

# *TOWN OF WAWARSING COMPREHENSIVE PLAN*



*ADOPTED NOVEMBER 2006*

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## **Table of Contents**

I. Introduction.....	1
II. Demographic Trends .....	3
III. Physical Characteristics and Natural Resources.....	23
IV. Land Use Patterns: “Smart Growth” in Wawarsing.....	29
V. Infrastructure .....	32
VI. The Planning Process .....	36
VII. The Plan Concept.....	39
VIII. Plan Goals and Recommendations .....	41
VIII. Plan Implementation.....	59

### Plan Appendices

#### **On Accompanying CD-ROM:**

Suggested Design Guidelines for the Hamlets of Kerhonkson and Napanoch  
Dutchess Land Conservancy. Planning and Siting Your House: A Guide Book.  
Maps included in or referred to in this plan as PDF files  
Ulster County Soil Survey, June 1979 as PDF files

#### **On File in Town Hall:**

Town of Wawarsing. *Watershed Master Plan*. Frederick P. Clark Associates, Inc.,  
September, 2001.  
Hudson and Pacific Designs, Inc. Kerhonkson Rail Trail: Design recommendations for  
Trail Development on the Historic Route of the D&H Canal and the NY O&W Railroad.  
National Park Service Rivers and Trails Program, October, 2001.

## I. Introduction

Looking back, one realizes that a totally new era came to the Town of Wawarsing with the canal's completion. It is interesting to speculate whether, at the time of the symbolic ceremony, town officials realized what new horizons were opening for it. Perhaps horizons do not have too much meaning when they first appear. It may be that one never truly senses what is coming, and understands only later that promises are sometimes fulfilled and sometimes not.

Katherine T. Terwilliger. *Wawarsing: Where the Streams Wind*, 1977, page 59.

The last time the Town of Wawarsing prepared a comprehensive plan was in 1969. At that time few would have been aware of the Town's changing horizons. Yet in the decades that followed, the transformation of tourism, television broadcast technology and manufacturing in general changed Wawarsing's prospects dramatically. While the Nevele survived, many of the big resort hotels of the "borscht-belt" did not. Channel Master, one of the Town's largest employers was buffeted by the rise of cable television systems. And just recently, Imperial Schrade, one of Wawarsing's signature manufacturing firms closed its doors in the face of increasing foreign competition.

Change is ongoing in Wawarsing, and some of it holds substantial promise for the Town. While the old-style of resort-based tourism has diminished, eco-tourism and second-home buyers from the New York City area are creating new opportunities. Channel Master and Schrade may be gone, but myriad enterprises large and small are still in the area, from Hydro and the Nevele to a newly revitalized hospital.

As Ms. Terwilliger has pointed out, we may never truly sense what is coming, but it is clear that Wawarsing will continue to be affected by changes in tourism, manufacturing, the arts, health care and other fields of endeavor. As the new millennium begins, it is important for Wawarsing to plan for its future, to look for new horizons that may be opening and use them to build an even better Town for the next generation.

***The Purpose of a Comprehensive Plan:*** According to New York State law, a Town Comprehensive Plan is

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 town located outside the limits of any incorporated village or city.

New York State Town Law, Section 272-a 2(a)

The plan is intended to set the overall direction for growth and development in the Town. Once adopted, the plan becomes the legal basis by which the Town creates or amends its zoning ordinance. At the same time, the comprehensive plan is an opportunity for the entire community to reflect on the opportunities and problems facing the Town and to come together to establish a set of policy recommendations to respond to these circumstances. Note: as indicated in the New York State law cited above, this plan applies only to those portions of the Town of Wawarsing *outside of* the Village of Ellenville.

