

Gardiner
Comprehensive
Plan Update
NEXT STEPS

- www.townofgardiner.org/comprehensive-plan
- Comments including Tonight's Meeting send to *compplan.tog@gmail.com*
- Final Draft – Public Release to be determined soon
- Requirements:
 - Referral to County Planning Board for comment
 - Environmental Assessment (SEQRA)
 - Public Hearing w/ Comment Period
 - Vote by Majority of Town Board
 - Set maximum interval for periodic review
- Option to refer to Town Planning Board

Gardiner
Comprehensive
Plan Update
EFFECT OF
ADOPTION

- From NYS Town Law 272-a
- Statutory purposes of Comprehensive Plan adoption:
- “All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section”
- “All plans for capital projects of another government agency on land included in the Town comprehensive plan ... shall take such plan into consideration....”

the LAND USE and BUSINESS PLAN
for the Town

Conservation Planning Areas

Elements of Gardiner's Conservation Planning Areas

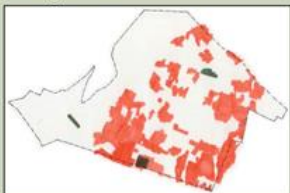
Natural Systems

An interconnected and functioning system of rivers, streams, wetlands, forests, meadows, grasslands, and other special features



Working Landscapes

A large core of contiguous working farms, orchards, vineyards, and working forests



Rural Heritage

Preservation of the town's unique natural and rural heritage, scenic character, and architectural tradition of the



This map depicts major natural systems, working landscapes, and heritage corridor conservation planning areas in the Town of Gardiner. These conservation planning areas and corridors can be used to focus planning efforts. Associated with each conservation planning area is a set of conservation goals to guide local actions.

Scenic Corridors

Roadways with scenic views of the Walkill River and the Shawangunk Ridge

- Protect views along scenic corridors

Shawangunk Ridge

A regional landscape in which it is critical to maintain functioning natural systems and wildlife connectivity, as well as recreational and scenic values

- Conserve large parcels along the ridge and base of the ridge and other important wildlife corridors
- Avoid fragmentation of forest, streams, and other large blocks of habitat
- Protect and buffer cliff and talus
- Enhance recreational experience and awareness of Gardiner as the gateway to the Catskills
- Protect views to and from the ridge

Agricultural Heritage Corridors

Connecting the town's major working farms, and the agri-tourism

Between the Kills

An agricultural and grasslands area between the

River to Ridge

Agricultural and scenic area between the Walkill and Shawangunk Rivers and the Shawangunk Ridge

- Conserve a large, contiguous core of active farms and farmlands
- Protect and buffer large wetland complexes and forest patches
- Maintain wildlife connections through rivers, streams, woodlands and mountain passes (such as Trapps Pass)

River Greenbelts

The waters of the town's major rivers and streams and their associated floodplains, wetlands, forests and upland riparian buffers: Shawangunk Kill, Walkill, Klyne Kill, Palmaghatt Kill, Mara Kill, and Coxing Kill

- Protect and buffer river corridor and floodplain
- Conserve large forest patches and wetland clusters along the river floodplains and connect them to create wildlife corridors
- Create public access to rivers for recreational purposes

East of the Walkill River

An agricultural and heritage area including the Route 208 corridor

- Conserve important and rare wildlife habitat and areas and connect them to other natural areas
- Conserve working farmlands and integrate them into a larger open space system
- Protect and provide public access to unique places
- Conserve large areas of forest and wetlands and connect them to the open space system
- Protect heritage and history

