

Page 2.
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Master Plan Notes

In 2003 when committees gathered to discuss updating the Master Plan. One major criticism of the 2992 Master plan was that many of the recommendations and findings were never incorporated into policy. The same holds true for the 2004 Comprehensive Master Plan.

A. Land Use – Goals & Recommendations (from public outreach, town board and planning board.

Land Use Goals

Goal A1 – Maintain rural character of the landscape by preserving significant large parcels of undeveloped or agricultural land. RESULT: Hess & Kiernan Farms surrendered their development rights, Zoning increased from 2 to 5 acres and other changes.

Goal A2 – Develop within a circulation network rather than along circulation routes. RESULT: What has been done to implement this? Increased density in the hamlet.

Goal A3 – Encourage higher density in the hamlet. RESULT: Hamlet zoning changed in 2008 to reflect this goal.

Goal A4 – Support and enhance the concepts and relationships sought in the State and County planning efforts to arrive at a well balanced and economic land use at the State and County levels. RESULT: Nothing has been done – suggestions on how to implement this goal

Land Use Recommendations

Establish “cluster developments. 2008 Zoning revision has developed “Open Space Developments. Is this enough, what else can be done?

Adopt “Conservation Subdivision” practices. Open Space developments incorporate Conservation Easements, however systems need to be put in place to monitor these easements. First all the conservation easements need to be identified, put in one place, and decisions need to be made regarding who does the monitoring, how often and a method of recording said monitoring also needs to be established.

Review the zoning code and densities to ensure they provide sufficient incentives for creative development consistent with plan goals. This raises a contradiction in the plan (in my opinion). How does 5 acre zoning everywhere but in the hamlets increase affordable housing for young families and seniors, or are they supposed to live in the densely populated hamlets?

Adopt design guidelines or standards for residential and commercial development. These guidelines have not been adopted, are there examples of guidelines from other communities. Design guidelines would have to be available at the initial application stage.

Encourage village density and attached housing in hamlet areas. This leads to a discussion on how we can accomplish this with no municipal water. What are our options?

B. Resource Protection/Open Space Goals & Recommendations

Goal B1 Protect the quantity and quality of groundwater resources available to support residential and commercial development. RESULT: Presently monitoring is done in the hamlet on an annual basis.

Goal B2 Reserve open mountain areas and much of the river valleys for public enjoyment. RESULT: The revised zoning protects the mountain with 5 -10-20 acre zoning. Discuss this in relationship to current applications before the Planning Board that is attempting to allow the public to enjoy the river valley.

Goal B3 Protect & Preserve special natural resources and areas, unique geological and open space areas and key water bodies and watersheds. Things that come to mind – Property Owner's Rights, List of special natural resources with their features, list of key water bodies and watersheds along with proposed restrictions (?) or preferably guidelines.

Goal B4 Help maintain the economic viability of agriculture in the town of Gardiner as both a source of economic activity and as a means of preserving the traditional landscape of the Town. How do we reach out to farmers? Farmers presence is vital on our boards however this isn't always consistent with appointments made. Farms are noisy, smelly and cause some neighbor issues how do you balance that topic?

Goal B5 Improve public access to recreation areas via publicly owned lands? Discuss further, is this suggesting mass transportation, shuttle buses to Mohonk preserve, Minnewaska, Awosting Parking lots?

Resource Protection/Open Space Recommendations

Develop Local Policies to Improve Protection of major aquifers in Town Discuss the need for local policies, how would they differ from Federal, State and Local policies already in place?

Improve Protection of Shawangunk Ridge The new zoning from 2008 did this by establishing the SP1 – SP 2 and SP3 Districts with 5 – 10 and 20 acre zoning.

Improve protection of Shawngunk Kill, the Wallkill River and other waterways in the Town. 2018 Governor Cuomo's Clean Drinking Water initiative will help with this endeavor, as does the Wallkill River Alliance. Town should have better representation with the Wallkill River Alliance and keep on track with the Governor's initiatives.

Develop and Implement a Formal Open Space Plan. The Open Space Plan was adopted by the Town Board in January of 2007.

Improve opportunities for public access to reduce trespassing on public lands. How can this be implemented? Discussion needed.

Continue cooperative efforts with Mohonk Preserve, Nataure Conservancy, Palisades Instate Parks Commission and other land stewardship organizations to manage protected open space in the community, particularly on the ridge. Discuss how the town can improve these relationships

Complete an inventory of important biodiversity features in Gardiner. The ECC completed a Natural Resource Inventory, follow up with ECC on how often this needs to be updated.

C. Economic Development/Community Development

Goal C1 Encourage the continued growth and improvement of Gardiner's local retail-service areas primarily to serve local residents and not as regional service centers. How can we better encourage growth in the area, how much room is left till the CLI on Steve's Lane is built out? How can we address the numerous abandoned properties that do not involve bank financing?

Goal C2 Broaden employment choices for all workers and locate sources of employment near residential concentrations. Discuss how the town can help here.

Goal C3 Broaden the Town's tax base in order to stabilize and limit the level of residential property taxes by encouraging the expansion and addition of revenue producing land uses such as business and industry. Discuss the difficulty of expansion without a water system, discuss how to assist the owner of the abandoned properties to help them be developed.

Goal C4 Preserve, rehabilitate and strengthen existing hamlet areas as pedestrian friendly activity centers with a mix of housing and retail and service business serving the local (rather than regional) needs. Discuss how this can be done?

Goal C5 Protect towns heritage through preservation of historic areas, landmarks, sites and structures. The Town could establish an Architectural Historic Review Board – making suggestions to those who want to use said suggestions.

Goal C6 Provide housing diversity. Currently there are more apartments than before in the hamlet, how can we address this for home sales rather than rentals.

Recommendations – ALL NEED TO BE CONSIDERED

D. Influx + Services -

E. Regional Concern