

Town of Plattekill Comprehensive Plan Update Phase 2

Open House

October 23, 2024

TOWN OF PLATTEKILL
ULSTER COUNTY, NEW YORK

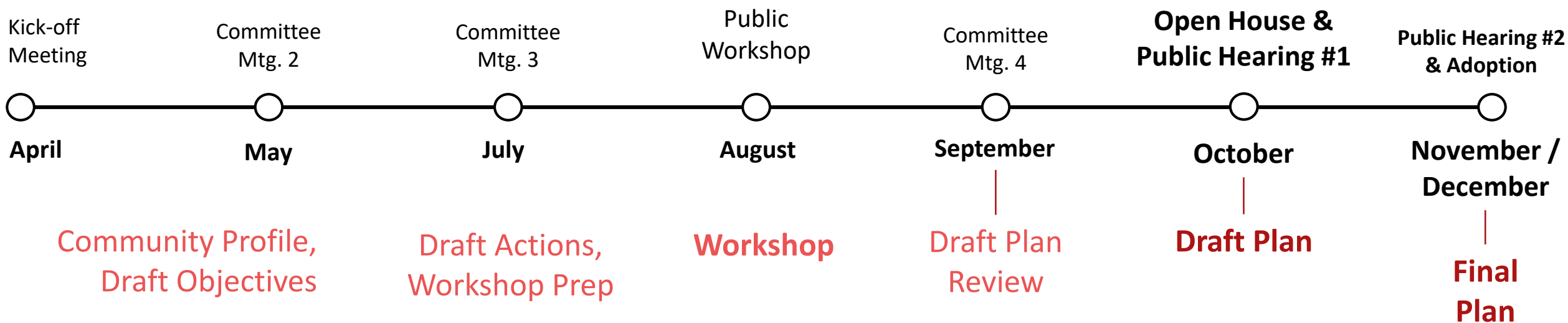




Introduction - Schedule



Survey





Agenda



- **Introduction**
 - Project Team, Scope
 - Funding
- **What is a Comprehensive Plan?**
- **Methodology**
- **Open House**
 - Vision and Goal Review
 - Objectives and Actions
- **Next Steps**
 - Public Hearing





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Introduction - Project Team



Committee Members

- Cindy Hilbert, Chair
- Michael Baum
- Cindy Delgado
- Dean Depew
- Derrick Doubrava
- Saren Goldner
- Joseph LaFiandra
- Brian Vanduser

Department of State

- Lisa Melville

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





Funding



Phase I

- Hudson River Valley Greenway
- \$17,500 Budget
- \$10,000 grant, \$7,500 match



**Hudson River
Valley Greenway**

Phase II: Funded by NYS Department of State

- Smart Growth Comprehensive Planning and Zoning Program
- \$30,000 Budget
- 90% State, 10% Local
- Smart Growth Principles



**Department
of State**





Introduction - Scope



Comprehensive Plan Update Phase II: Scope

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





Plan Content – Table of Contents





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What is a Comprehensive Plan?



Where are
we now?

Where do we
want to be?

How do we
get there?





What is a Comprehensive Plan?



Where are
we now?

- Demographic Data
- Physical Traits
- Strengths
- Weaknesses
- Opportunities





What is a Comprehensive Plan?



Where do we
want to be?

- Establishes a Vision
- Goals
- Opportunities





What is a Comprehensive Plan?



How do we
get there?