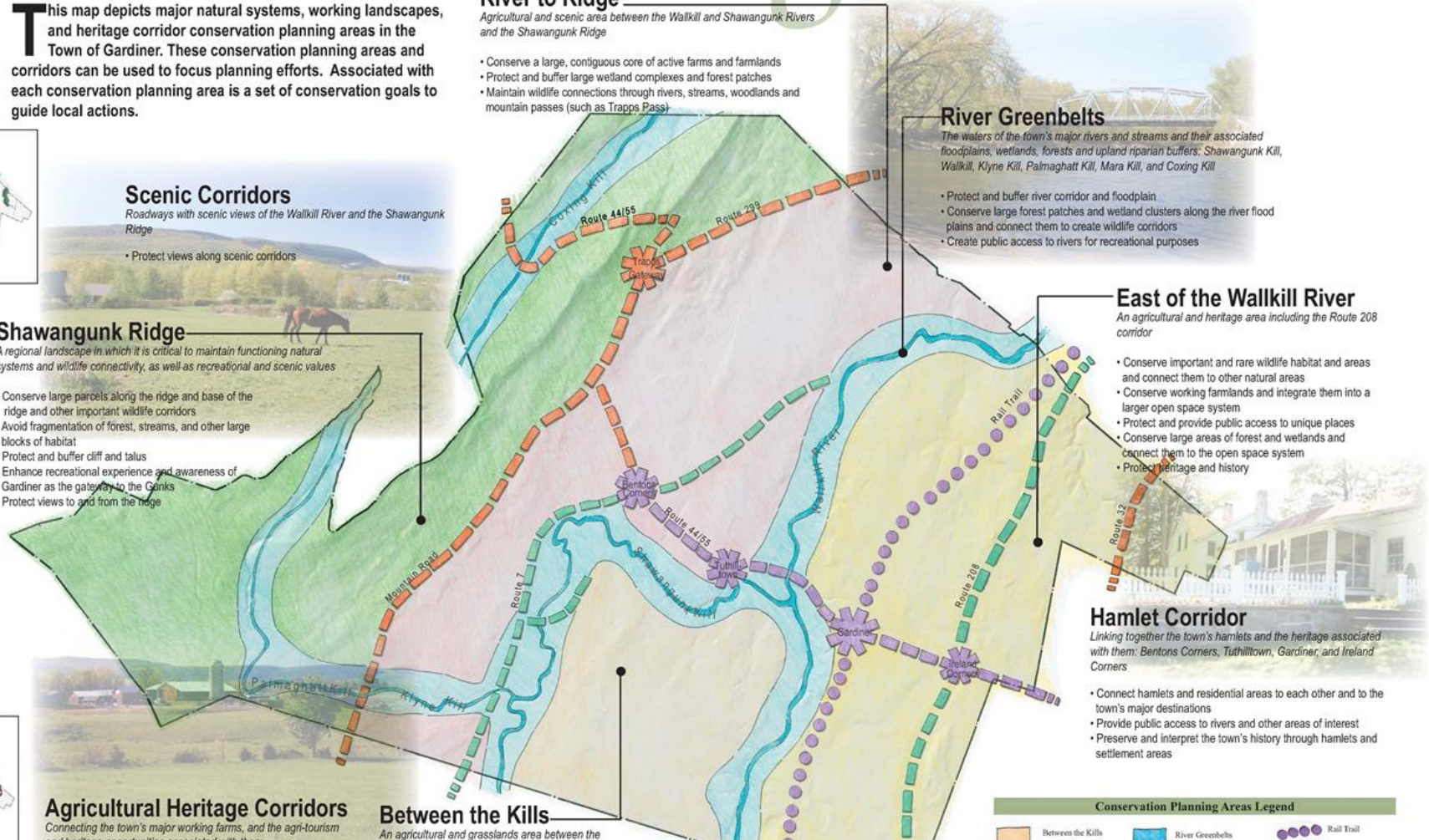
Hamlet Corridor

Linking together the town's hamlets and the heritage associated with them: Bentons Corners, Tuthilltown, Gardiner, and Ireland Corners

- Connect hamlets and residential areas to each other and to the town's major destinations
- Provide public access to rivers and other areas of interest
- Preserve and interpret the town's history through hamlets and settlement areas

Conservation Planning Areas Legend

- Between the Kills
- River Greenbelts
- Rail Trail



Draft Gardiner Comprehensive Plan Update

- 2004 Plan as Foundation
- Important Work since 2004 includes:

Zoning Amendments
Open Space Plan (2007)
Natural Resources Inventory (2021)
Climate Action Plan (2019)
Certified Climate Smart (2021)

Establishment of:
Open Space Commission
Parks & Recreation Committee
Climate Smart Gardiner Task Force
Gardiner Senior Resource Committee
Gardiner Association of Business

- 2021 UPDATE
- Public Engagement – Interviews
(challenges of interaction in pandemic)
- Chapter 1
Summary of Change Since 2004
- Chapter 2
Lead Policy Work Since 2004
- Chapter 3 Goals and Recommendations

36 Actions Recommended
(several multi-part)

14 Actions Prioritized

Priority Actions with Strong Support

- ✓ Adopt Open Space Plan, NRI, and Climate Action Plan w Comp Plan
- ✓ Review and Update Land Use codes including Zoning
- ✓ Complete a Community Preservation Plan
- ✓ Implement the Open Space Plan
- ✓ Establish a Housing Committee & complete a Housing Action Plan
- ✓ Implement Climate Smart Communities Pledge
- ✓ Improve Code Monitoring & Enforcement
- ✓ Address Distressed & Abandoned Properties
- ✓ Implement Seniors Enrich Gardiner recommendations
- ✓ Take steps to improve Hamlet sewage treatment system
- ✓ Review Town code and policies for farm & farm business 'friendliness'

QUESTIONS ON PROCESS?

Visit

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Comments to
compplan.tog@gmail.com