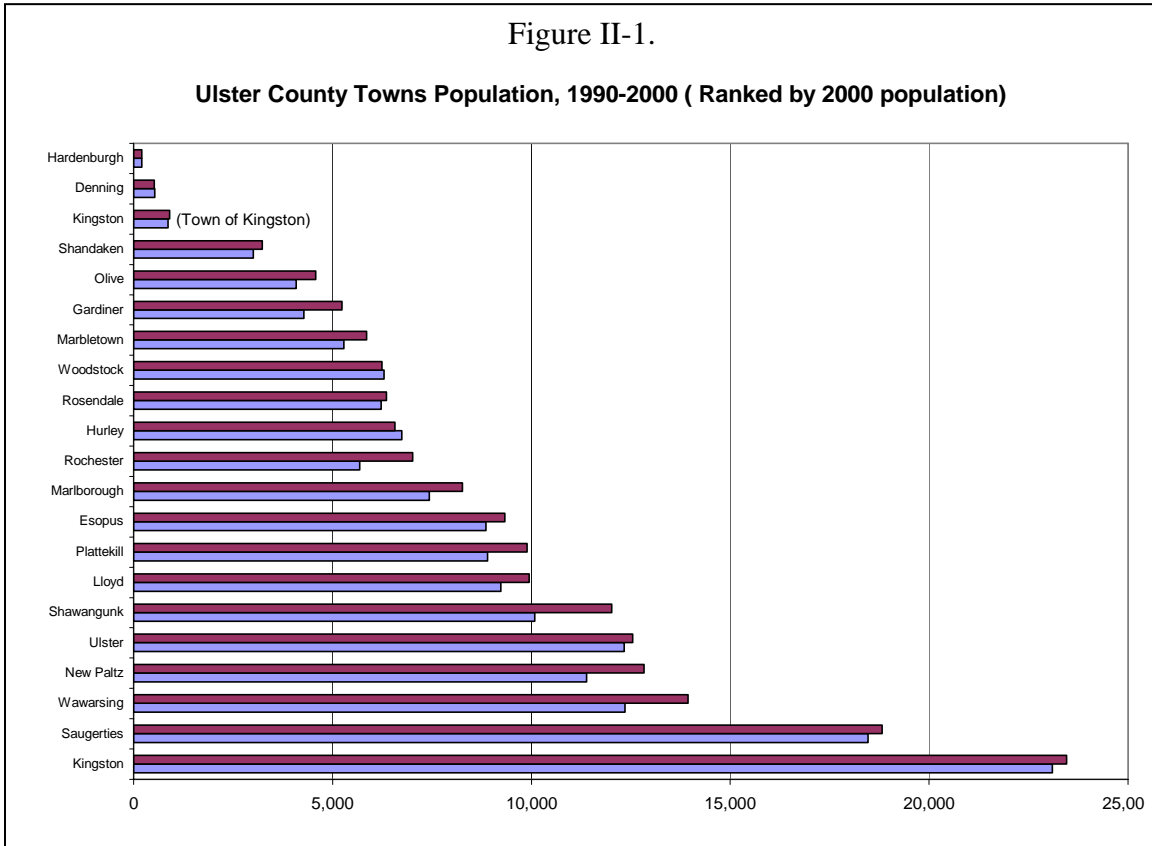
This document records the results of this planning process. It begins with an overview of the important demographic trends in the Town, along with an inventory and assessment of the Town's natural resources and infrastructure. Such a baseline assessment is the starting point for planning. The next step is to understand the community's values and aspirations so that the plan can be shaped to reflect the priorities and concerns of residents and other stakeholders. The plan describes and summarizes the extensive public outreach process to capture and understand the values of community residents and how they related to Wawarsing's assets.

Although critically important, this material is only a preface to the essence of the plan. The plan goals and recommendations are the heart of this document. They establish a clear set of directions for Town policy as it relates to land-use, community character and public facilities. To be successful, any plan must culminate in action. This planning process should culminate in an action agenda that establishes clear priorities for Town policies and activities over the next three to five years.

## II. Demographic Trends

### A. Population Growth

Wawarsing is a relatively large town by Ulster County Standards with a population of 13,936 in 2000. This population is up from the 1990 figure of 12,348. As Figure II-1 illustrates, in 2000 Wawarsing was the third most populous township in Ulster County.



Wawarsing’s largest hamlet is Napanoch, with a population of 1,168 in 2000. The hamlet of Kerhonkson had 920 residents in 2000. An additional 474 people live in Cragsmoor hamlet, while the remainder of Wawarsing town has 6,197 residents as of 2000.

Over the past decade, the Town of Wawarsing has seen moderate growth relative to the county. Between 1990-2000, Ulster County’s population grew at a rate of 7.5%. Growth during the same period was at about 12% in Wawarsing. Wawarsing is the second fastest growing town out of the 21 towns that make up Ulster County. Wawarsing ranks tenth in the county in terms of number of residents added from 1990-2000. (See figures II-2 and II-3.) Note however that most of this growth came from increases in the inmate population of the correctional facilities in Town. If inmates are excluded from Wawarsing’s totals, it shows an increase of 4.7 percent from 1990 to 2000.

