



October 2024 DRAFT

COMPREHENSIVE PLAN UPDATE

DRAFT



Town of Plattekill, NY

Comprehensive Plan Update

October 2024 DRAFT

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FUNDED, IN PART, BY:

Hudson River Valley Greenway



**Hudson River
Valley Greenway**

New York State Department of State



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1. Introduction

The 2024 Comprehensive Plan Update is part of a two phased strategy to support the needs of the community as it continues to evolve.

Adoption of comprehensive plans is authorized by Town Law § 272-a. The Town's Comprehensive Plan was first adopted by the Town Board in 1973 and was later updated in 1993, 1998, and 2003.

The first phase of the Comprehensive Plan Update was completed in 2019, which developed the Needs Assessment and Community Visioning Report. The second phase utilized this information, updated with current data and community involvement to develop the guiding framework for the Town. To conduct this process, Phase I was funded by the Hudson

River Valley Greenway, Phase II by the New York State Department of State (NYSDOS), and matching funds from the Town of Plattekill. There was a hiatus in the planning process from 2020 – 2023, while the Town pursued grant funding, which was awarded through the Smart Growth Comprehensive Planning Grant Program.

PURPOSE OF A COMPREHENSIVE PLAN

The purpose of the Comprehensive Plan is to provide a framework for the Town's development and growth, guiding decision-making on land use, infrastructure, housing, economic development, and community services. It serves to reflect the values and aspirations of the community, ensuring sustainable development that enhances the quality of life for all residents while preserving the Town's unique character and natural resources.



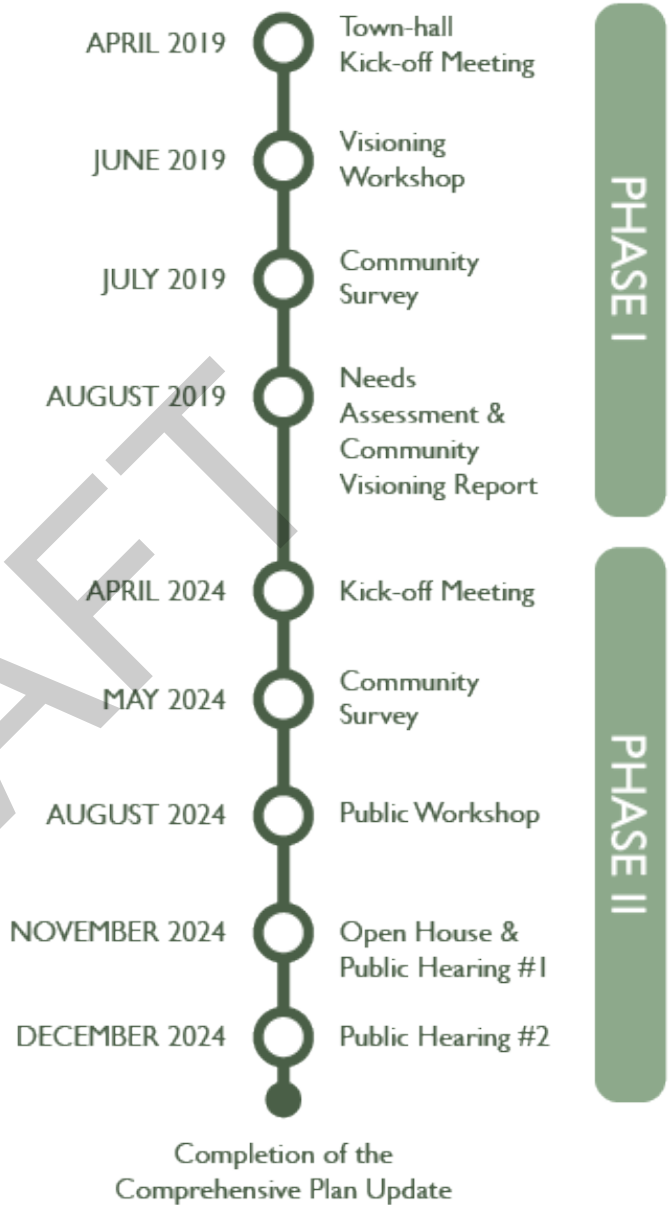
Hamlet of Modena

Source: Daniel Case
https://commons.wikimedia.org/wiki/File:Modena,_NY.jpg

Methodology

In early 2019, the Town Board established a seven-member Comprehensive Plan Update Committee (CPUC) to guide the Town’s consulting team, Barton & Loguidice (B&L), in addressing key challenges facing Plattekill. The CPUC provided support throughout the planning process, participating in a series of meetings to guide the process. Additionally, a range of public outreach techniques were used to focus on issues and goals important to the community. These techniques included a town hall kick-off meeting, a visioning workshop and two community surveys to gather a wide range of input. Information gathered from the public outreach was supported by an analysis of existing planning documents and ongoing initiatives and data collection (including GIS mapping and census data). Utilizing the NYSDOS Smart Growth Comprehensive Planning Grant, this input and analysis shaped goals, objectives and actions for economic development, hamlet centers, infrastructure, and community character that detail the Town of Plattekill’s vision for the future.

Figure 1: Comprehensive Plan Update Timeline



WHAT IS SMART GROWTH?

Smart Growth is a planning and development approach that promotes sustainable, equitable, and resilient communities. It encourages mixed-use neighborhoods, diverse housing options, transportation alternatives, and compact development while prioritizing inclusivity, environmental stewardship, and climate resilience.

Community Background

The history of Plattekill is predated by relatively vague accounts of Native American activity associated with the Delaware or Leni-Lenape, more recently referred to as the Esopus Indians, who were known to be active along the Wallkill River Valley. European settlement of the area began in the late 1600s and early 1700s through land patents from the English Governor of New York. With an act of the New York State Legislature, Plattekill was divided from the Town of Marlborough to the east and became the ninth town in Ulster County on March 21, 1800. At the time of its incorporation as a Town, the population was an estimated 1,600 and was focused on the area's farming heritage.

AGRICULTURAL HISTORY

Named after the Platte Kill stream in the southwestern portion of the Town, Plattekill has an agricultural heritage worth noting. By the mid-1800s, the Town had become the center of a larger region's fruit growing industry. Initially dominated by grape growing including such varieties as Isabella and Catawba, and later Concord, Niagara and Delaware, grapes along with raspberries and currants, were particularly important into the 1900s. In Clintondale,

the decline of grape growing is related to the loss of readily available fertilizing horse manure from New York City in the mid-twentieth century, as the car overtook horse and wagon as the primary means of transportation.

With improved railroad access to markets, dairying grew as an occupation, with creameries near many of the region's rail stations, including Elting's Corner. However, it has been apple growing that has dominated the past century, with orchards steadily growing in size to compete. Indeed, much of the Town's twentieth century history is punctuated by dramatic weather changes such as early freezes, hailstorms, or hurricanes affecting fruit crops (a key to the local economy).

Cold storage of fruit started later in the nineteenth century and became a critical element of fruit production and marketing which survives today. Originally reliant on local ice harvesting, larger refrigerated buildings were soon built. Farmers learned



18th Century Dutch Barn in Plattekill, NY

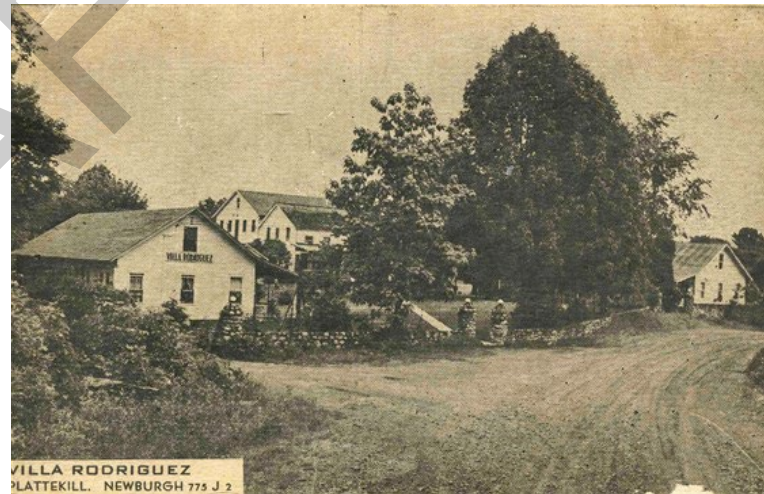
the value of shared storage. Early cooperative efforts, such the Clintondale Fruit Growers Co-op, Inc., broadened from storage and helped local growers to better compete in buying, storage and marketing into the 1940s. Today, Plattekill's landscape and economy is still dominated by orchards, irrigation ponds and storage buildings of the fruit business.

RAILROAD ERA

Subsequent growth in Plattekill was spurred by its railroad era, beginning in 1887 with the incorporation and opening of the Hudson Connecting Railroad. That line served to link the new Hudson River railroad bridge at Poughkeepsie with the main rail line through Orange County south at Campbell Hall. With depots in Modena and outside Clintondale, these two hamlets experienced noticeable development in the early twentieth century. Since the 1950s, Plattekill has seen spurts of residential and agricultural development throughout the Town, linked to the region's economy and improved accessibility to the larger Hudson Valley and New York metropolitan regions via the nearby New York State Thruway and Interstate 84.

LAS VILLAS

From the late 1920s to the early 1980s, Las Villas were Spanish resorts located in the Town of Plattekill where Spaniards, Cubans, Puerto Ricans, Dominicans and other Spanish-speaking immigrants came from mostly New York City to reconnect with their families and heritage. Today, while the resorts have closed, been abandoned, or demolished, the Las Villas continue to play an important role in shaping the Town's cultural identity.



Postcard advertising Villa Rodriguez, in Plattekill, NY, c. 1935.

