan Summary

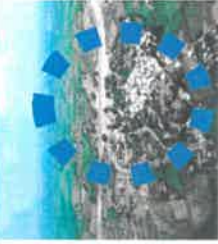


July 2003

Town of Plattekill Vision Statement

To provide a future in which all of Plattekill's citizens can experience a high and affordable standard in quality of life and development, and to promote orderly growth and balanced use of the land.

The plan seeks to realize this vision by:



Concentrating growth in or adjacent to hamlet centers

Encouraging patterns and types of development that match the Town's traditional forms of development while protecting open space.



Promoting economic development by:

- creating a "shovel ready" industrial park for "clean" businesses
- developing clear policies for home occupations & residential businesses
- promoting agriculture
- developing tourism opportunities



LAND USE, 2002

- FARM
- RESIDENTIAL
- MOBILE HOMES
- VACANT LAND
- COMMERCIAL
- RECREATION
- PUBLIC SERVICE
- UTILITY
- FOREST LAND



The pages that follow summarize the plan recommendations for:

- UPDATING TOWN POLICIES AND CODES
- ECONOMIC DEVELOPMENT INITIATIVES
- PROTECTING TOWN ASSETS AND RESOURCES
- IMPROVING COMMUNITY IDENTITY
- TRANSPORTATION
- GOVERNMENT SERVICES

Keep land-use and zoning codes up-to-date through:

1. Clustering using conservation subdivision techniques, conservation standards and average density provisions
2. incentives for agricultural activities to continue
3. use of special use or site standards to ensure new developments reflect best elements of traditional neighborhood design
4. provisions for a new business park including expedited review
5. updated provisions for home-based businesses
6. adopting contemporary noise and performance standards to maintain quality of neighborhood life
7. enhancing setbacks or buffer areas where new development puts residential and non-residential uses next to one another

Create design standards, particularly for:

1. Residential subdivisions on open land
2. Commercial development along main road corridors
3. Gateways or key entrances to the Town along main road corridors
4. Hamlet infill and expansion at a scale and mix of land uses that complements each hamlet

Establish an agricultural preservation and support program



Maintain active alliances with other municipalities in the Hudson Valley and Southern Ulster County

Plattekill's local planning and zoning codes should encourage development that blends in with the Town's traditional development



A site prior to development



Standard development could weaken Plattekill's rural character.



Creative development enables growth to reinforce Plattekill's traditional rural character.

Economic Development Initiatives

LAND USE, 2002

Plan Summary, page 3

Encourage business attraction and retention, focusing on:

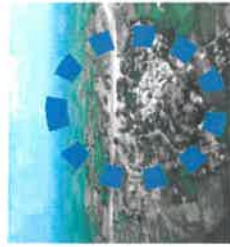
Tourism and agricultural related businesses

Shopping, retail and food establishments

Businesses that can fit into the setting and scale of the Town

Create Sewer and Water Districts for the Modena Hamlet

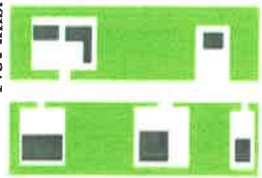
Encourage New Development to locate in or adjacent to Existing Hamlets



Create design standards for each business district

Avoid strip development by creating "nodes" for commercial and industrial development

Not this. This.



With design guidelines, new development in Plattekill can reflect the best of the Town's traditional development.



Protecting Town Assets & Resources

LAND USE, 2002

Plan Summary, page 4

Designate a Critical Environmental Area & Review Zoning for the Hertel Landfill Site to ensure that water resources are adequately protected.



Protect Open Space along the Plattekill-Marlboro Mountain

Continue to Investigate issues related to Groundwater Contamination to protect the Town from future problems.

Complete an inventory of historic, cultural and scenic resources to be considered during future development/conservation efforts

Create a Comprehensive Open Space and Recreation Plan. (As first step, acquire Vacant Land adjacent to Thomas Felton Park)

Ensure that Local Laws and Policies Support Traditional Development Patterns





A Community Center should be defined in Modena
Through public and private investment to help establish a stronger community identity. Since adoption of the Town's original Plan in 1973, Modena remains a priority location for a mix of more intensive development along with public services and facilities.