- Actions / Projects
- Roles & Responsibilities
- Costs & Funding

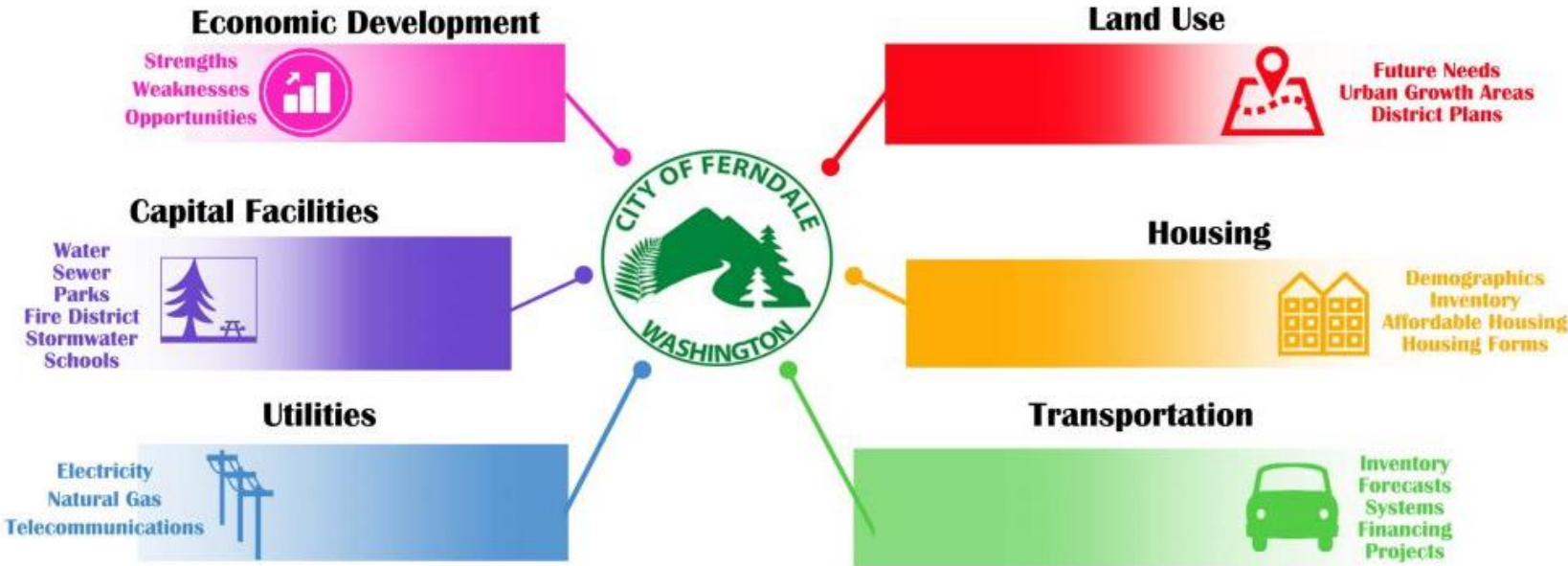




What is a Comprehensive Plan?



Comprehensive Plan



- Represents a statement of policy & priorities by the Town
- Provides direction to decision makers
- Increases chance of funding
- Provides a forum for discussion among residents, businesses, etc.





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Methodology



- **Analyzing Demographic Data**
 - Population
 - Age
 - Housing: Occupancy, Tenure
 - Economic: Income
- **Performing Public Outreach**
 - Surveys
 - Public Workshops
- **Committee Review**
 - Consistent Meetings





Surveys



July 2019 Survey

- 126 Responses
- Served as a Strengths, Weaknesses, Opportunities, and Threats analysis
- Set the foundation for the Vision and Goals

April 2024 Survey

- 278 Responses
- Focused on the four (4) target topics:
 - Economic Development; Hamlet Center; Infrastructure; and Community Character
- Set the foundation for the Objectives & Actions





Public Workshops



Kick-off Workshop

- April 16, 2019

Public Workshop

- August 14, 2024

Visioning Workshop

- June 4, 2019

Open House

- October 22, 2024





Committee Meetings



Phase I

- 5 Committee Meetings
- April – October 2019

Phase II

- 5 Committee Meetings
- April – October 2024



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Stations



Vision, Goals, Objectives & Actions


Map

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 (RH-1, RD-40) and single / two family homes toward the low density zoning districts (RR-1.5, AG-1.5, M-3). **Comments:**


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



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. **Comments:**

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



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

Action 3.1: Support small businesses by providing incentives, technical assistance, and infrastructure improvements (bicycle improvements).




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. **Comments:**

Action 4.2: Establish and enforce design guidelines to preserve architectural forms of the hamlets.



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. **Comments:**



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 (RH-1, RD-40) and away from low density zoning districts (RR-1.5, AG-1.5, M-3). **Comments:**

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).