<https://www.nbcnews.com/news/latino/spanish-resorts-n-y-catskills-remembering-lost-era-n164576>

2. Community Profile

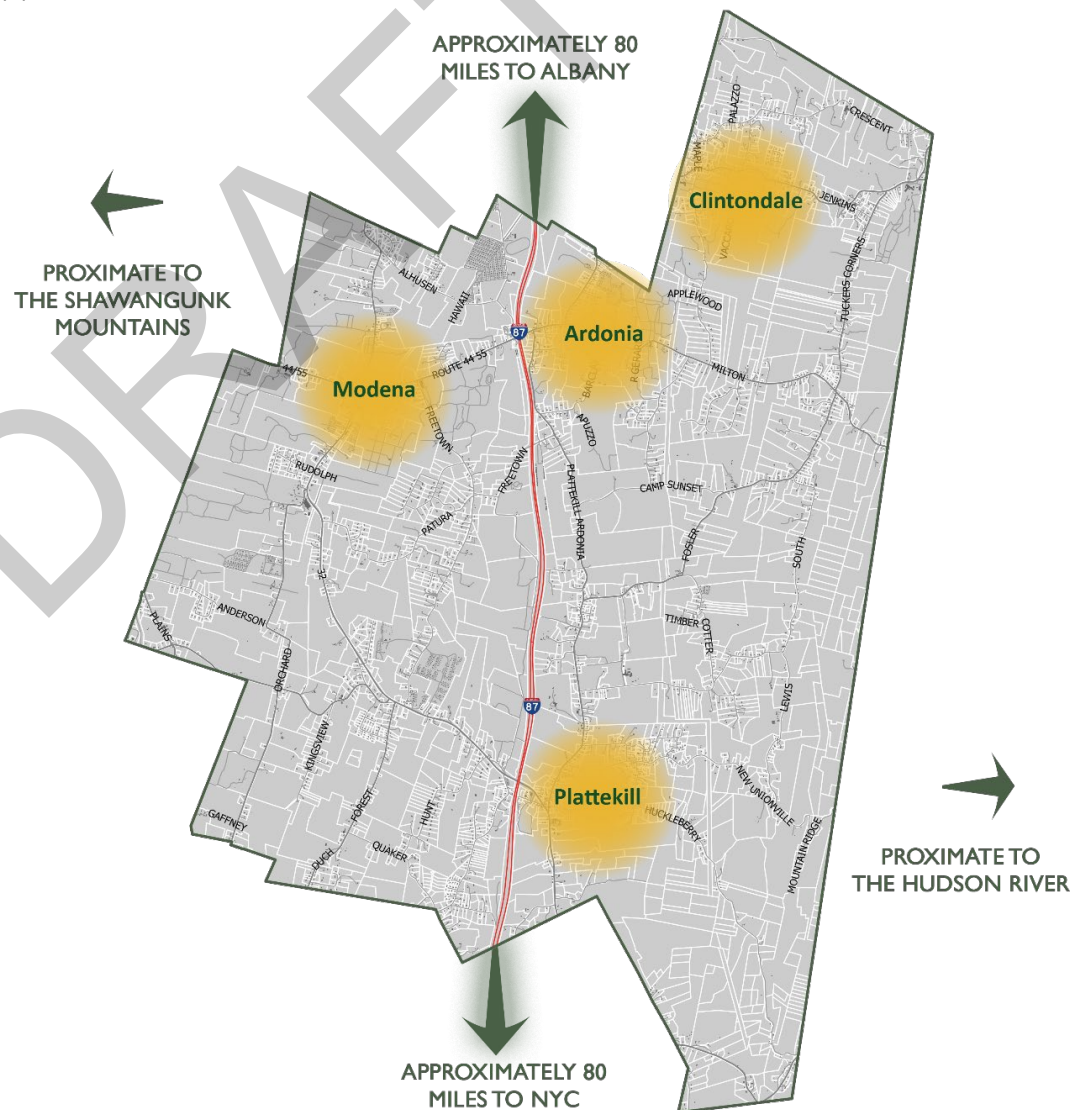
Location

The Town of Plattekill is located in southeast Ulster County, between the Shawangunk Mountains and the Hudson River, approximately four (4) miles west of the river.

The Town is bisected by Interstate 87, which runs north to Albany and south to New York City. Other major routes within the Town are NY State Route 32 (running north-south) and U.S. Route 44 (running east-west).

For a complete list of maps displaying the physical traits of the Town (transportation, wetlands, floodplains) refer to Appendix A.

Map 1: Hamlet Centers and the Regional Context of the Town



Demographic Analysis

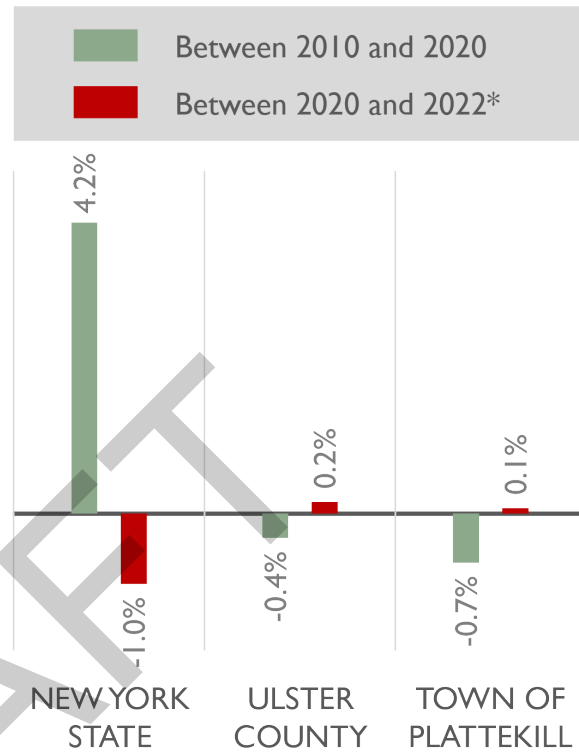
The following demographic analysis utilizes United States Census data to understand trends, needs, and opportunities based on the Town’s population, housing and economic characteristics.

POPULATION CHANGE

Population changes can directly impact the demand for services at both local and regional levels, necessitating adjustments to infrastructure, housing, and community resources such as schools and libraries.

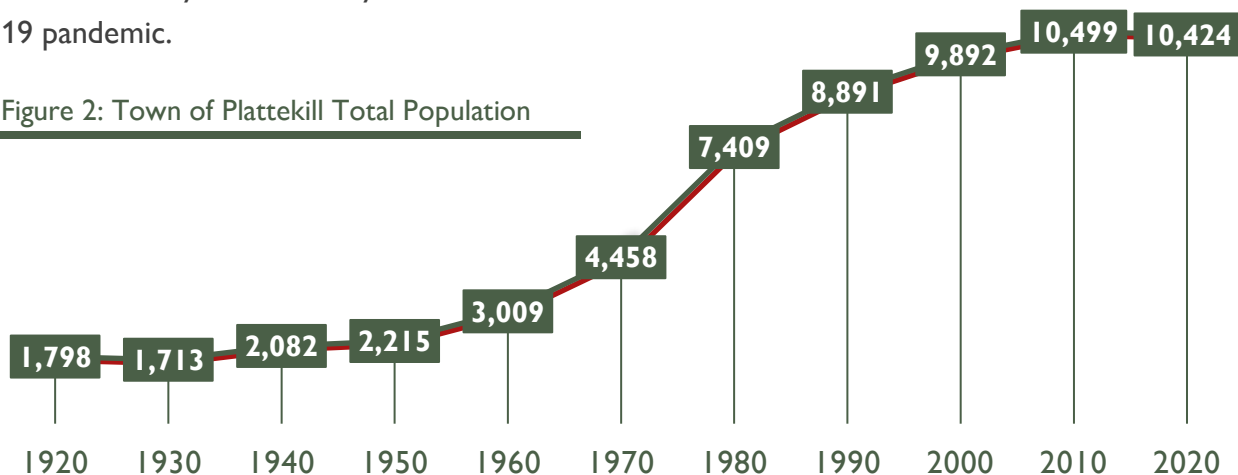
In the Town of Plattekill, the estimated population in 2022 was 10,432, a slight increase from 10,424 in 2020. This marks a shift from a declining trend to a rebound, nearing the population high of 10,499 in 2010. While the County experienced a similar slight increase, New York State overall saw an estimated 1% population decrease, likely influenced by the COVID-19 pandemic.

Figure 3: Percent Change in Total Population



Source: U.S. Census Bureau, 2010 Census and 2020 Census.
*2018-2022 American Community Survey 5-Year Estimates.

Figure 2: Town of Plattekill Total Population



Source: U.S. Census Bureau, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, and 2020

AGE CHARACTERISTICS

Between 2010 and 2020, the median age in both the Town of Plattekill and Ulster County increased by 6%, showing that the area is aging more quickly than that of the New York State which only increased by 3% during this period. In 2022, the Town of Plattekill median age is estimated at 43.3 years by the American Community Survey.

The aging of the population is also reflected in the changes in age group concentrations shown in the 2010 and 2020 decennial census data, yet the 2022 estimates show a new trend emerging. While the very young age group (under 20) continues to decline and the very old age group (over 85) grows, the working-age group (20 to 64) has increased, while the retirement-age group has decreased. This trend, alongside a slight population increase and a rise in remote work, may indicate a post-COVID-19 cultural shift, allowing workers to live outside city centers in areas like Plattekill and work from home.



IN 2022 THE MEDIAN AGE IN THE TOWN OF PLATTEKILL WAS

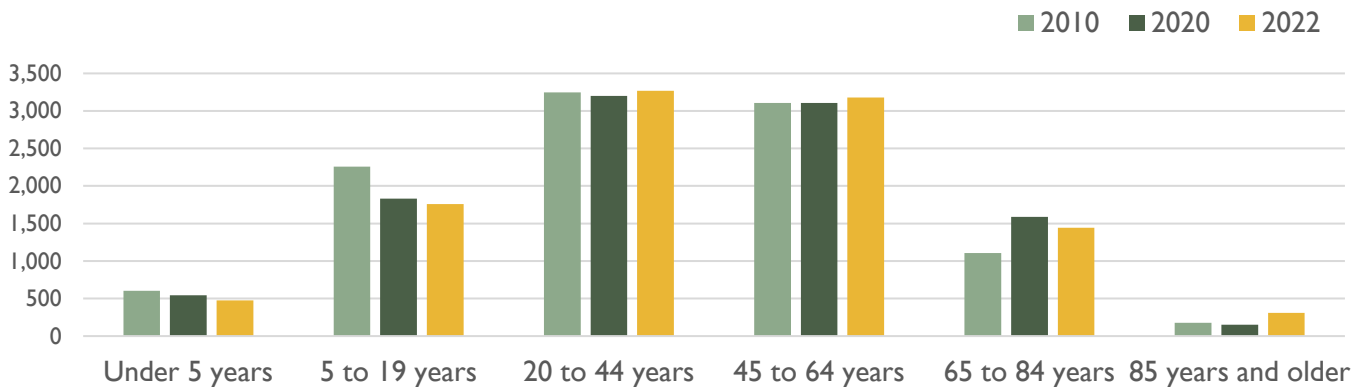
43.3 YEARS.

