

**Summary of
the Town of Gardiner
Comprehensive Plan
Update Process**



**Gardiner Town Board
May 11, 2004**

The Comprehensive Plan Process

1. *Community Survey*
(Summer 2003)
2. *Inventory of Existing Conditions*
(Summer 2003)
3. *Public Outreach*
(Fall 2003)
4. *Draft Plan Goals*
(Winter 2003)
5. *Public Outreach*
(Winter 2003/Spring 2004)
6. *Draft Plan*
(Spring/Summer 2004) ←
7. *Public Hearing(s) by Committee*
8. *Final Draft Plan*
9. *Public Hearing(s) by Town Board*
10. *Adoption by Town Board*

Survey Results



COMMUNITY SURVEY FOR THE
TOWN OF GARDINER ON SHAWANGUNK PLAIN COUNTRY

Question	Yes	No	Don't Know	Total
1. How satisfied are you with the current state of the town?	10	15	5	30
2. How satisfied are you with the current state of the town's services?	12	18	8	38
3. How satisfied are you with the current state of the town's infrastructure?	15	20	10	45
4. How satisfied are you with the current state of the town's environment?	18	25	12	55
5. How satisfied are you with the current state of the town's economy?	20	28	15	63
6. How satisfied are you with the current state of the town's education?	22	30	18	70
7. How satisfied are you with the current state of the town's health care?	25	35	20	80
8. How satisfied are you with the current state of the town's social services?	28	38	25	91
9. How satisfied are you with the current state of the town's public safety?	30	40	30	100
10. How satisfied are you with the current state of the town's overall quality of life?	35	45	35	115

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851 Surveys were returned
38 from nonresidents
32 are part-time residents
157 did not answer residency question

Analyses show responses of full-time residents are the same patterns as total responses

Graphs that follow show results for full-time, part-time residents and those that gave no answer to the residency question (n=813)

Full results are available on the web:

<http://www.fairweathergroup.com/Gardiner.htm>

Community Outreach Meetings

Shawangunk Valley Fire Department
Thurs., Nov. 13th, 2003
Sat., Nov. 15th, 2003

St. Charles Church Hall
Dec. 1st, 2003
Dec. 4th, 2003



COMMUNITY VALUES WIDELY HELD IN SURVEY & OUTREACH MEETINGS:

It is important to protect water quality, open space and the Shawangunk Ridge.

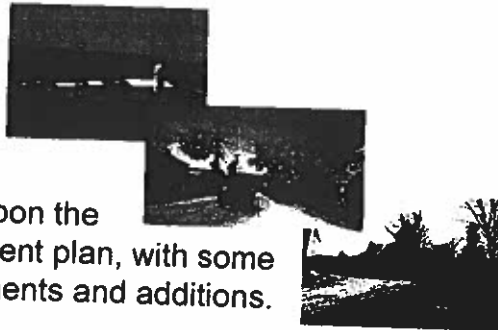
Commercial development should blend in with community character, serving local needs.

Residential development should occur in a way that protects open space.

Existing Assumptions/Directions of Currently Adopted Comprehensive Plan

Gardiner is a rural, scenic bedroom community with some opportunities for small-scale light industry and neighborhood/local retail.

Gardiner will not be an employment center or regional retail center.



The updated plan builds upon the direction set by the current plan, with some refinements and additions.

DRAFT PLAN GOALS:

LAND USE GOALS

Goal A-1. Maintain the rural character of the landscape by preserving significant large parcels of undeveloped land and/or agricultural land.

Goal A-2. Develop within a circulation network rather than along circulation routes to create a circulation system offering autos, pedestrians, bicyclists and others a variety of connections between Gardiner's hamlets and between the hamlets and the regional transportation system.

Goal A-3. Foster a pattern of contrasting yet complementary urban and rural environments that operate most efficiently and conveniently to serve the majority of the population by encouraging higher density housing to locate in or near hamlet areas, with densities decreasing the distances from the hamlets centers.

Goal A-4. 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 level.

DRAFT PLAN GOALS:

RESOURCE PROTECTION/OPEN SPACE GOALS

Goal B-1. Protect the quantity and quality of groundwater resources available to support residential and commercial development.

Goal B-2. Reserve open mountain areas and much of the river valleys for public enjoyment.

Goal B-3. Protect and preserve special natural resources and areas, unique geological and open space areas, and key water bodies and watersheds.

Goal B-4. 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.



DRAFT PLAN GOALS:

ECONOMIC DEVELOPMENT/COMMUNITY DEVELOPMENT GOALS:

Goal C-1. Encourage the continued growth and improvement of Gardiner's local retail-service areas primarily to serve local needs and not as regional service centers.

Goal C-2. Broaden employment choices for all workers and locate sources of employment near residential concentrations.

Goal C-3. 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.

Goal C-4. Preserve, rehabilitate and strengthen existing hamlet areas as pedestrian-oriented activity centers containing a mix of housing and retail and service businesses serving the local (rather than regional) needs.

Goal C-5. Protect and foster the Town's heritage through the preservation of historic areas, landmarks, sites and structures.

Goal C-6. Provide a diversity of housing types and styles to ensure housing choices for each level of income in the community.



DRAFT PLAN GOALS:

COMMUNITY INFRASTRUCTURE AND SERVICES GOALS



- Goal D-1. Provide sufficient capacity in municipal water and sewer systems to allow for orderly, compact development in and immediately adjacent to Gardiner's central Hamlet.
- Goal D-2. Maintain health and safety standards in areas of compact seasonal development that may be converting or may have converted to year-round residency.
- Goal D-3. Provide a diversity of transportation routes and modes throughout the Town to minimize auto traffic congestion associated with population increases.
- Goal D-4. Develop a system of primary and secondary transportation-utility corridors to aid in clustering growth, thus preserving the natural environment as much as possible.
- Goal D-5. Formulate Town land use policies which will insure that future growth will bear its fair share of costs for necessary increases in public improvements such as roads, utilities, schools and recreation facilities.
- Goal D-6. Improve the ability of the Town to coordinate its investment programs and service delivery with those of other, overlapping jurisdictions, eg, school districts, fire districts, etc.
- Goal D-7. Continue to develop a town parks system for the enjoyment of Gardiner residents.

DRAFT PLAN GOALS:

GOALS FOR ISSUES OF REGIONAL CONCERN



- Goal E-1. Seek regional solutions for securing adequate water supplies and wastewater treatment facilities.
- Goal E-2. Promote and participate in intermunicipal solutions for transportation issues.
- Goal E-3. Promote and participate in intermunicipal systems for providing a range of municipal services ranging from emergency services, code enforcement and others.

PLAN RECOMMENDATIONS:

For each of the 5 topic areas of

- Land Use
- Resource Protection/Open Space
- Community Development/Economic Development
- Community Infrastructure & Services
- Issues of Regional Concern

Specific recommendations are being reviewed by the committee for inclusion in the plan.

The Committee should complete its review of the plan during the month of June.



PLAN RECOMMENDATIONS:

New recommendations include

- Measures to protect the Shawangunk Ridge & other important natural resources
- Recommendations for an expanded central hamlet including development/expansion of public water and sewer systems
- Recommendations to adopt creative land-use techniques to preserve open space (conservation design, incentive zoning, etc.)
- Suggestions to promote economic development in ways that are consistent with community character (e.g., expanded as-of-right uses in commercial zones coupled with design standards)

