

Appendix G. Summary of Responses to June 2004 Draft

This appendix to the comprehensive plan summarizes the responses to the plan draft of June 2004. The table below provides a summary of comments received during the public hearings on June 30 and July 8. They are organized by the plan page number to which they refer. The last section of the table provides a listing of general comments. The right hand column of the table includes any responses I would suggest incorporating into the plan.

Following the table is a summary of the ten items of correspondence we have received. Full copies of these letters/email follow the summary.

Page-Specific Comments from the Public Meetings				
Page	Name	Date	Comment	Response:
9	Carol Obisco	30-Jun	The build-out produces a number (16,300) that maybe too high to preserve rural character	Indicate that build-out number is a baseline, not a desired outcome.
9	Chris Weisbrot	30-Jun	16,000 people may be too many	"
9	Janet Kearn	30-Jun	Would like to see estimate of the amount of asphalt associated with 16,000 build out	"
9	Marion Kells	30-Jun	Shawangunk has 12,000 people and plenty of open space. Criticism of 16,000 figure may be just elitism	"
20	Carl Zatz	8-Jul	What is our future? Rural community? Bedroom community?	Plan Vision section addresses this.
23	Don Lipton	8-Jul	Conservation subdivision: keep at least 50% of land for conservation purposes	
23	Marion Kells	8-Jul	Will insistence on clustering keep people out of Gardiner?	
23	Patty Lee Parmalee (Shawangunk)	8-Jul	Ensure that cluster plans have contiguous open space provisions	
25	Don Lipton	8-Jul	Consider recommendations to avoid light pollution	Incorporated into discussion of design standards/guidelines
26	Don Lipton	8-Jul	Resource protection/water protection is key: eliminate buried tanks/gas stations	

27	Ajax Cirena	30-Jun	Does the plan call for 7.5 acre density on Ridge?	No, just improved protection
27	Annie O'Neil	30-Jun	Plan should factor in the impact of 500,000 visitors to Ridge each year	Added to discussion of Byway
27	David Straus	30-Jun	Tie zoning on Ridge to underlying conditions of slope and shallow soils	Consistent with recommendations
27	Don Lipton	8-Jul	Visual impact on ridge: Outlook Farm is good example; Vista Point development is bad example	
27	Glenn Hoagland	8-Jul	Supports ridge protection measures	
27	Louise Tracynger?	30-Jun	Must protect viewshed under Gertrude's Nose: shouldn't have to look down on roads and housetops	
27	Susan Lehrer	30-Jun	Need to protect viewshed and environmental quality of Ridge	
27	Tom Cobb	8-Jul	325,000 visitors to PIPC annually: 1/3 is local	
28	Carl Zatz	8-Jul	Clarify use of open space and stewardship approaches	Open space plan is intended to do that
28	Kathy Hudson	8-Jul	Open space plan needs dollar commitments for implementation	
28	Patty Lee Parmalee (Shawangunk)	8-Jul	Publicize the advantages of giving conservation easements	
28	Ralph Erenzo	8-Jul	Town shouldn't purchase open space, but encourage private easements for public access	Included private role in recommendation on open space plan
29	Don Lipton	8-Jul	Wetlands exchange: don't minimize any natural wetlands	Eliminated recommendation
29	Glenn Hoagland	8-Jul	Mohonk Preserve (MP) is day use and do not want to compete with private sector to provide overnight camping	
29	Jim Tansee	8-Jul	Minnewaska and MP are over capacity by 10-11AM most weekends	

29	Kathy Hudson	8-Jul	Don't use created wetlands in wetland exchange	Eliminated recommendation
29	Patty Lee Parmalee (Shawangunk)	8-Jul	Protect all wetlands	Eliminated recommendation.
29	Susan Lehrer	30-Jun	Plan is very general: for example, wetlands exchange provides no safeguards for equal value in exchange	Eliminated recommendation
29	Tom Cobb	8-Jul	PIPC would like to work with Town on land stewardship issues in plan	
30	Ralph Erenzo	8-Jul	Support recreational zone for Tuthill Town	
31	Carl Zatz	8-Jul	Hamlet: what is rationale for hamlets? What is need/vision?	Added to land use plan discussion
31	David Straus	30-Jun	Hamlets: minimum lot size of 1/4 acre may be too large	
31	David Straus	30-Jun	Hamlets: 35' height limitations might restrict 3-story buildings for apts.	
31	Don Lipton	8-Jul	Hamlets: plan has no specifics for hamlets west of the Walkkill	Conway School report has specifics
31	Don Lipton	8-Jul	Hamlets: Bruynswick and Albany Post have no development, maybe it should stay that way	
31	Don Lipton	8-Jul	Hamlets: Mountain hamlet needs design guidelines	Conway School report has recommendations
31	Don Lipton	8-Jul	Hamlets: should there be more development on Route 208?	
31	Don Lipton	8-Jul	Hamlets: avoid merging Bruynswick and Albany Post Road hamlets	
31	Glenn Hoagland	8-Jul	Hold visioning process for Mt. Gateway hamlet	
31	Jean Kenzy	8-Jul	Link hamlet to Library and Majestic Park	Conway report does this. Mentioned in hamlet recommendation
31	Jean Kenzy	8-Jul	? As site for development	[Need to review tape to understand comment]
31	Mary Beth Majestic	8-Jul	Hamlets: creating an Ireland Corners hamlet would make a bad traffic situation even worse	