LESS THAN THE MEDIAN AGE IN ULSTER COUNTY, WHICH WAS **44.2 YEARS.**

MORE THAN THE MEDIAN AGE IN NEW YORK STATE AS A WHOLE, WHICH WAS **39.3 YEARS.**

Figure 4: Town of Plattekill by Age Group Composition by Year

Source: U.S. Census Bureau, 2010 Census, 2020 Census, and 2018-2022 American Community Survey 5-Year Estimates.

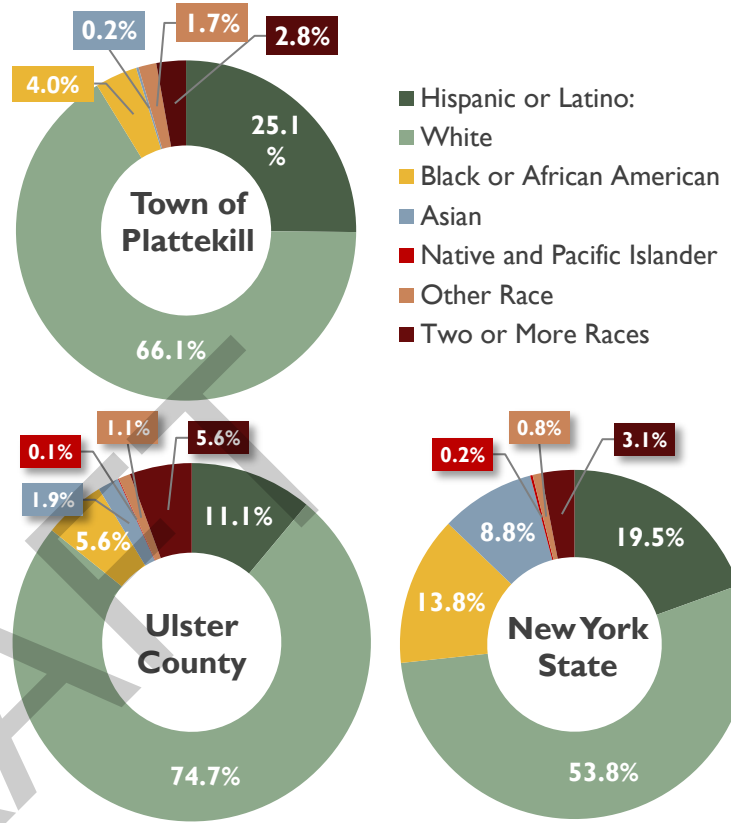


RACE & ETHNICITY COMPOSITION

The Town of Plattekill is distinguished by its significant diversity, with 25.1% of residents identifying as Hispanic or Latino, compared to 11.1% in the County and 19.5% in the State. This representation has increased since 2010, when Hispanic or Latino individuals comprised 23.6% of the population. The White population in the Town is 66.1%, slightly lower than the County's but higher than the State average.

The Town has smaller proportions of Black or African American residents (4%) and Asian residents (0.2%) compared to both the County and State. Notably, there are no American Indian and Alaska Native or Native Hawaiian and Other Pacific Islander residents. Other differences include a higher percentage of residents identifying as "Other Race" (1.7%), while fewer identify as Two or More Races (2.8%).

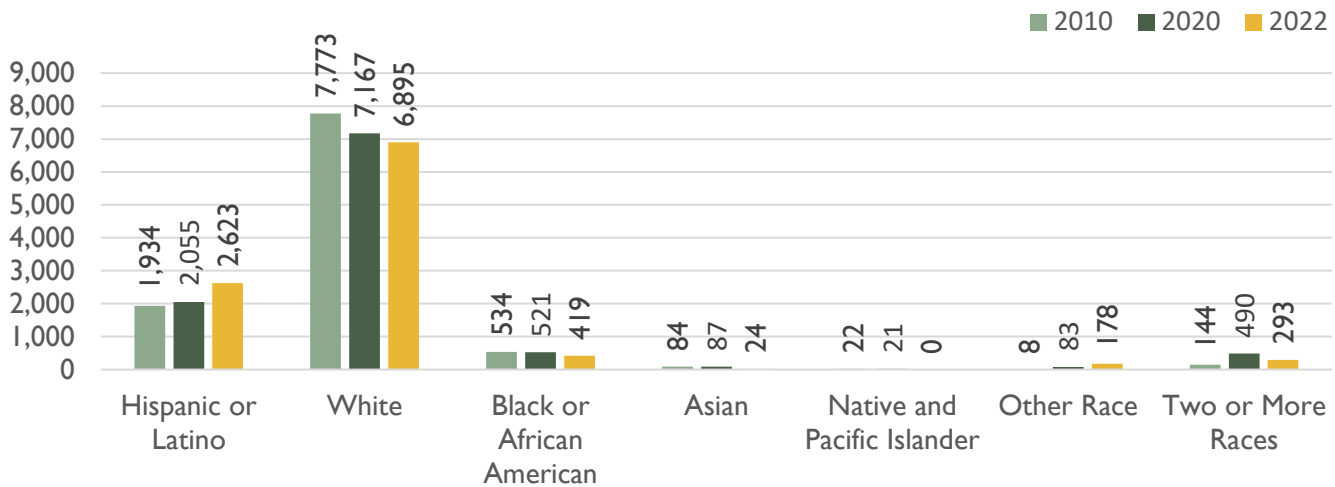
Figure 5: 2022 Race & Ethnicity



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Figure 6: Town of Plattekill Race & Ethnicity by Year

Source: U.S. Census Bureau, 2010 Census, 2020 Census, and 2018-2022 American Community Survey 5-Year Estimates.

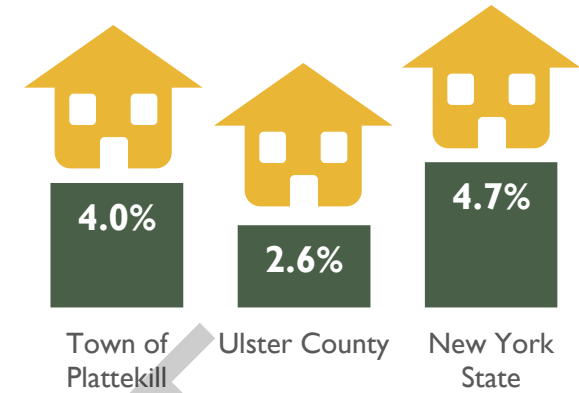


HOUSING UNIT CHARACTERISTICS

Understanding housing trends and conditions can help guide policy makers and initiatives that influence the quality, supply, and diversity of housing opportunities to maintain Plattekill as a desirable place to live.

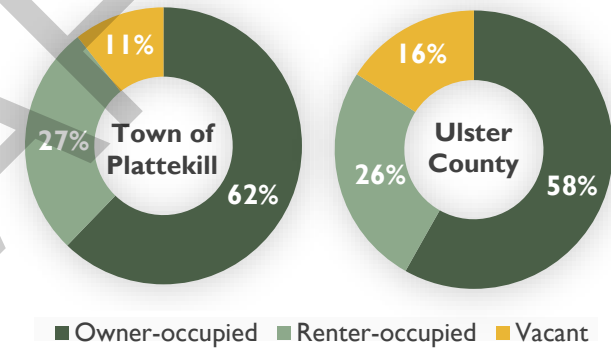
Between 2010 and 2020, the Town of Plattekill saw a 4.0% increase in housing units, higher than the County's 2.6% but below the State's 4.7%. As of 2022, 62% of Plattekill's housing units were owner-occupied, compared to 58% in the County, reflecting strong homeownership in the Town. Additionally, the Town had a lower vacancy rate at 11%, compared to 16% for the County, suggesting a more stable housing market with fewer unoccupied homes. Plattekill also has a relatively newer housing stock, with more homes built after 2000 and fewer older homes built before 1939 compared to the County. This combination of steady housing growth, high homeownership, and lower vacancy rates indicates consistent demand for housing in the Town.

Figure 7: Percent Change in Total Housing Units from 2010 to 2020



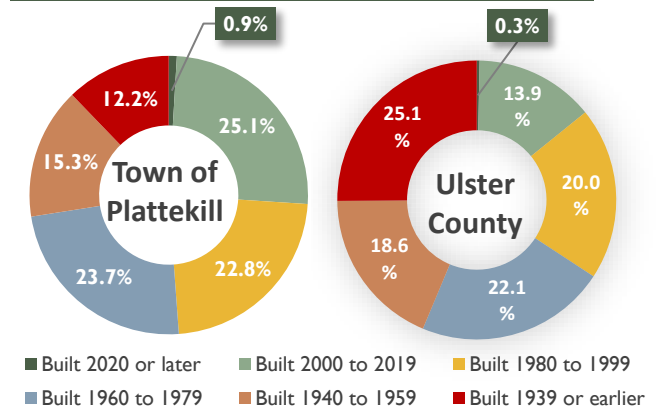
Source: U.S. Census Bureau, 2010 Census & 2020 Census.