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. **Comments:**


Action 7.2: Enhance the Plattekill Town Park (Thomas Felton 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.

Action 7.3: Maintain a positive relationship with the library to enhance community engagement.



Objective 8: Implement green infrastructure initiatives to improve environmental sustainability and reduce long-term maintenance costs.

Action 8.1: Partner with UCRBA on a residential composting program by providing residents with educational materials and composting options.

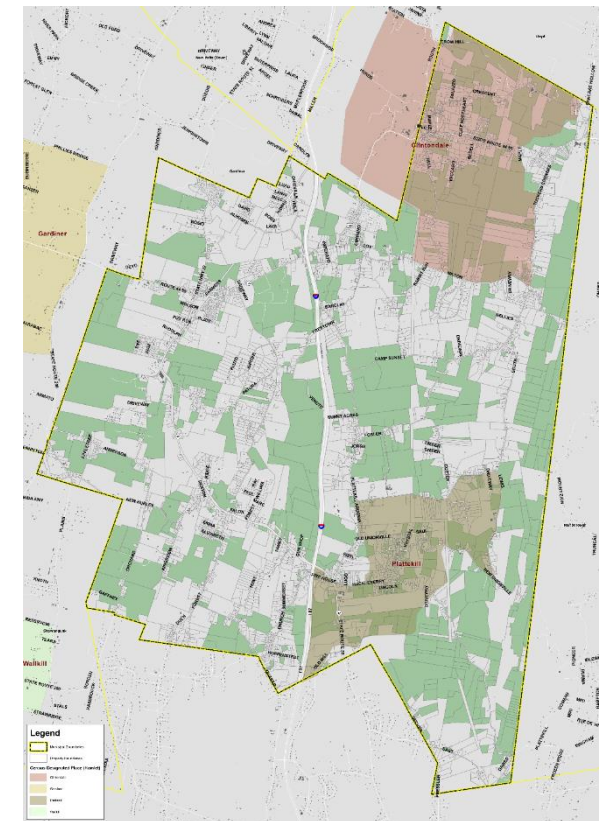


Action 8.2: Support tax rebates for property owners who install solar on existing buildings and require new construction to contain solar or other energy efficiency features.

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. **Comments:**

Action 9.2: Expand broadband internet access to support existing businesses, attract new enterprises, and facilitate remote work for residents.





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 - SEQR
 - County Referral
 - Town Board Adoption





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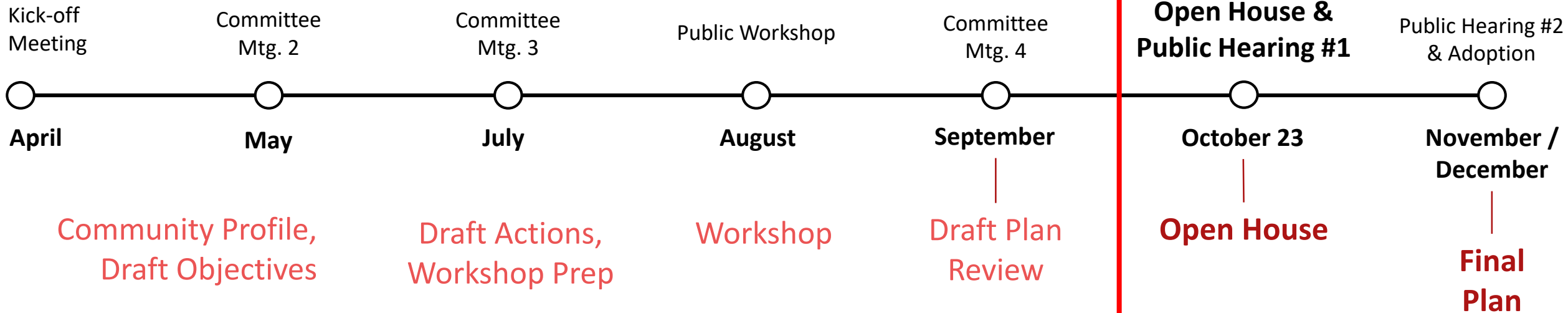




Next Steps



Survey





Next Steps

Thank You!

Questions?

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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