Figure II-3.

Ulster County Towns Ranked by Number of Residents Added, 1990-2000

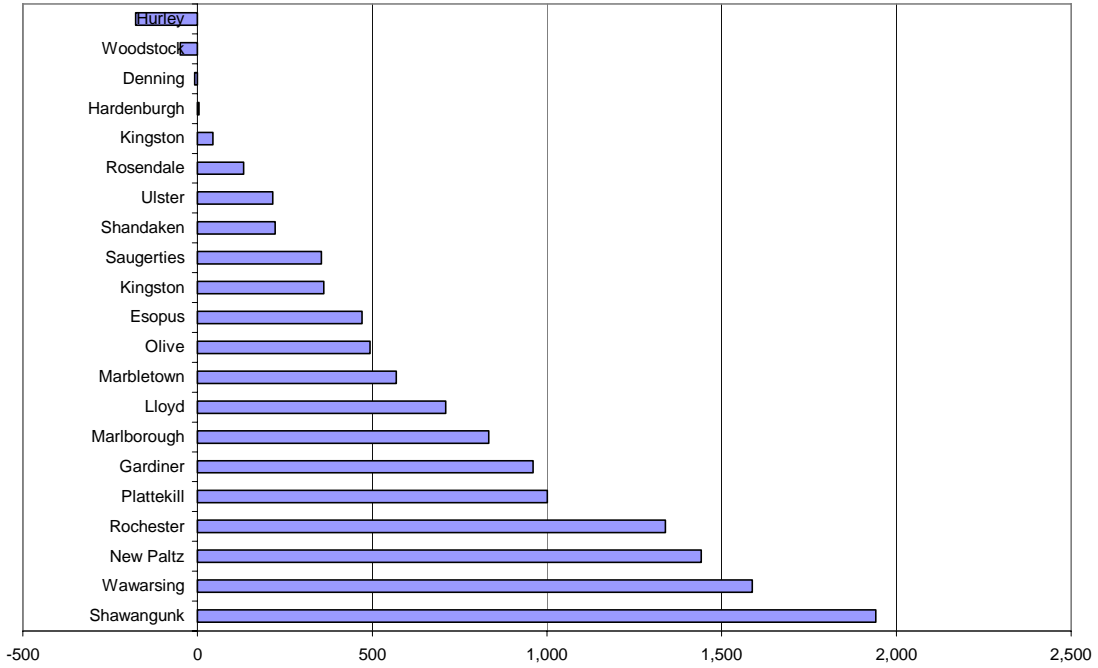
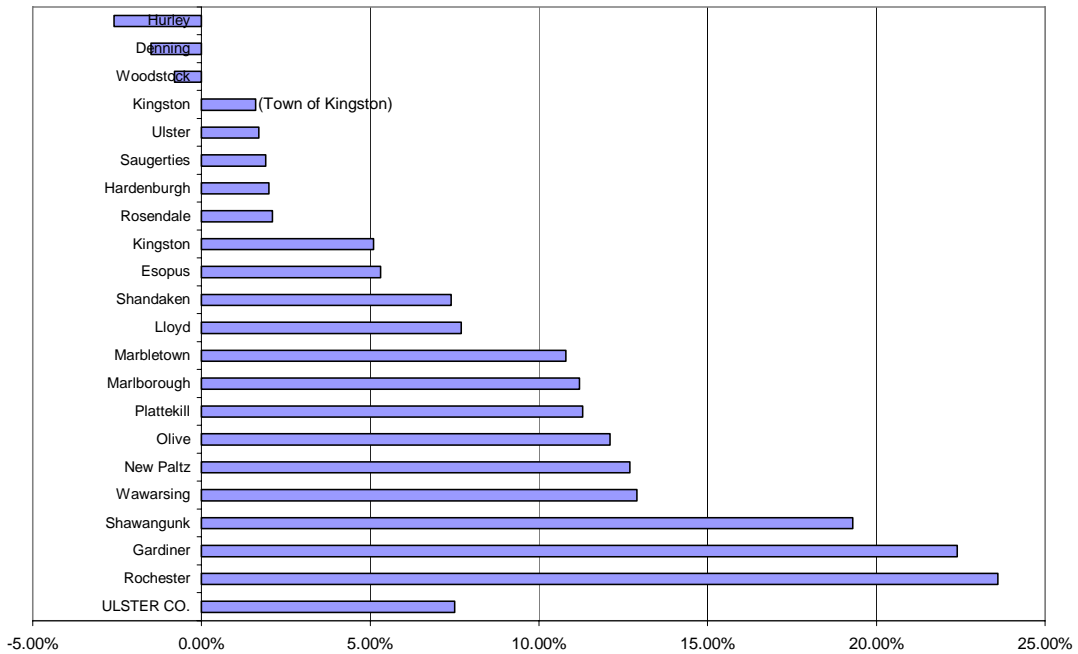


Figure II-2.