Figure 8: Occupancy in 2022



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

Figure 9: Year Structure Built in 2022



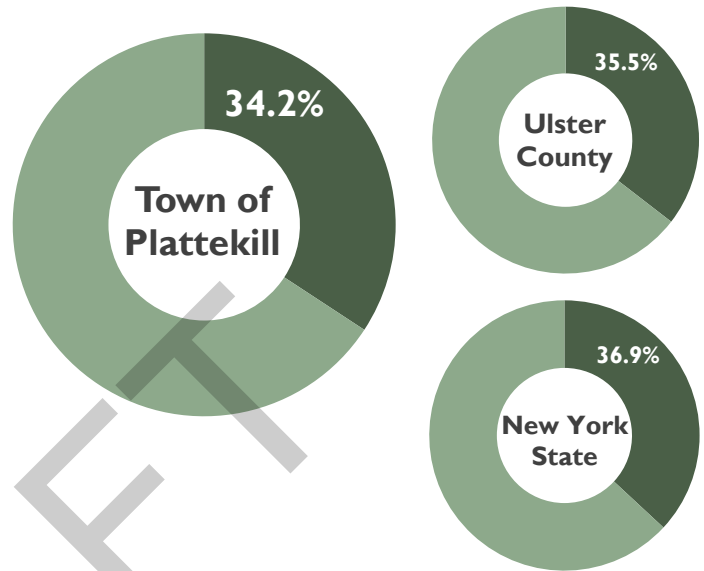
Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates.

HOUSING COST BURDEN

The U.S. Department of Housing and Urban Development defines cost burdened families as those who pay more than 30% of their income for housing. Families who are cost burdened may have trouble affording everyday necessities such as food, clothing, transportation and medical care. As higher income households maintain high housing costs as a lifestyle choice, lower income households may find it difficult to meet their non-housing needs should rent/mortgage payments exceed 30% of household income.

In 2022, 34.2% of Plattekill's population had gross rent or monthly owner costs at 30% or more of household income in the past 12 months, a slight improvement from 36.5% in 2017 and 48.3% in 2010. This figure is comparable to the County's 35% and lower than the State's 37%. The steady decline in housing cost burden over the past decade suggests gradual economic improvement for residents, though a significant portion of the population still faces financial hardship.

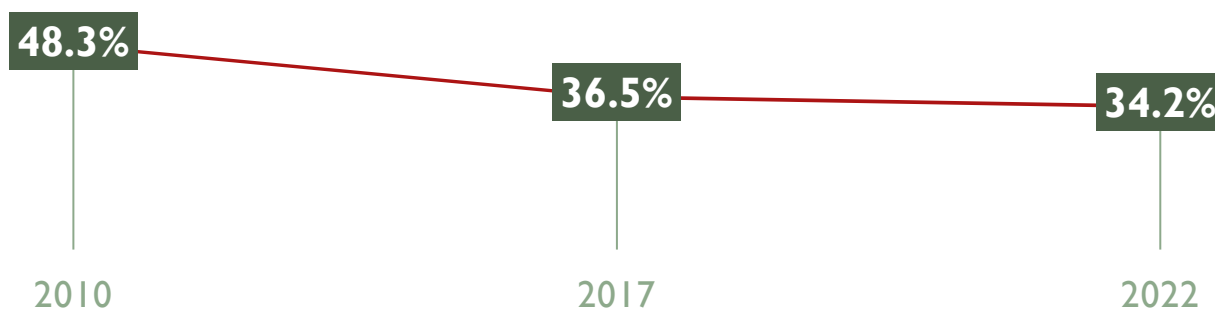
Figure 10: 2022 Gross Rent or Monthly Owner Costs at 30% or More of Household Income in the Past 12 Months



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Figure 11 Gross Rent or Monthly Owner Costs at 30% or More of Household Income in the Past 12 Months

Source: U.S. Census Bureau, 2006-2010, 2013-2017, and 2018-2022 American Community Survey 5-Year Estimates



EMPLOYMENT CHARACTERISTICS

An area’s economic well-being is in part measured by employment and income characteristics. Residents that are able to invest money in local establishments contribute to the overall stability and health of the community. The ability to invest in the local community is linked, in part, to earnings and job security. Low incomes may be indicative of a community in need of additional resources, including job training or financial mentoring, or services such as affordable daycare. Income diversity within a community promotes vibrancy and can help reduce the uniform appearance associated with homogeneous places.

In 2022, 63% of Plattekill's population aged 16 and over were in the labor force, exceeding the County's 59% and matching the State's rate. This marks an increase from 60% in 2017 for the Town.

Unemployment in Plattekill was 3%, down from 4% in 2017, and significantly lower than the County’s 5% and the State’s 7%.

These figures indicate stronger employment stability in Plattekill compared to regional trends, potentially due to an increase in the population working from home. Remote work can enhance accessibility to employment, allowing residents to pursue opportunities beyond local options, which may boost labor force participation and reduce unemployment.

Figure 12: 2022 Population 16 Years and Over in the Labor Force

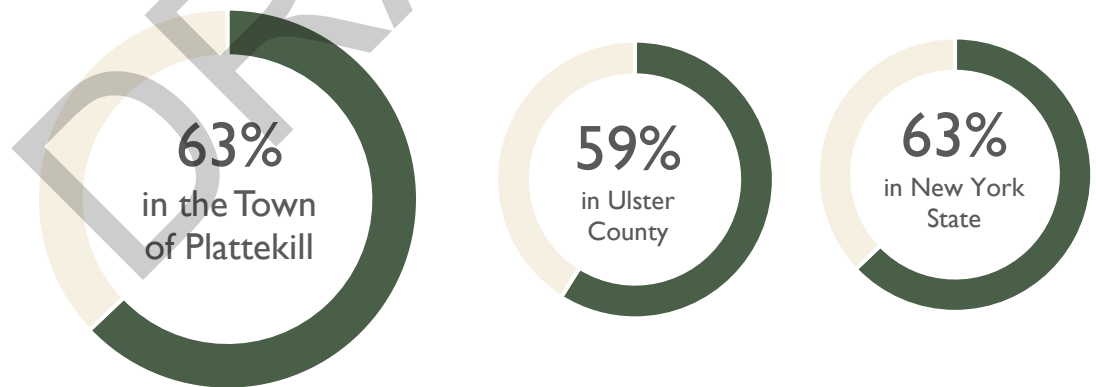
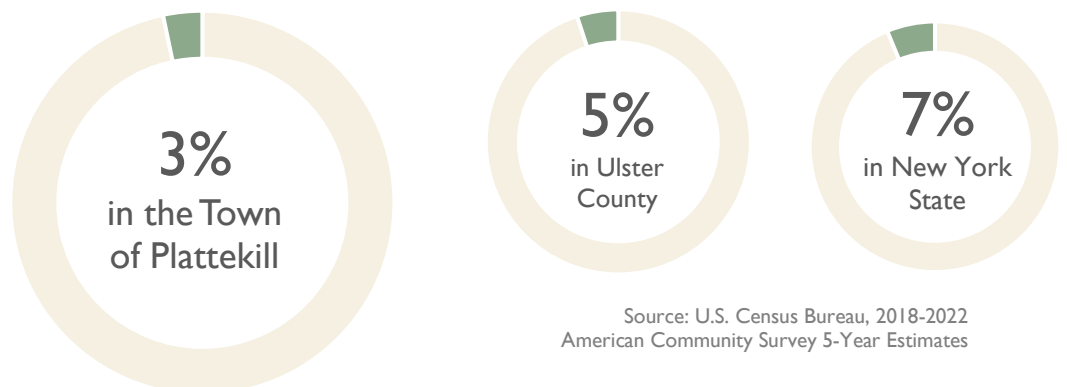


Figure 13: 2022 Percentage of Unemployed Population Aged 16 and Over in the Civilian Labor Force



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

INCOME & POVERTY RATES

In 2022, the Town of Plattekill demonstrated a robust economic landscape, with a median household income of \$89,969, well above the County's \$77,197 and the State's \$81,386. This prosperity is evident in the Town's low poverty rates, with 5.9% of residents living below the poverty level, compared to 14.7% in the County and 13.6% in the State. Among families, the poverty rate was 3.2%, significantly lower than the County's 7.1% and the State's 9.7%. For the population under 18, 6.3% were below the poverty line, again lower than the County's 15.6% and the State's 18.1%.

These figures highlight a positive trend, as all poverty rates in Plattekill have decreased since 2010, reflecting a commitment to improving the economic well-being of the community. However, it is important to recognize that challenges remain for those still facing financial hardships. Continued support and resources are essential to ensure that all residents can thrive and benefit from the Town's growth.

Figure 14: 2022 Median Household Income in the Past 12 Months (in 2022 inflation-adjusted dollars)

Town of Plattekill	\$89,969
Ulster County	\$77,197
New York State	\$81,386

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

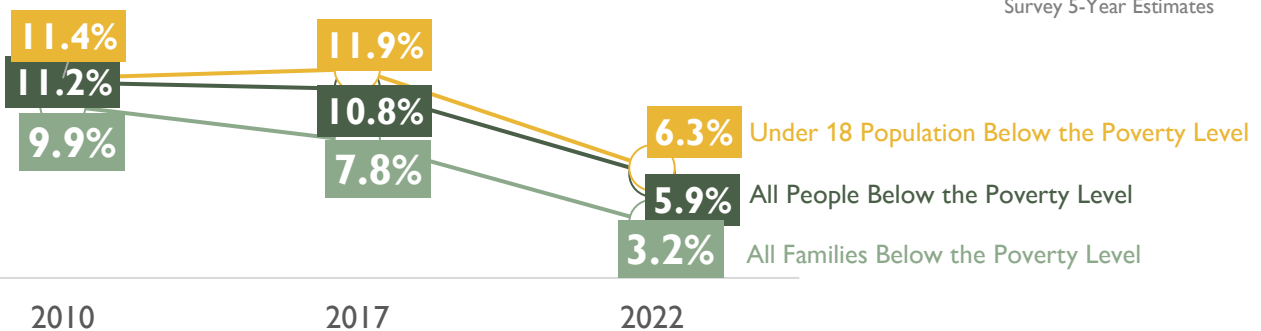
Figure 15: 2022 Percent of the Population Whose Income was Below the Poverty Level in the Past 12 Months

	Town of Plattekill	Ulster County	New York State
All People	5.9%	14.7%	13.6%
All Families	3.2%	7.1%	9.7%
Under 18 Population	6.3%	15.6%	18.1%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Figure 16: Poverty Rates Over Time in the Town of Plattekill

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates



INDUSTRY COMPOSITION

In 2022, the largest industry in Plattekill was educational services and healthcare, accounting for 21.6%, though it experienced a decline of 21.1% since 2017. The professional, scientific, and management services sector followed closely at 10.5%, growing by 11.4%. Manufacturing also saw significant growth, increasing by 50.8% to represent 10.3% of the industry. Construction rose to 9.7%, up 21.8%.