Routes 32 and 44/55 Require Special Attention as Gateways

Town policy should encourage the attraction of compatible and well designed new development with requirements and/or incentives to create clear and attractive signage, well-designed landscaping and traditional development patterns



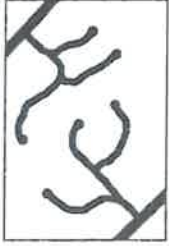
Promote the Cultural and Agricultural Heritage Unique to Plattekill.

A Town-wide cultural and arts organization could take the lead in such an effort. Styled after other programs in many jurisdictions, such an effort could help galvanize and organize various ongoing efforts in the Town, while giving an increasingly mobile population a greater sense of place and opportunity to participate in local events.

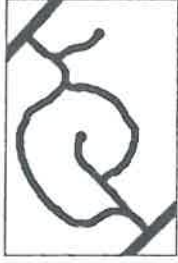
Transportation

LAND USE, 2002 Plan Summary, page 6

Develop a standard policy on providing access to new development for consistency in road dedications, providing pedestrian access, and strengthening interconnections with the existing road network



Avoid unconnected cul-de-sacs



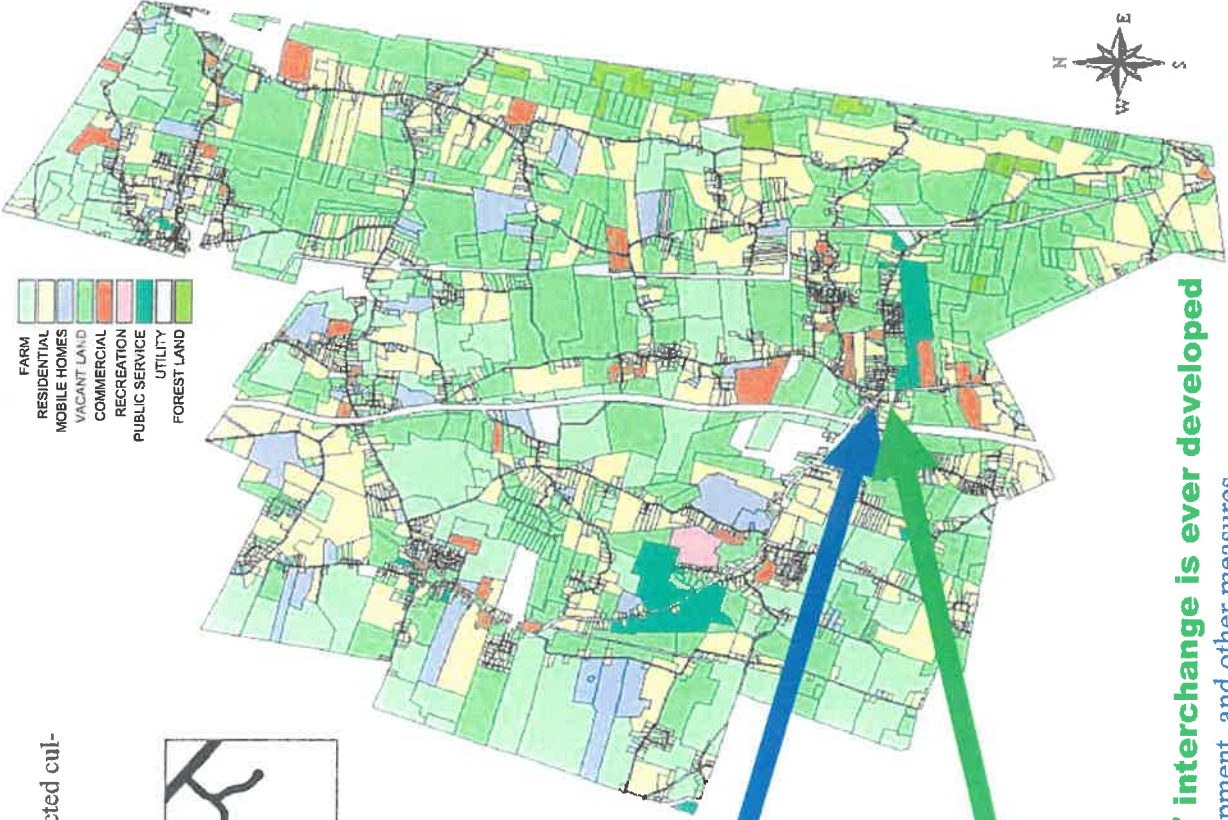
Encourage collector roads that link new developments to the existing road network