Ulster County Towns Ranked by Percent Increase in Population, 1990-2000



Note also that the modest growth recorded for Wawarsing from 1990 to 2000 is virtually entirely in the Town proper. As shown in Table II-1, the Village of Ellenville experienced a minor decline in population from 1990 to 2000. At the same time, the population in group quarters grew by only 54 persons from 1990 to 2000. The number of persons in group homes and other such quarters increased by one. The inmate population housed in the Town (and counted by the Census Bureau as Town residents) grew by 53 persons.

Table II-1.  
Town Population Change Factoring in Changes in Village and Inmate Populations

	1990	2000	Change	Percent Change
Town of Wawarsing (excluding inmates)	10,736	11,241	505	4.7%
Village of Ellenville	4,243	4,130	-113	-2.70%
Town Non-Inmate Population Outside of Village and	6,493	7,111	618	9.5%

As shown in Table II-1, the area of the Town outside the Village, excluding the inmate population grew by 601 persons or 9.5 percent from 1990 to 2000. This is a growth rate that is slightly faster than Ulster County as a whole (which grew at a 7 percent rate). On the other hand, recent estimates indicate that population growth has slowed since 2000 (see pages 14-17). Forecasts from the Ulster County Metropolitan Transportation Planning Council foresee modest but steady growth through the year 2020 (see Table II-2 on page 17).



Figure II-4.

**% of Housing Stock Constructed by Decade**

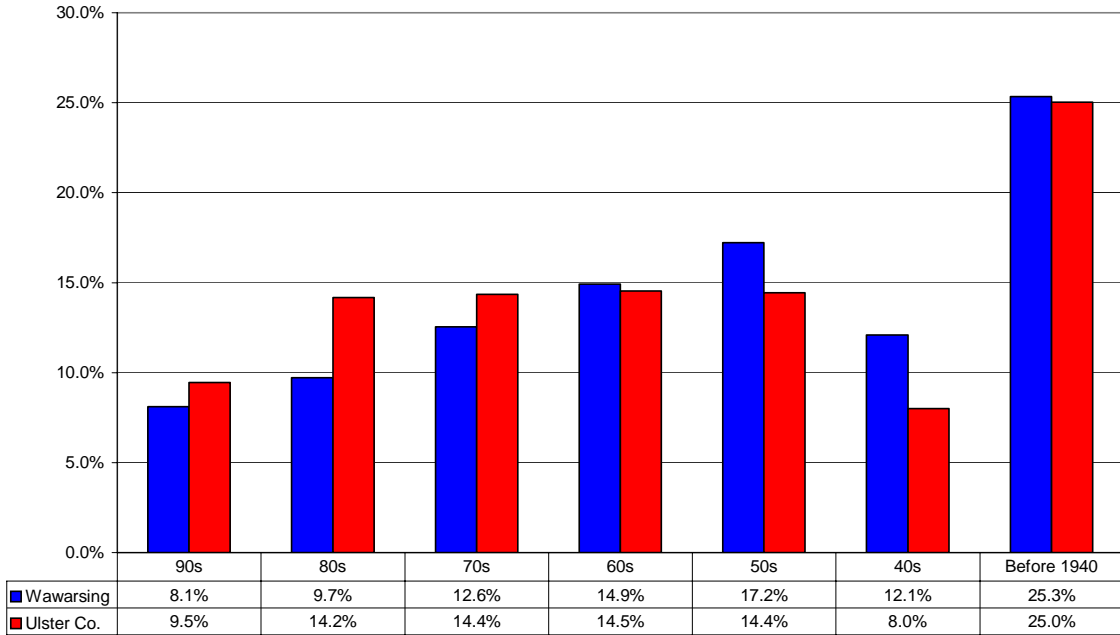
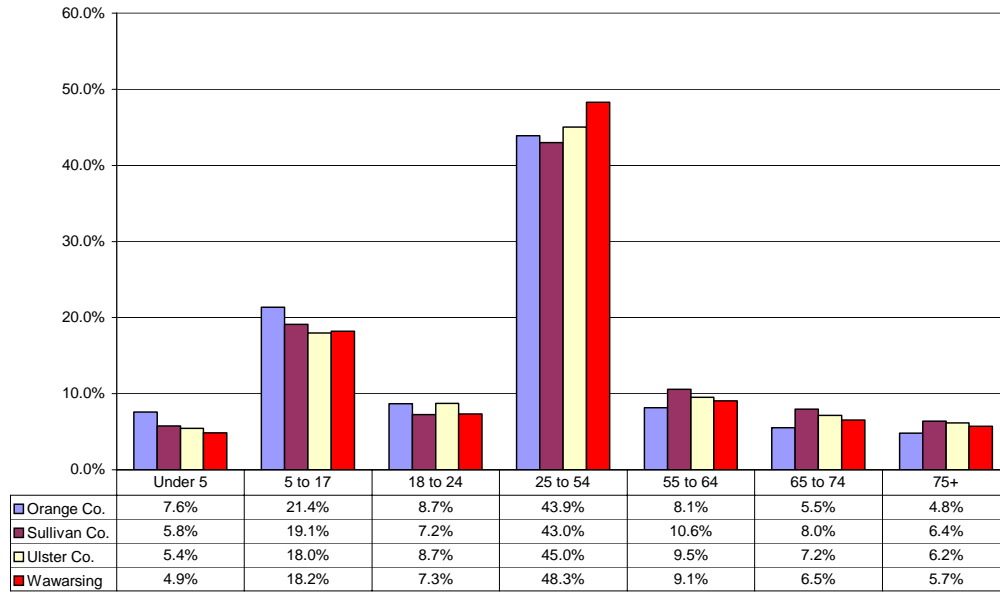


