

Updating the Comprehensive Plan for the Town of Gardiner

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan consists of the materials, written and/or graphic including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the municipality.

- *NYS Town Law*

Once adopted, the plan becomes the legal basis by which the Town creates or amends its zoning ordinance.



It can also be a time for the entire community of Gardiner to reflect on the opportunities & and problems facing the Town & to come together to establish a set of policy recommendations to respond to these circumstances.

MAJOR ELEMENTS OF GARDINER'S CURRENT COMPREHENSIVE PLAN

1. Five General Categories of Land Use

- a. *Mountain Residential* (9,000 acres) 5-acre density
- b. *Valley Residential* (18,200 acres) 2-acre density
(with possibility of higher density/clustering in areas where soil conditions and water availability allow)
- c. *Hamlet Residential* (350 acres) Density requiring central water and sewer
To be applied to the hamlet of Gardiner and a second hamlet area at the intersection of Albany Post Road and Route 44/55
- d. *Commercial-Light Industry* (approximately 150 acres including Steve's Lane Industrial Park)
- e. *Hamlet Commercial*
 - Gardiner Hamlet and intersections of
 - Routes 44/55 & 208 (Ireland Corners)
 - Route 44/55 and Bruynswick Road (Benton Corners)
 - Route 44/55 and Albany Post Road outside of Tuthill Town
 - Routes 44/55 and 299 (Minnewaska Trail)

2. Land Use Policies—avoid “grid arrangement” of new development through:

- a. Cluster housing development alternatives to be mandatory for major subdivisions. Clustering could require 50% reduction in setbacks and frontages.
- b. Attached Housing alternatives with individual wells and shared septic as possible under new technologies and as permitted by the County Health Department
- c. Transfer of Development Rights

3. Traffic and Transport

- a. Cluster housing development alternatives to be mandatory for major subdivisions.
- b. 2-mile travel limit for convenience commercial areas
- c. Proposed alignments for through collector roads to disperse traffic
- d. Consider creation of a parallel one-way couple in the hamlet of Gardiner, paring one-way rights of way along the existing 44/55 in the hamlet and Farmer's Turnpike to the south.

4. Community Facilities

- a. Consider revising School District Boundaries so that the Wallkill Central School District can construct and operate an elementary school in the vicinity of McKinstry Road/Bruynswick Road.
- b. Consider creating a new fire station in the Albany Post Road/Bruynswick Road area

**Refining Gardiner's Master Plan:
Evaluating and Choosing among Alternative Development Scenarios**

1. Standard Zoning Development Scenario (no change): Zoning ordinance is implemented with standard subdivision/site plan regulations
2. Neighborhood-based Development Scenario: New development is channeled into existing hamlets and clustered development, including mixed use neighborhoods
3. Reduced Density Development Scenario: Density reduced in key conservation areas.

Each scenario will be described in terms of:

1. the settlement patterns it produces
2. infrastructure required to sustain it
3. regulations/codes required
4. types and costs of housing to be developed
5. fiscal impact

During community visioning exercise, the participants are broken up into small groups. Each group reviews each of the three scenarios and, as a group, identifies what it sees as the advantages and disadvantages of each scenario. Finally, each group must recommend, as a group, a preferred scenario.

Gardiner Comprehensive Plan Update Timetable

Task A. Project Initiation (July, 2003)✓

Task B. Community Survey (September, 2003)✓

- Preparing a Survey (July 2003)
- Tabulating Survey Results (August/September 2003)
- Conducting Analysis of Survey Results (August/September 2003)

Task C. Update of Census Data (September, 2003)✓

- Presentation of Approach for Data Update (July, 2003)
- Data Gathering & Analysis to Update Census Data (July/August 2003)

Task D. Refining Comprehensive Plan through Alternative Scenarios (October, 2003)

- Creating Alternative Scenarios (July/August 2003)
- Documenting Alternative Scenarios (August/September 2003)
- Calculation of "Build-out" of Scenarios (September 2003)
- Estimation of Fiscal Impact of Scenarios (September/October 2003)
- Compilation of Full Description of Scenarios (October 2003)

Task E. Conducting Interactive Community Forums (November, 2003)

- Creating Format for Interactive Community Forums (October/November 2003)
- Conducting 4 Interactive Community Forums (November 2003)
- Documenting Emerging Community Vision (December 2003/January 2004)
- Presentation on Community Vision (January 2004)

Task F. Draft Plan (April, 2004) & Final Plan (June, 2004)

- Incorporating Results of Task A through E in Plan Update (February 2004)
- Review/Confirm Goals, Objectives, Recommendations (February/March 2004)
- Preparation of Draft Plan Update (March/April 2004)
- Public Hearing on Draft (April/May 2004)
- Presentation to Town Board (May/June 2004)