Other notable changes included a surge in the information industry, which includes industries involved in producing, distributing, and managing information, as well as information services such as libraries and archives. Additionally, there was a 49.1% increase in the public administration industry, which includes government activities that manage and oversee public services, the administration of various programs, as well as national security and international affairs. Conversely, agriculture faced a major decline while wholesale trade decreased by 36.7% to 2.8%. These trends reflect Plattekill's ongoing transformation from an agricultural community to a more residential one, with a shifting landscape of opportunities across diverse industries.

Table 1: Industry for the Civilian Employed Population 16 Years and Over

Total	2017		2022		2017-2022 Percent Change
	5,176	Percent of Total	5,229	Percent of Total	
Agriculture, forestry, fishing and hunting, and mining	47	0.9%	25	0.5%	-46.8%
Construction	417	8.1%	508	9.7%	21.8%
Manufacturing	358	6.9%	540	10.3%	50.8%
Wholesale trade	229	4.4%	145	2.8%	-36.7%
Retail trade	539	10.4%	485	9.3%	-10.0%
Transportation and warehousing, and utilities	494	9.5%	472	9.0%	-4.5%
Information	23	0.4%	75	1.4%	226.1%
Finance and insurance, and real estate and rental and leasing:	321	6.2%	322	6.2%	0.3%
Professional, scientific, and management, and administrative and waste management services:	493	9.5%	549	10.5%	11.4%
Educational services, and health care and social assistance:	1,433	27.7%	1,131	21.6%	-21.1%
Arts, entertainment, and recreation, and accommodation and food services:	409	7.9%	495	9.5%	21.0%
Other services, except public administration	185	3.6%	142	2.7%	-23.2%
Public administration	228	4.4%	340	6.5%	49.1%

Source: U.S. Census Bureau, 2013-2017 & 2018-2022 American Community Survey 5-Year Estimates

TRAVEL TO WORK

At 80%, most Town residents drive their car, truck or van alone to work. Yet this concentration has decreased since 2017, with more people carpooling or taking other means to work. The largest percent change since 2017 was the increase in people working from home in 2022. With 8.3% of the total workers 16 years and over, there was a 200.7% increase in the worked from home population since 2017 with it was only 2.6 %. Another noteworthy observation in the travel-to-work data is the approximately one-minute increase in mean travel time. This trend continues a pattern of rising travel times, with an increase of one minute from 29.6 minutes in 2010 to 30.6 minutes in 2017.

Although most households with workers 16 years and older have one or more vehicles available, adequate public transportation is an important consideration, particular for an aging community, and to ensure accessibility for all. Ulster County Area Transit services the Town with a fixed route called X Route that operates Monday through Friday. The route runs from New Paltz to Newburgh and stops in Modena at the intersection of 32 and 44/55, and at the Plattekill Post Office at the intersection of 32 and 13.

Table 2: Means of Transportation to Work

Total Workers 16 Years and Over	2017		2022		2017-2022 Percent Change
	5,096	Percent of Total	4,913	Percent of Total	
Car, Truck or Van: Drove Alone	4,487	88.0%	3,947	80.3%	-12.0%
Car, Truck or Van: Carpooled	237	4.7%	364	7.4%	53.6%
Public Transportation (Excluding taxicabs)	127	2.5%	65	1.3%	-48.8%
Walked	62	1.2%	62	1.3%	0.0%
Other means	48	0.9%	69	1.4%	43.8%
Worked from home	135	2.6%	406	8.3%	200.7%
Mean Travel Time to Work (Minutes)	30.6		31.4		
No vehicle available for workers 16 years and over in households		1.50%		1.50%	

Source: U.S. Census Bureau, 2013-2017 & 2018-2022 American Community Survey 5-Year Estimates

Land Use

Understanding the pattern of existing land use as well as the zoning regulations that are currently guiding development are important factors when considering potential redevelopment scenarios for the Town of Plattekill. Examining this information can assist in identifying how new development can best fit into the existing land use pattern and indicate where potential changes might be required to achieve the community's vision.


Table 3 divides the Town of Plattekill's land use into ten (10) categories breaks them down by number/percent of acres and number/percent of parcels. The Town's primary use is residential and agricultural. These are not uncommon traits for this area of the Hudson Valley which is generally rural-suburban. A few noteworthy land use categories in Plattekill include its prevalence of vacant parcels and lack of industrial parcels. Vacant parcels make up 33.2% of the Town's physical space. This presents opportunities for both conservation and development, two strategies the Town is prioritizing. On the other hand, less than 0.01% of the Town is currently dedicated to industrial uses. This presents an opportunity to attract more industry to the Town, especially in vacant industrial spaces.

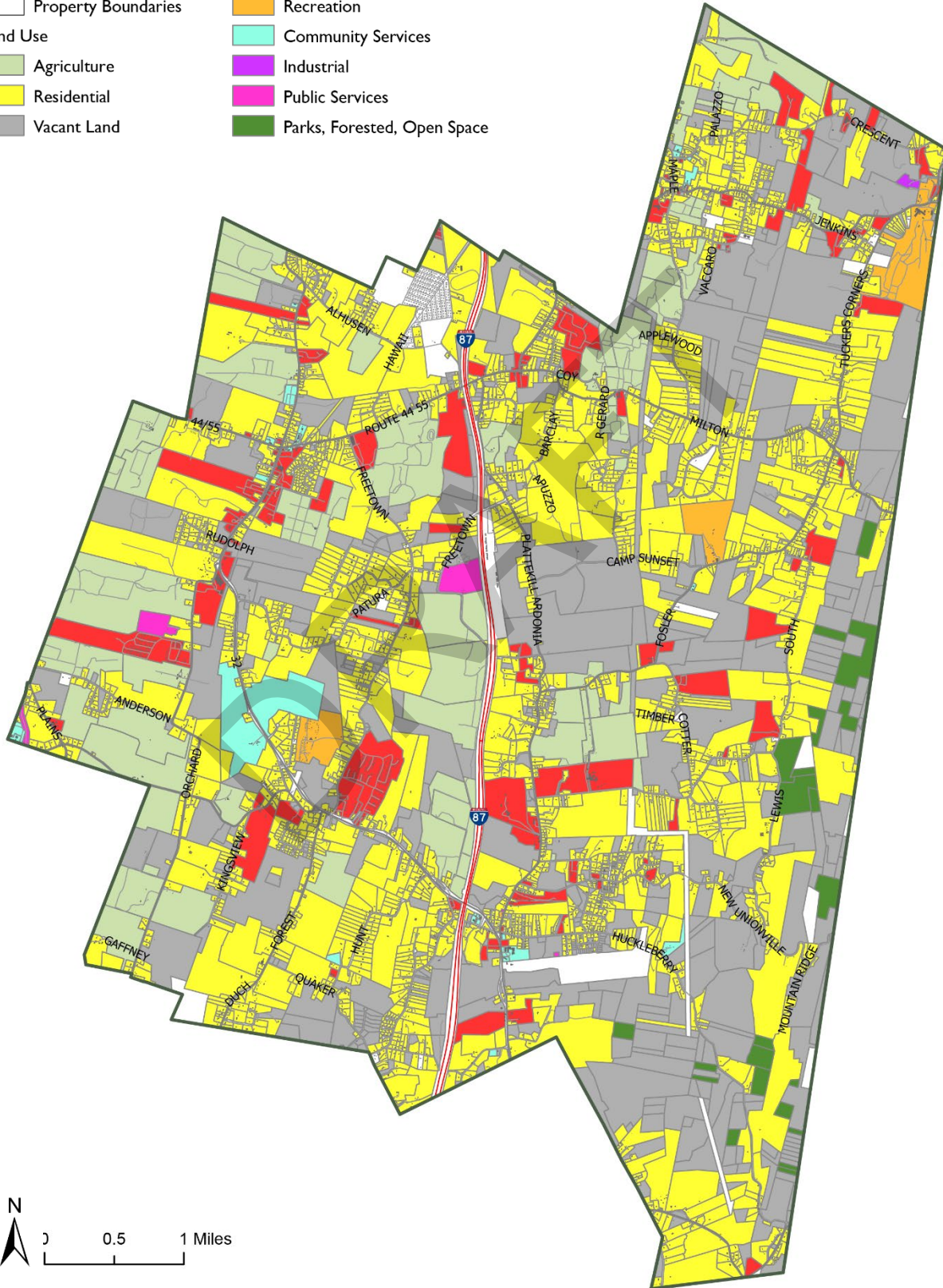
Table 3: Land Use by Acreage and Parcels

Land Category	Acreage%		Parcels%	
Agricultural	3104	13.4%	68	1.9%
Residential	9474	40.9%	2572	71.8%
Vacant Land	7679	33.2%	680	19.0%
Commercial	1361	5.9%	128	3.6%
Recreation	277	1.2%	5	0.1%
Community Services	249	1.1%	32	0.9%
Industrial	7	0.0%	1	0.0%
Public Services	71	0.3%	5	0.1%
Parks, Forested, Open Space	291	1.3%	22	0.6%
No Data	649	2.8%	67	1.9%
Total	23162		3580	

Map 2: Land Use in the Town of Plattekill

LEGEND

- | | |
|---|---|
|  Town Boundary |  Commercial |
|  Property Boundaries |  Recreation |
| Land Use |  Community Services |
|  Agriculture |  Industrial |
|  Residential |  Public Services |
|  Vacant Land |  Parks, Forested, Open Space |



Zoning

Most of the Town of Plattekill falls under the Rural Residential (RR-1.5) zoning district, comprising 34.4% of the Town as shown in Table 4. Agriculture is the second largest zoning district making up 21.1% of the Town. The business zoning districts (BD-40, BD-60, GB-80) are situated near the Town's hamlets and along major roads. Zoning could be modified to promote commercial and industrial development in or immediately adjacent to the existing hamlet centers.

HAMLET CENTERS














The Business (BD-40) district and parts of the Light Business (BD-60) and Hamlet Residential (HR-1) districts generally make up the unofficial 'Hamlet Centers' of the Town.