31	Mary Beth Majestic	8-Jul	Hamlets: Ireland Corners hamlet would be impacted by Magic Canyon proposal in terms of traffic	
31	Susan Lehrer	30-Jun	Hamlet: provide for transportation alternatives other than autos, including scheduled bus service	
32	Dean Whitter	8-Jul	CLI zone should have not further truck dependent businesses	
32	Dean Whitter	8-Jul	Minimize traffic conflicts through creating a dedicated access road from CLI to route 208	Included this with the two other CLI access options
38	Carl Zatz	8-Jul	CLI: future of CLI is finding another CLI	See recommendation
38	Kathy Hudson	8-Jul	CLI Districts: make sure there are buffers for new CLI sites	Included
41	Alan Goodman	30-Jun	Allow farmers relief from zoning by allowing other uses	Included
41	Andy Satler	8-Jul	Farms are in danger. Give additional thought to preserving farmland	
41	Matt Bialecki	30-Jun	Agriculture recommendations: make sure they are broadly based and doable & embraced by farming community.	
42	Fred Fischer	30-Jun	Home occupations should pay more taxes than residences	
43	Carl Zatz	8-Jul	Recreational corridor: 44/55 from 208 to Mohonk Preserve	Included in Byway recommendation
44	Glenn Hoagland	8-Jul	Lodging for recreation is a significant development opportunity	Created a recommendation for tourism as economic development
44	Jack Akrey	8-Jul	Tourism needs to be addressed and managed properly: 300,000 visitors can be an economic opportunity	Created a recommendation for tourism as economic development
44	Jack Akrey	8-Jul	Tourism: Inns on large lots would be better than residential development	
44	Jim Tansee	8-Jul	Support local businesses by making parking in Gardiner hamlet for Park visitors	
44	Ralph Erenzo	8-Jul	Take strong stand on development of tourism as an industry	Created a recommendation for tourism as economic development
44	Ralph Erenzo	8-Jul	Organizations must commit to managing visitors	

47	Carl Zatz	8-Jul	Town needs "zero tolerance" policy for septic system failure or threats to water purity	
47	Fred Fischer	30-Jun	Sewer access: ensure due cause for access	
47	Joe Katz	8-Jul	What should we do about traffic? Traffic calming? Speed bumps?	See recommendation
47	Louise Tracynger?	30-Jun	As land is sold, provide access to encourage appropriate development (clustering, etc.)	See recommendation
51	Charles Shebar	30-Jun	Separate school district could be even more costly with duplication of administrative overhead	Changed recommendation from "seek creation" to "consider creation" of district and/or elementary school?
51	Chris Weisbrot	30-Jun	Need to control property taxes. Could be worth looking at separate school district	Changed recommendation from "seek creation" to "consider creation" of district and/or elementary school?
51	George Schnell	30-Jun	School district could be too costly	Changed recommendation from "seek creation" to "consider creation" of district and/or elementary school?
51	Louise Tracynger?	30-Jun	Make every effort to get elementary school in Gardiner	Changed recommendation from "seek creation" to "consider creation" of district and/or elementary school?
52	Carl Zatz	8-Jul	Parks recommendations don't address fields/recreation	Included specific reference to fields/sports in recommendation?
52	Leoni Luquette	8-Jul	Rail trail is an important park and needs to be improved	
56	Kathy Hudson	8-Jul	Work with county on open space plan	See recommendation
57	George Schnell	8-Jul	What is role of appointed boards in implementation time table?	See timetable
57	Kathy Hudson	8-Jul	Implementation schedule appears to be incomplete	New CLI zone creation was left out & now included. Also recommendation for Hamlet improvements included several "actions"
General Comments from the Public Meetings				
	Alan Goodman	30-Jun	Affordable housing is important or we will lose people	
	Bill Allenson	30-Jun	Provide services geared to aging population	Included in justification for hamlet centers

	Carl Zatz	8-Jul	Plan lacks soul; lacks "flesh" of kids, creativity, fun	
	Chris Weisbrot	30-Jun	Development must pay the costs it imposes on other people (externalities)	
	David Steeman	8-Jul	This could be a town of 15,000 with subdivisions and traffic lights	
	David Steeman	8-Jul	How do we come to open right for development and quality of life?	
	David Straus	30-Jun	Provide affordable housing by requiring developments with more than 3 lots to have 10-20% 1-bedroom dwellings	
	Fred Fischer	30-Jun	Put energies into ensuring accountability of School Board	
	George Schnell	30-Jun	Must do zoning to ensure MP implementation	
	George Schnell	30-Jun	Second homeowners provide net fiscal benefit to Town, but can bid up house prices so young people can't afford to live here.	
	Gioia Shebar	30-Jun	Taxes need to be controlled. A committee has been formed to look into this.	
	Jennifer O'Connor	30-Jun	?	
	Kathy Hudson	8-Jul	Potential for goals to conflict: preserving rural character and broadening town's tax base	
	Matt Bialecki	30-Jun	We must make sure we follow through on implementation	
	Patty Lee Parmalee (Shawangunk)	8-Jul	Emphasis on property rights favors new development over existing development	
	Tom Cobb	8-Jul	Supports plan	

SUMMARY OF CORRESPONDENCE RECEIVED AND POTENTIAL RESPONSES (Full copies of correspondence follows.)