Figure II-5.

**Age of Population, 2000**

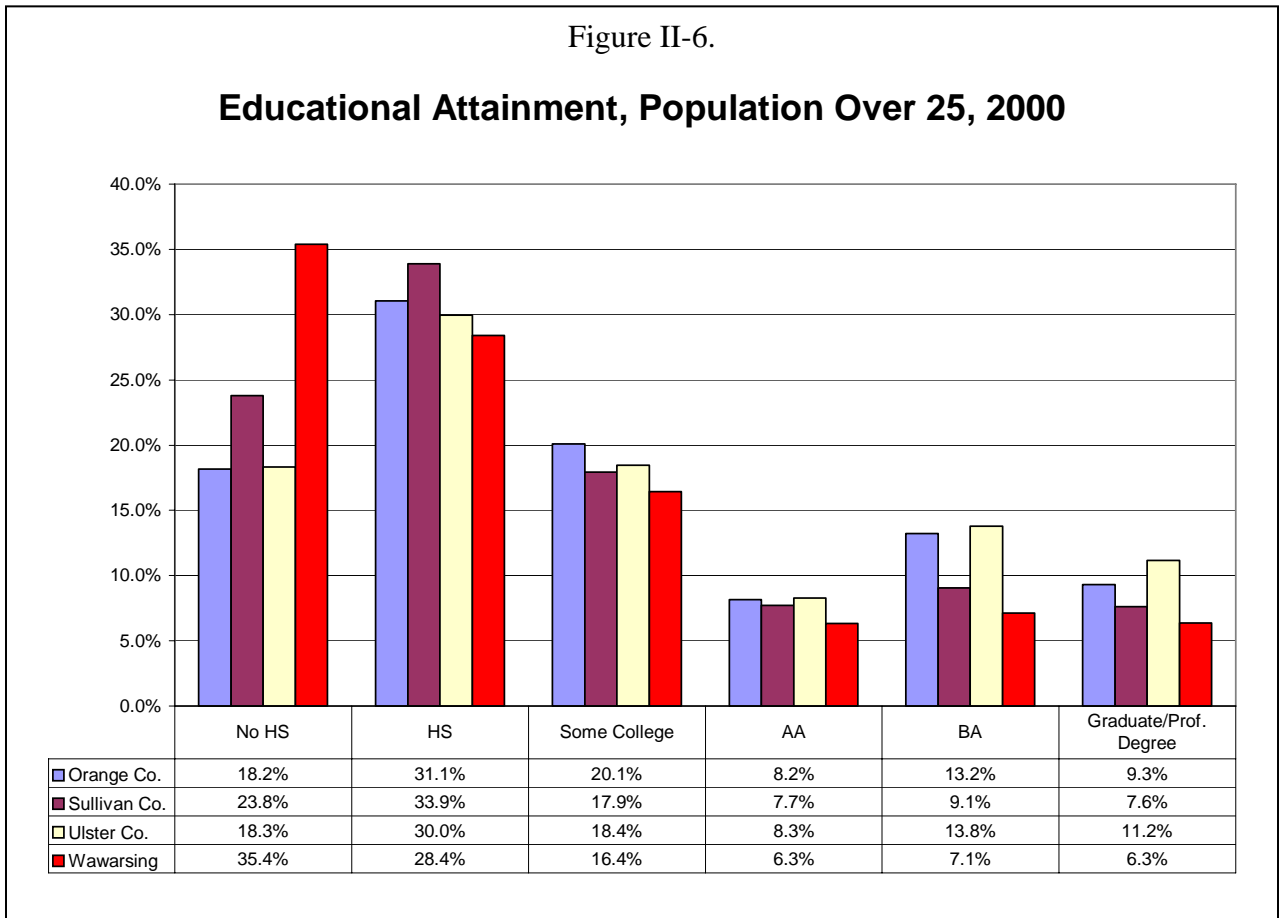


Wawarsing’s slow-to-moderate growth is exemplified by the age of housing stock in town. The majority of the housing stock was constructed in the 1960s or earlier, with a large percentage (26%) of the units being built before 1940. More than half of the housing stock is older than 40 years. (See Figure II-4.)

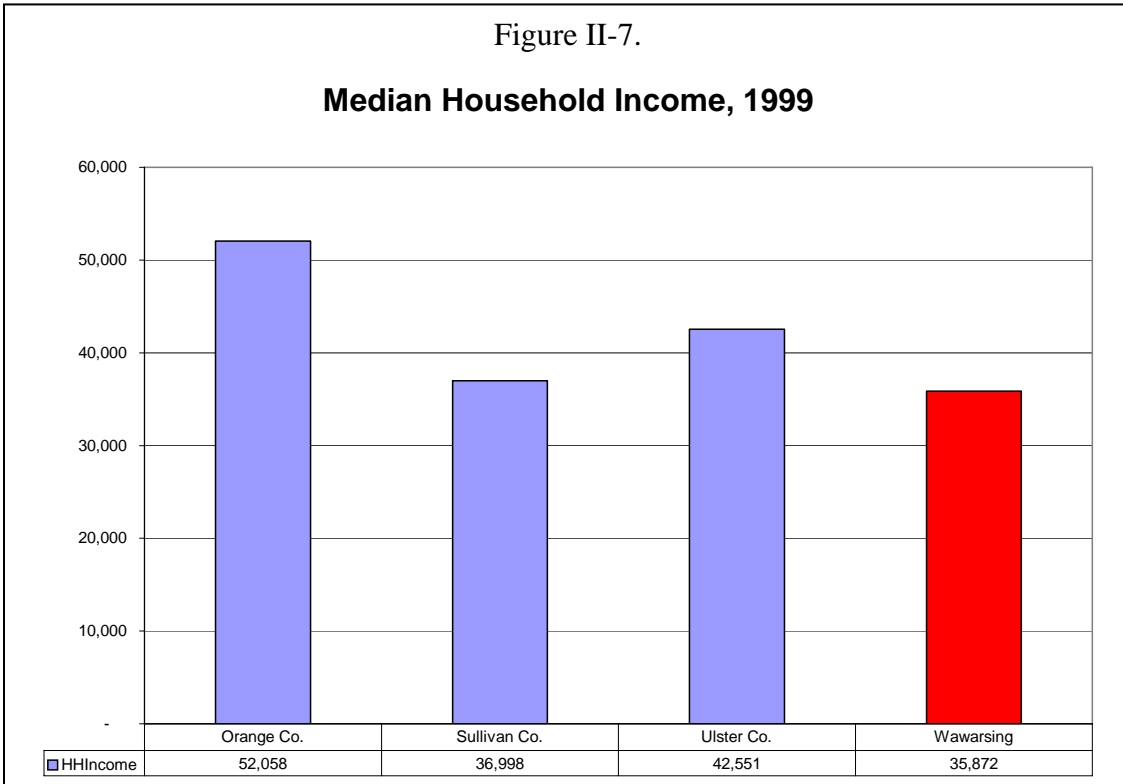
Again reflecting relatively slow growth, Wawarsing’s population is relatively older, with the “baby boomer” generation comprising the bulk of the town’s population. Note that compared to the surrounding three counties, Wawarsing’s population is concentrated in the 25 to 54 age cohort. While some of this is no doubt attributable to the relatively sizeable prison population in the Town (1,648 or 12.8 percent of the 2000 population), the data still suggest that Wawarsing’s population is concentrated in the “working age” cohorts to a slightly greater extent than the surrounding counties. (See Figure II-5.)