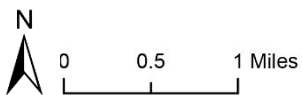
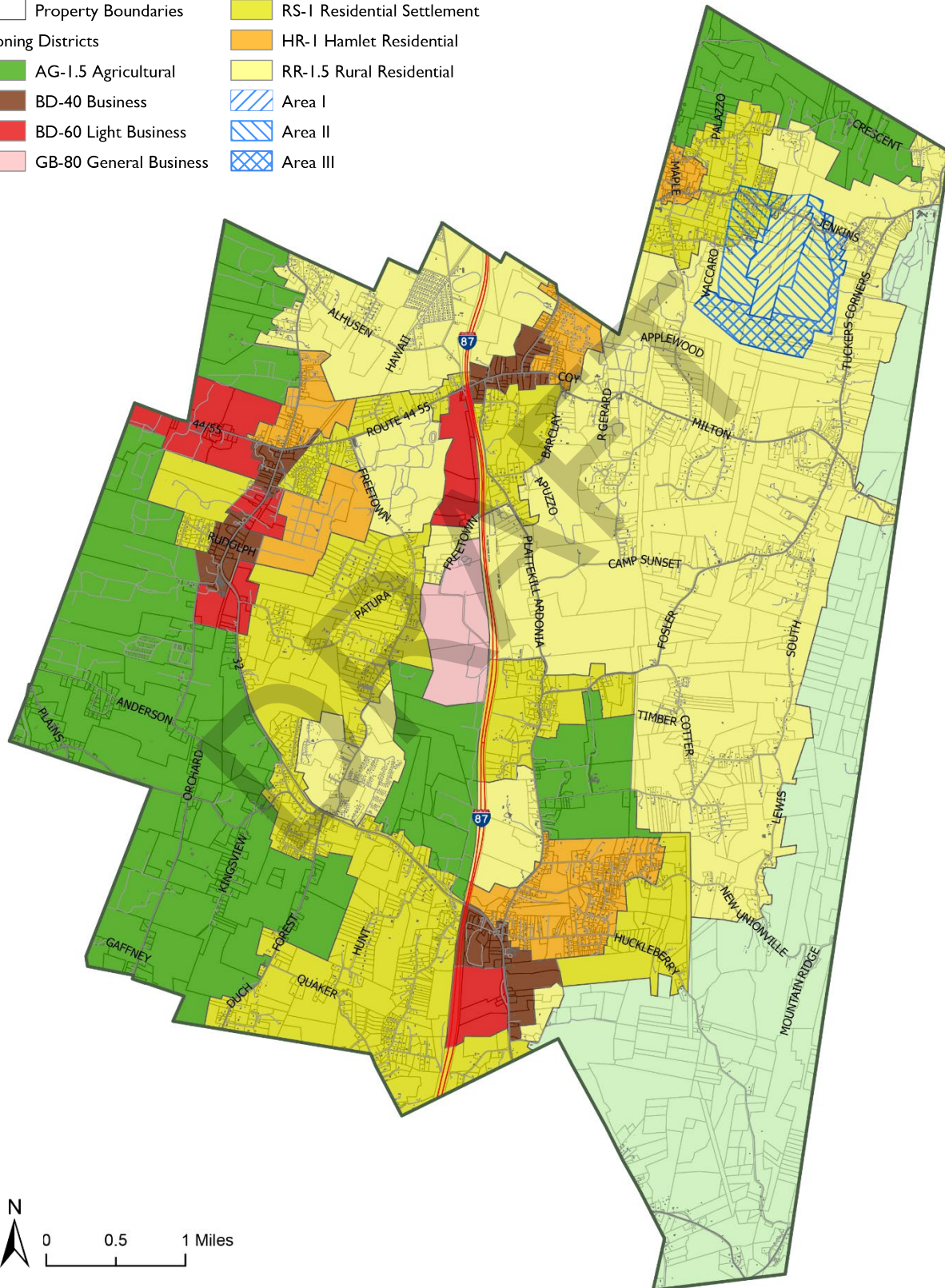
Table 4: Zoning Classification by Acreage

Classification	Acreage	%
Agriculture (AG-1.5)	4826	21.1%
Business (BD-40)	439	1.9%
Light Business (BD-60)	690	3.0%
General Business (GB-80)	288	1.3%
Mountain (M-3)	3478	15.2%
Residential Settlement (RS-1)	4190	18.3%
Hamlet Residential (HR-1)	1070	4.7%
Rural Residential (RR-1.5)	7864	34.4%
Total	22845	

Map 3: Zoning in the Town of Plattekill

LEGEND

- | | | | |
|---|------------------------|---|-----------------------------|
|  | Town Boundary |  | M-3 Mountain |
|  | Property Boundaries |  | RS-I Residential Settlement |
| Zoning Districts | | | |
|  | AG-1.5 Agricultural |  | HR-I Hamlet Residential |
|  | BD-40 Business |  | RR-1.5 Rural Residential |
|  | BD-60 Light Business |  | Area I |
|  | GB-80 General Business |  | Area II |
| | |  | Area III |



Services and Organizations

The Town of Plattekill is governed by a Town Board consisting of a Town Supervisor and four board members. Town services consist of a Highway Department, Building Department, Police Department, Recreation Department, Planning Board, and Zoning Board of Appeals. The Town is also serviced by Fire and EMS.

Plattekill is divided among four (4) school districts: Highland, Marlboro, New Paltz, and Wallkill (see Appendix A). Wallkill Central School District covers a majority of the Town. Plattekill Elementary School, Leptondale Elementary School, John G. Borden Middle School, and Wallkill Senior Highschool are all within the Town and part of the Wallkill District.

The Town has one public library in Modena. Organizations in the Town include Plattekill Veterans Committee, Plattekill Library Board of Trustees, Friends of the Plattekill Public Library, and Clintondale Fire Department Auxiliary. Clubs in the Town include Plattekill Historical Preservation Society, Plattekill Senior Club, Southern Ulster Rotary Club, Southern Ulster Rotary Club, Modena Rural Cemetery Inc., and two (2) rod and gun clubs.

The Town of Plattekill has sites in Modena listed on the National Registers of Historic Places. Recreational opportunities include Thomas Felten Community Park, Hemlock State Park, New York City North / Newburgh KOA campground, and Paintball Sports New York.

Plattekill is well served by medical facilities in all corners of the Town. There are regional medical centers in New Paltz, Poughkeepsie, Newburgh, and Middletown. Cornerstone Family Healthcare is a family medical facility located in the Plattekill Hamlet.



Plattekill Library

Source: Daniel Case,
https://commons.wikimedia.org/wiki/File:Plattekill,_NY,_public_library.jpg

3. Public Outreach

A critical part of creating the Comprehensive Plan Update was facilitating methods that garnered the public's input. When working with Plattekill, it was important that the residents of the Town and surrounding communities were involved in the process of creating a vision by identifying issues and opportunities for the future. The main strategy used to gather the public's input were public workshops and two online community surveys. There was an Issues Identification Town Hall-style Meeting (April 2019), a Visioning Workshop (June 2019), an online survey (available 7/1/2019-7/31/2019), a Public Workshop (July 2024), and an online survey (available April 2024 to May 2024). See Appendix B for more detailed public participation information.

**TOWN OF PLATTEKILL
COMPREHENSIVE PLAN UPDATE
VISIONING WORKSHOP**

.....



To Learn More:

Where & When: Plattekill Fire House, 50 Old Firehouse Road, Plattekill, NY, 12568
Tuesday, June 4th, 2019 7:00 p.m.

What: The Town of Plattekill recently received funding from New York State's Hudson River Valley Greenway to update its Comprehensive Plan Update. The purpose of Comprehensive Plan Update is to guide future town-wide development, capital improvement planning, and planning and zoning board decisions in Plattekill. To create a well-rounded plan, participation from members of the public like you is needed. We will work together to create tactics, strategies and policy recommendations that support the goals of the community. Members of the Plattekill Master Plan Committee and its consultant Barton & Loguidice, DPC will be on hand to facilitate discussion and input.

Who Should Attend: Residents, Property Owners, Business Owners, Non-Profit Organizations, Government Officials, Advocacy Groups, and all other who are interested in the future of Plattekill are encouraged to participate in the workshop.

.....




**Hudson River
Valley Greenway**



Visioning Workshop Flyer

Issues Identification

Town Hall Meeting

At the Committee Kickoff Meeting conducted on April 16, 2019, a Town-Hall style discussion highlighted key community issues and opportunities. The following summarizes this discussion.

Many attendees, including Committee members and residents, emphasized the importance of preserving Plattekill's rural character, with its connection to nature, greenspace, views of the Shawangunk Ridge, and the quiet, safe environment. The absence of an exit off Interstate 87 has reduced development pressure, allowing the Town to plan for Smart Growth by learning from neighboring communities' experiences.

Participants expressed a desire to boost the local business climate to create jobs, expand the tax base, retain young residents, and offer services like dining and lodging. They noted the need to attract visitors, similar to the success of Rockinghorse Ranch, while encouraging patronage of local businesses. There was also support for developing small, walkable downtowns in the hamlets, similar to nearby Gardiner.

The lack of grocery stores and dining options was identified as a concern, and there was a strong interest in establishing an Industrial or Business Park to spur job creation and enhance the commercial tax base. However, the need for water infrastructure to support commercial growth was emphasized, along with the importance of Smart Growth principles to balance rural preservation with economic development.

Regarding recreation, the public called for increased land conservation and open space, suggesting that the 72 acres around Town Park be maintained as greenspace. There was also interest in converting old railroad lines into linear parks and pursuing a rail-trail project. Jogging was mentioned as a popular activity, though narrow road shoulders and limited sight distance on local roads create safety concerns.

Visioning Workshop

The visioning workshop conducted on June 4, 2019, included a presentation, group discussion, and interactive activity to gather community input on concerns, opportunities, and goals for Plattekill's future. The presentation outlined the project's purpose, scope, schedule, and workshop goals.

During the discussion, residents shared their vision for Plattekill, emphasizing the importance of preserving open space, viewsheds, farmlands, and reducing pollution. For new development, they expressed interest in low-rise commercial offices, a business park, tech industries, and more senior housing in denser hamlet areas like Modena, Plattekill, Ardonia, and Clintondale.