1. Mr. and Mrs. Lalit Masih

They would like AR-80 zones to be decreased in density to reduce population at build-out.

Also they indicate that no reference is made to viewshed protection. However, on page 27, the Ridge protection recommendations include discussion of minimizing visual impact of development

2. Dean Witham

Includes four recommendations:

1. Remove suggestion of Phillips Bridge Road as truck route
2. Require all new businesses moving into CLI be ones that are not heavily dependent on truck traffic for supplies or deliveries
3. Pursuing dedicated truck route across Dusenberre Road into Dressel's woods and out to Route 208
4. Emphasizing the improvement of the Arterial Road network on page 49 to include reduced speed limits, installation of traffic lights and signage, sidewalks and widening the roadway.

3. Town of Gardiner Environmental Conservation Commission

Includes four recommendations:

1. Include a stated goal of no net loss of farmland in Gardiner and implementation of an A-zone to protect farmland in perpetuity.
2. Avoid using artificial wetlands in a wetlands exchange program
3. Recommends improved siting of campgrounds to protect natural resources, while indicating that campgrounds themselves are a lower impact than standards residential or commercial development.
4. Recommends acquiring and improving the rail trail and including a goal to increase open space and parkland around it through easements

4. Mohonk Preserve

Supports the Ridge protection measures in the plan. Indicates that there is a need to create a more specific vision for the uses to be promoted in the Mountain Gateway hamlet.

5. Pamela J. O'Dell

Three points:

1. Believes an expanded hamlet would increase the demand for services and ultimately lead to tax increases
2. Recommends against creating a new school district on grounds of costs that would be incurred.
3. In general, the plan relies too much on government services, expanded infrastructure and inevitable tax increases.

6. Lynne & John Svenningsen

They oppose the creation of a new school system for cost reasons and advocate using the approved \$850,000 to refurbish the existing Town Hall. They urge the Town to be cautious and avoid undue tax increases on senior citizens.

7. Michael Yukowiec (3 letters)

He believes that environmental groups have had undue influence in the planning process. He questions master plan consultant Peter Fairweather's propriety in providing planning services for the Town while simultaneously working for the Shawangunk Ridge Biodiversity Partnership, and asks if the Town's attorney has reviewed this matter, and would like to know the details of the work performed and compensation awarded to Mr. Fairweather.

8. George Schnell

He raises two points:

1. The idea of a separate Gardiner school district is likely to be prohibitively expensive and be a duplication of effort and expense.
2. Encourages that exploration of provisions to protect areas worthy of protection on the Town's periphery as being pursued by the Town of Warwick.

9. Ralph Erenzo

Strongly urges the plan to formally include provisions for tourism development and promotion, including:

Promoting and protection important natural, recreational resources;

Creating a local visitor service system (coordinated wayfinding signage, adopting policies that encourage major destinations –the Mohonk Preserve, the Ranch and Minnewaska State Park—to provide more visitor services

Providing infrastructure in general to support tourism as an industry (where appropriate sidewalks, public spaces, etc.) to encourage more tourism dollars that come into Gardiner to be spent in Gardiner.

10. Samuel Cristler

Recommendations include:

1. Inclusion of an architectural review committee
2. Make recommendations on PUD in the form of “should” not “may”
3. Extend Ridge protection provisions to entire town
4. Avoid using grid street pattern in hamlet
5. The plan must speak about reducing densities in the Town. The vision’s statement of an average density of at least 2 acres is not acceptable.
6. Clustering and directing growth to hamlets won’t necessarily protect rural character. The plan should recommend upzoning non-hamlet areas to a density of at least 10 acres per unit.
7. The Town should look at road design as a means to handle intensive hamlet development. For example, the plan should recommend the development and approval of appropriate urban roads before it recommends tapping into the aqueduct.
8. If Dusinger Road is a secondary arterial road, so should Phillis Bridge Road should also be so designated. The plan should either designate an arterial to serve the CLI zone or remove the CLI zone.
9. Unless the town demonstrates it can resolve the CLI/residential conflict, it should not consider hamlet expansion.
10. Key to plan implementation is to:
 - a. encourage hamlet expansion as much as natural water sources allow;
 - b. discourage further light industry in favor of promoting tourism;
 - c. specifying an average density of 10 acres/unit for all non-hamlet areas.