Install sidewalks along the Plattekil-Ardonia Road

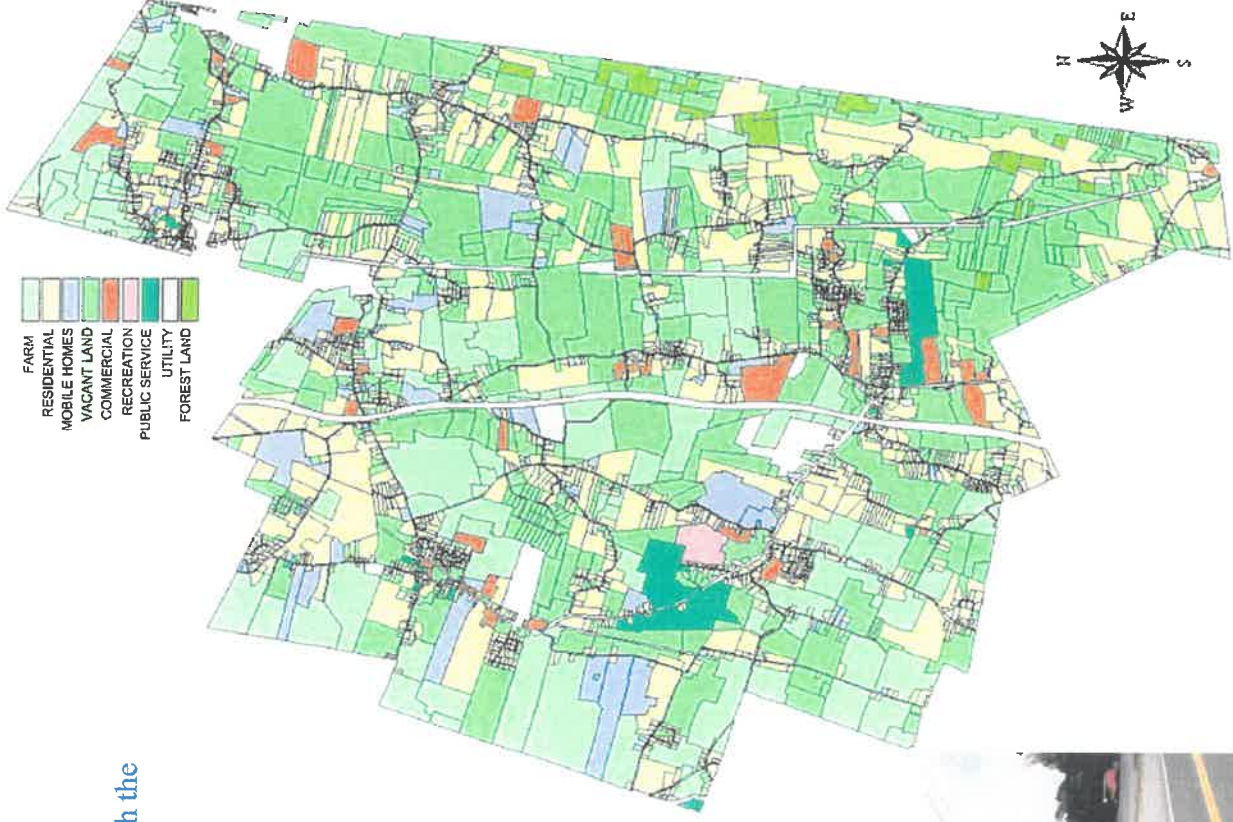
to accommodate the pedestrian traffic in the hamlet of Plattekil.



Work with NYS DOT to Re-align Route 32 at its intersection with the Plattekil-Ardonia Road



Ensure land-use policies can absorb impacts if an I-87 interchange is ever developed for Plattekil, including minimizing curb cuts, avoiding strip development, and other measures.



Create a Capital Improvement Program for infrastructure improvements and facilities construction and maintenance consistent with the guidelines of the New York State Comptroller.

Study the Delivery of Emergency Services to respond to increasing demand. The Town should examine the need and/or desirability of reconfiguring the Town fire services to maintain the quality of fire protection services available throughout the Town. The plan should consider the creation of a central fire house with substations.

Develop a procedures manual for the planning & zoning boards to ensure that the best use is made of the valuable volunteer time of the board members and to provide a “user-friendly” process for the applicants.

Explore the possibility of constructing a New Town Hall that better meets the needs of town government, while serving as an attractive center for community activities.