Participants also wanted more amenities, including retail options, restaurants, outdoor recreation, and non-motorized connections between hamlets to attract visitors and provide more activities for residents.

At the end of the workshop, participants were given red dots to mark their priorities across several stations. The following summarizes the priorities for economic development, community character, identity and sense of community, hamlet areas, and environmental sustainability.

- **Economic Development:** The most important types of commercial development identified were professional offices, industrial parks, and winery/craft brewery/eateries, with a focus on developing around the hamlets.
- **Community Character:** Key features to preserve included open land, trees, wetlands, farmland, historic farmhouses, and walking trails. The Shawangunk Ridge, apple orchards, and park views were voted the most important to protect.
- **Identity and Sense of Community:** Residents expressed a desire for Plattekill to be seen as the gateway to Ulster County.
- **Hamlet Areas:** Participants prioritized services like a drive-in theater, coffee shops, shops, restaurants, taverns, beauty salons, and activities for kids. Preserving and enhancing old buildings was also important.
- **Environmental Sustainability:** Priorities included enhancing fire hydrants, expanding water and sanitary systems in the hamlets, maintaining groundwater access, and improving Thomas Felten Community Park.

Additionally, attendees marked maps with areas they would like to see new development, including industrial parks, business parks, breweries, cafés, and a small amphitheater.

2019 Community Survey

To collect responses for the Town of Plattekill Community Survey, the Comprehensive Plan Update Committee launched an online survey. To ensure wider participation, they also offered a written submission option for those unable to access the online version. These combined responses are included in the analysis of community feedback. Approximately 135 residents participated in the survey between July 1 and 31, 2019, with detailed results available in Appendix C.

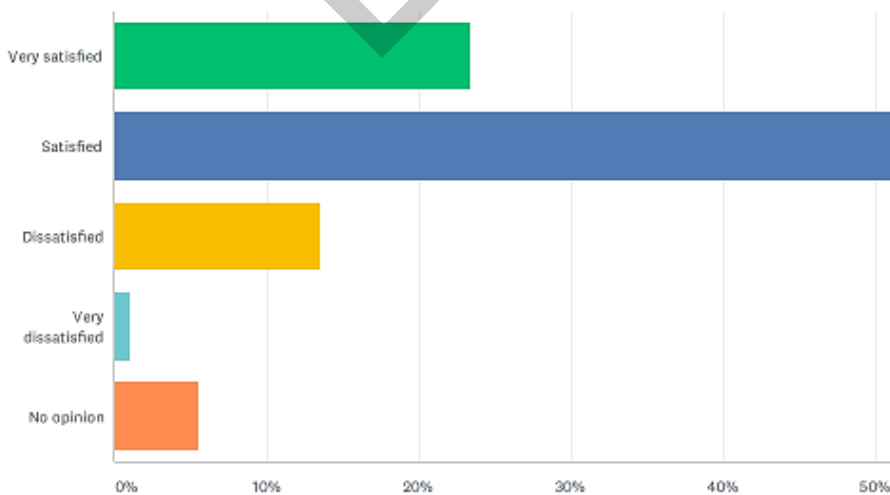
SURVEY RESPONDENTS

In the Community Survey, women (53%) were slightly more likely than men (42%) to participate. Most respondents (94%) were between 25 and 65 years old, with a fairly even distribution across age brackets. Nearly half of the households had two to three members, with no school-age children. The majority (83%) were employed, and 43% worked either within the Town or elsewhere in Ulster County. Around 74% of households reported incomes above the County’s 2017 median of \$63,621. Most respondents (84%) lived in the Wallkill School District, and 86% owned a single-family home. Residency in the Town was evenly distributed, with 28% living there for 0-5 years, 16% for 6-10 years, 29% for 11-20 years, and 25% for over 20 years.

Figure 17 Online Community Survey Excerpt

How satisfied are you living in the Town of Plattekill?

Answered: 111 Skipped: 0



COMMUNITY SURVEY RESPONSES

Survey participants indicated that they were satisfied living (82%) in the Town because of its rural nature and the quality of life it offers, as well as affordability of housing options. They felt that the essential services the Town offered (Police and Fire) added to the importance of their quality of life and hometown atmosphere, as well as Plattekill being a safe and clean environment to live in.

Overwhelmingly the respondents felt that the Town was managing their essential community services (Police and Fire) extremely well and they were offering good recreational opportunities at the Thomas Felten Town Park. They indicated that they would like to see the park expanded and be able to offer more community events (like Plattekill Day and the fireworks) and athletic opportunities. Keeping costs and taxes low, while maintaining the Towns' roads were also identified as being handled well.

The survey indicated that the residents would like to see more of a diversified mixed-use community, favoring additional retail shopping opportunities and restaurants and encouraging emphasis on growing the Towns' recreational and tourism base. Community services such as medical facilities and assisted living facilities were also noted as being an important type

of commercial development within the Town.

The survey results showed that the residents favored a balance of responsible fiscal management with economic growth. They denoted the importance of controlling the property and school taxes, while offering affordable housing and preserving open space and agricultural lands within the community. Respondents also identified economic development as a critical issue that the Town needs to improve on.

In aggregate, the Community Survey validated many of the concerns voiced at the two public workshops and by the members of the Comprehensive Plan Update Committee. Participants expressed an interest in increased retail, services, and dining options while also preserving cherished open spaces and maintaining a low tax rate.

2024 Community Survey

To ensure the Comprehensive Plan Update is grounded in the latest data, a community survey was conducted in 2024 to capture shifts in public preferences and needs in the Town of Plattekill. Open from April to May, the survey garnered 199 responses, predominantly from long-time property owners, with nearly all participants over the age of 25, including 31% who were retired.

Respondents identified safety and low crime, diverse landscapes (including rural areas, businesses, homes, and parks/preserves), and a strong sense of community as the Town's top three characteristics. Conversely, the top three concerns highlighted were natural resource degradation, property taxes, and illegal drug use and crime.

In addition to identify preferences, participants provided input on objectives related to the plan's four goals: economic development, hamlets, infrastructure, and community character. Information gathered from the survey regarding these goals was utilized to inform and refine the Comprehensive Plan Update guiding framework of objectives and actions.

Public Workshop

On August 14, 2024, a public workshop was held to gather input on the objectives and actions of the Comprehensive Plan Update. The meeting focused on identifying residents' concerns and opportunities for proposed objectives and actions for the Town's future. The meeting was attended by six (6) members of the Committee, approximately fifteen (15) members of the public, a DOS representative, and a project consultant from Barton and Loguidice (B&L). The workshop featured a presentation on the planning process, updates to the community profile, and a summary of public input gathered to date. Attendees also participated in an interactive exercise to provide feedback on the vision and goals of the Comprehensive Plan. The information collected helped further refine the plan's objectives and actions.



4. Guiding Framework

Vision Statement

In the year 2040...

The Town of Plattekill is an oasis of rural vistas and bustling hamlets amidst the suburban and highway development areas of the Mid-Hudson Valley. Plattekill offers its residents the freedom and tranquility of open spaces paired with the convenience of access to two nearby interstate highways. Commercial areas near hamlet centers provide opportunities for entrepreneurs and job seekers alike, allowing residents to affordably reside and work within the Town.

The Town cherishes its agricultural heritage and encourages diversity and inclusion. Residents of the Town take pride in their community and support and contribute to its schools, institutions, and volunteer organizations.

The Town of Plattekill, Comprehensive Plan Update Committee (CPUC), and the consulting team arrived at this vision through extensive public participation as well as a comprehensive inventory and analysis of the Town's economy, demographics, and physical characteristics.



Minard's Family Farm



Future Land Use Plan

The Future Land Use Map (FLUM) provides a vision for the Town of Plattekill's development over the next decade, guiding land use decisions and zoning updates. Unlike a zoning map, the FLUM offers a flexible representation of desired land use patterns that align with the goals of the Comprehensive Plan. While it does not follow strict regulatory boundaries, it serves as a reference for the Town Board, Planning Board, and Zoning Board of Appeals in making informed land use decisions.


A key focus of the FLUM is to direct future development toward the town's four hamlet centers: Modena, Plattekill, Ardonia, and Clintondale. These areas will be flexible to new development, have enhanced walkability, and provide services that support the local population. By concentrating growth within these hamlet centers, the Town aims to reduce sprawl and traffic congestion.

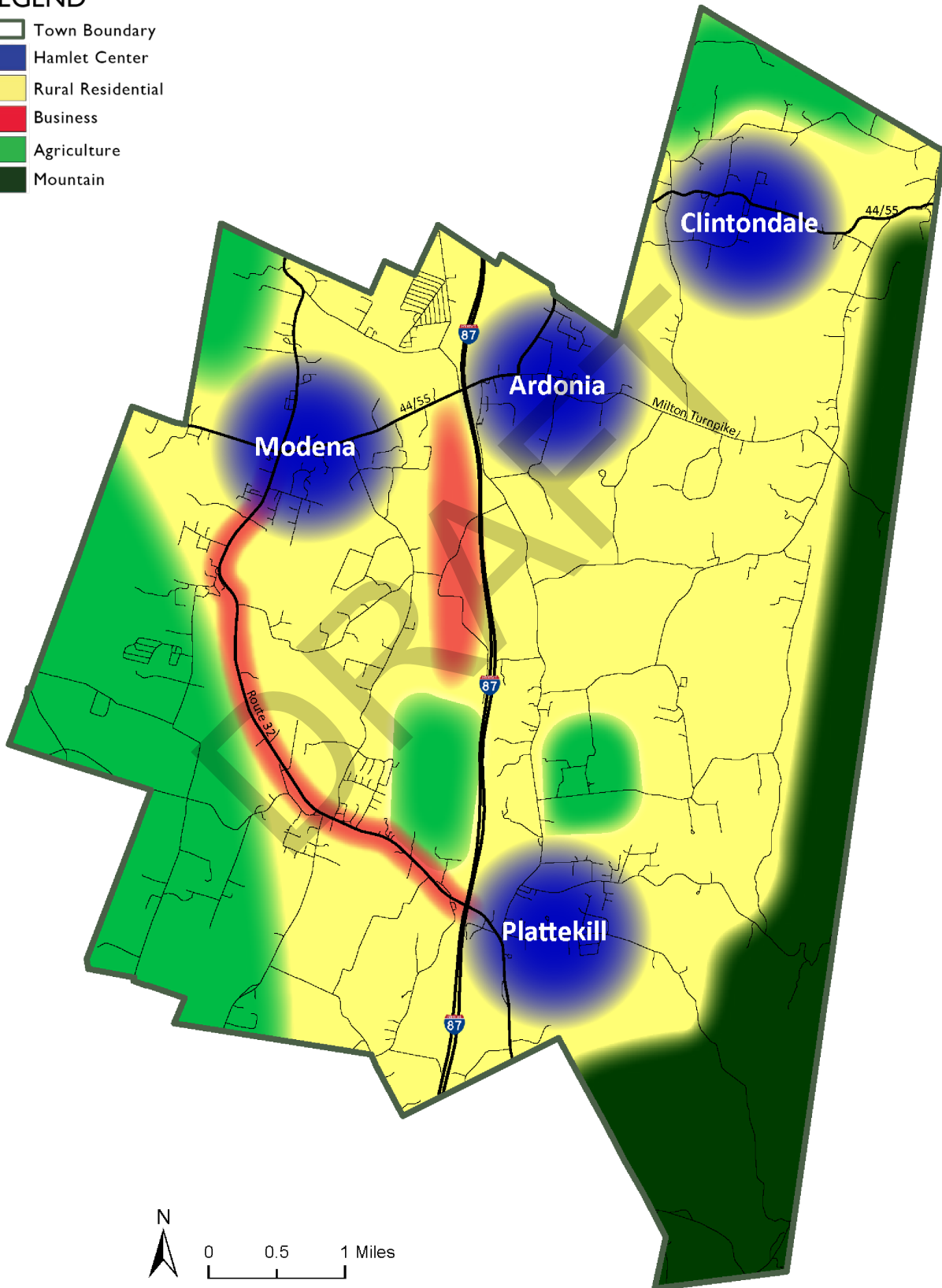
Outside the hamlet centers, the FLUM emphasizes the preservation of Plattekill's agricultural lands, scenic views, and low-density residential areas. Agricultural and rural areas will maintain their character, with land uses focused on farming, open space conservation, and large-lot residential development. This balance between the hamlet centers and the surrounding countryside reflects the Town's commitment to protecting its rural heritage while accommodating smart growth.

The FLUM is not a regulatory tool but a framework to guide the town's evolution. As development proposals are brought forward, the map will provide a foundation for decision-making while allowing flexibility to adapt to changing circumstances.

Map 4: Future Land Use in the Town of Plattekill

LEGEND

-  Town Boundary
-  Hamlet Center
-  Rural Residential
-  Business
-  Agriculture
-  Mountain



GOALS, OBJECTIVES & ACTIONS

To achieve this vision, the Town of Plattekill has established a guiding framework that addresses a wide range of issues raised through both the public involvement process and the inventory and analysis of existing conditions. This framework is organized into four key topics:

- Economic Development
- Hamlets
- Infrastructure
- Community Character

Within each topic are goals, objectives and actions that each support the Town of Plattekill's vision for the future.

ABOUT THE FRAMEWORK

Goals: Broad, long-term statements that describe what the Town wants to achieve in the future. They represent the community's vision and overall direction based on the specific topic.

Objectives: Specific, measurable targets that help accomplish the broader goals by providing detailed direction.

Actions: Tasks or projects that can move forward with to accomplish the objectives, goals and vision for the future.



Town of Plattekill Veterans Memorial

Economic Development:

Goal

A productive economy that attracts diverse industry sectors and provides a variety of housing that supports job growth and contributes to the tax base. Plattekill's low tax rate is an asset that the Town can use to attract young families. Walkable residential and commercial development will reduce commuting costs and public infrastructure costs while revitalizing Plattekill's hamlets.

E-1. Expand housing options to accommodate a growing workforce that attracts a diverse population (professionals, first time homebuyers, seniors, and families).

E-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).

E-1.2. Increase code enforcement efforts for residential properties to reduce derelict properties. (Provide incentives for property owners to invest in their homes).

E-1.3. Develop a voluntary reclassification program offering incentives for property owners to self-report unpermitted multi-family conversions, ensuring proper safety measures, reducing non-conforming uses, and accurate property taxation without penalties, prioritizing community safety and housing transparency.

E-2. Increase employment opportunities across diverse industry sectors such as manufacturing, technology, healthcare, professional services, and tourism.

E-2.1. Update the zoning code language to specify the types and locations of business allowed in Town.

E-2.2. Update zoning code to delineate sizes of industrial and manufacturing uses in designated districts to balance economic growth and community satisfaction.

E-3. Support the growth of new and local businesses.

E-3.1. Support small businesses by providing incentives, technical assistance, and infrastructure improvements (façade improvements).

Address short-term rentals in the zoning code / town law as it relates to permitting and safety inspections.

Hamlet Centers:

Goal

Stabilize and strengthen the hamlet centers of Modena, Plattekill, Ardonia, or Clintondale to ensure safe and affordable housing with walkable access to parks, schools, commercial establishments, and public transportation.

H-1. Revitalize Plattekill's hamlet centers through targeted investments that improve the appearance, accessibility, and infrastructure in Modena, Plattekill, Ardonia, or Clintondale.

H-1.1. Improve walkability in the hamlets through the installation of sidewalks, specifically in Plattekill and Modena.

H-1.2. Establish and enforce design guidelines to preserve architectural forms of the hamlets.

H-1.3. Consider a feasibility study by project sponsor for potential water / sewer districts to assess benefits for small businesses and residents, ensuring it aligns with the Town's rural character and is pursued only if deemed in the best interest of the community.

H-2. Improve access to parks, schools, and libraries (Plattekill Elementary School / library) with new parks and trails or by expanding existing ones.

H-2.1. Develop a parks and trails plan that locates areas for new parks, expansion of existing parks, and development of new trails.

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

H-3.1. 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). This could be through a hamlet overlay district.

H-3.2. Focus new development near the public transportation stops (Modena @ Rt 32 & HW 44/55; Plattekill Post Office NY Rt 32 and CR 13).

Infrastructure:

Goal

Improve the civic infrastructure of Plattekill and its hamlet areas by maintaining infrastructure in a fiscally responsible manner.

I-1. 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.

I-1.1. 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.

I-1.2. 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.

I-1.3. Maintain a positive relationship with the library to enhance community engagement.

I-2. Implement environmentally sustainable initiatives to improve environmental sustainability and reduce long-term maintenance costs.

I-2.1. Partner with UCRRA on a residential composting program by providing residents with educational materials and composting options.

I-2.2. Support tax rebates for property owners who install solar on existing buildings and require new construction to contain solar or other energy efficiency features.

I-2.3. Conduct a Natural Resource Inventory to identify critical environmental assets, guide future land use decisions, support conservation efforts, and promote sustainable development, reducing long-term maintenance costs while preserving Plattekill's natural resources, and ecological health.

I-2.4. Assess and update the Town's existing solar code section in order to align it with the Town's updated vision.



I-3. Enhance electric power and internet capabilities to support new businesses and remote workers, ensuring reliable infrastructure for economic growth and residential needs.

I-3.1. Expand three phase power, as needed, along designated commercial areas in a way that does not degrade the rural / scenic character of the Town.

I-3.2. Expand broadband internet and cellular access to support existing businesses, attract new enterprises, and facilitate remote work for residents.

I-3.3. Update Town law to address battery energy storage systems, specifically their installation, operation, maintenance, and decommission.

DRAFT

Community Character:

Goal

Maintain the community's character by preserving the Town's scenic views, architectural forms, and cultural & historical resources. Plattekill has many valuable historic resources such as Las Villas, historic farmlands, and hamlet areas. The historic & cultural resources are complimented by the Town's natural resources such as the Shawangunk Ridge, apple orchards, wetlands, and open space.

C-1. Increase the Town's commitment to local historical resources and engage the community with cultural and historical resources.

C-1.1. Prepare educational programs and host cultural and historical events.

C-1.2. Establish a historic preservation program that identifies and designates historic sites and architectural structures.

C-2. Support local farms and farming operations.

C-2.1. Incentives and technical assistance to local farms to promote sustainable agriculture and farming practices.

C-2.2. Encourage a farmer's market in Town to support local farms and farming operations and promote local produce.

C-3. Preserve scenic views and open spaces from inappropriate land use and overdevelopment.

C-3.1. Expand the protection of natural resources and open spaces by maintaining a positive partnership with conservation organizations who acquire and conserve land for preservation.

C-3.2. Create a scenic overlay district which adds additional regulations over the underlying zoning requirements. This includes restrictions on building heights, styles, signage, and lighting.

C-3.3. Introduce a dark skies initiative to restrict excessive outdoor lighting and minimize light pollution to protect natural nightscapes.

C-3.4. Revise "junkyards" section (Chapter 60) of the zoning code and strictly enforce the section in order to improve community aesthetic.



C-5. 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.

C-5.1. Establish partnerships with local businesses, organizations, and tourism agencies to promote Plattekill's branding initiatives.

C-5.2. Increase the recognition of Plattekill as the gateway to Ulster County among residents and visitors.

C-5.3. Introduce more community events such as food truck nights, car / motorcycle shows, local craft vendor shows, summer concert series, etc.



Hamlet of Clintondale

Source: Daniel Case
https://commons.wikimedia.org/wiki/File:Clintondale,_NY.jpg

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5. *Next Steps*

Shifts in demographics and development patterns in Plattekill—particularly the growth of the senior population and decline in younger residents—have significantly impacted various aspects of Town life. The 2019 Needs Assessment and Community Visioning, along with updated 2024 data and community input, provide crucial steps for comprehensive planning in Plattekill. By identifying key issues and needs, the updated plan outlines a clear path forward through a vision statement supported by goals, objectives, and actions.

This holistic approach equips the Town to address economic challenges, meet the needs of an aging population, attract young families, and more. Moving forward, the focus is on implementation. By pursuing the objectives laid out in the plan, Plattekill is well-positioned to realize its vision of a community that balances rural vistas and vibrant hamlets with the surrounding suburban and highway development of the Mid-Hudson Valley.