**B. Education**

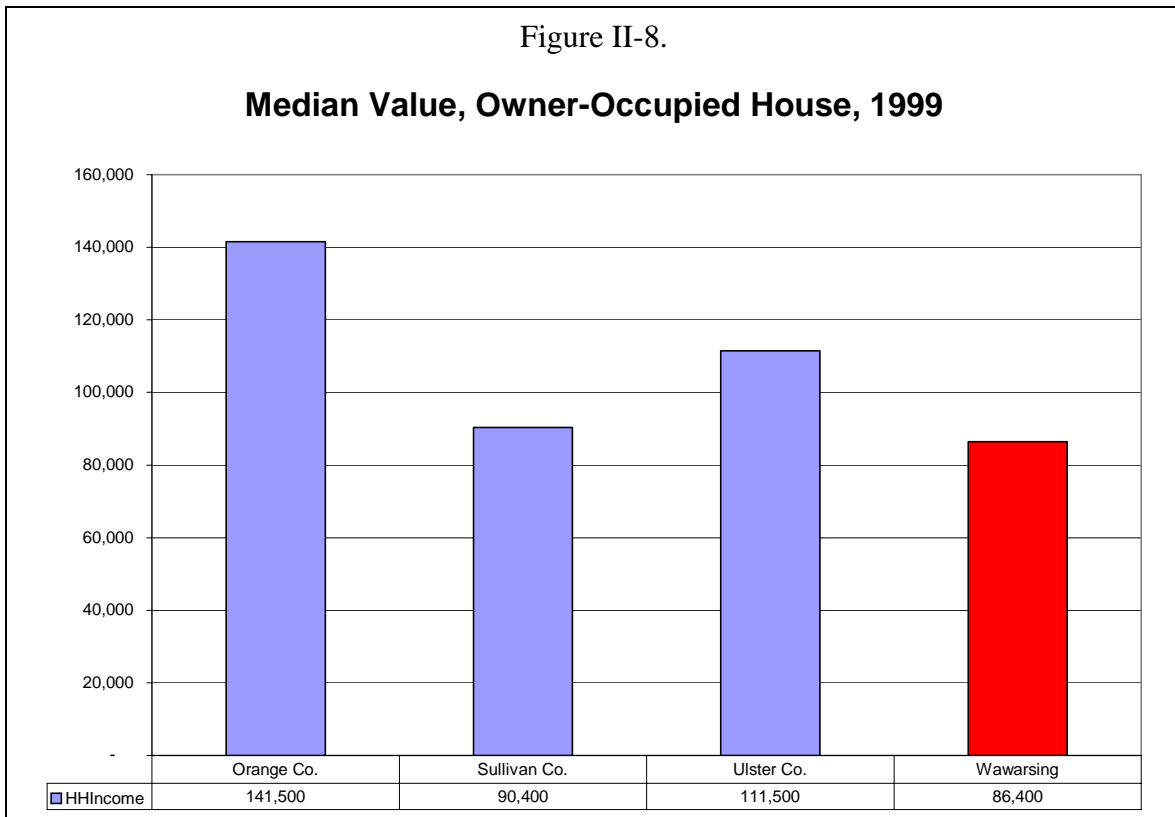
As shown in Figure II-6, Wawarsing’s educational attainment lags behind that of surrounding areas. The number of residents with less than a high school education remains much higher than Orange, Sullivan or Ulster County. Conversely, the Town trails the surrounding area in the portion of the population with some college, associate’s degrees, bachelor’s degrees or graduate and/or professional degrees.



**C. Household Income & Housing Values**



As shown in Figure II-7, Wawarsing’s median household income in 1999 was \$35,872. While the Town did register increase between 1989 and 1999, its income is still below that of Ulster



County's \$42, 551, slightly behind Sullivan County's median of \$36,998, and far below Orange County's median household income of \$52,058.

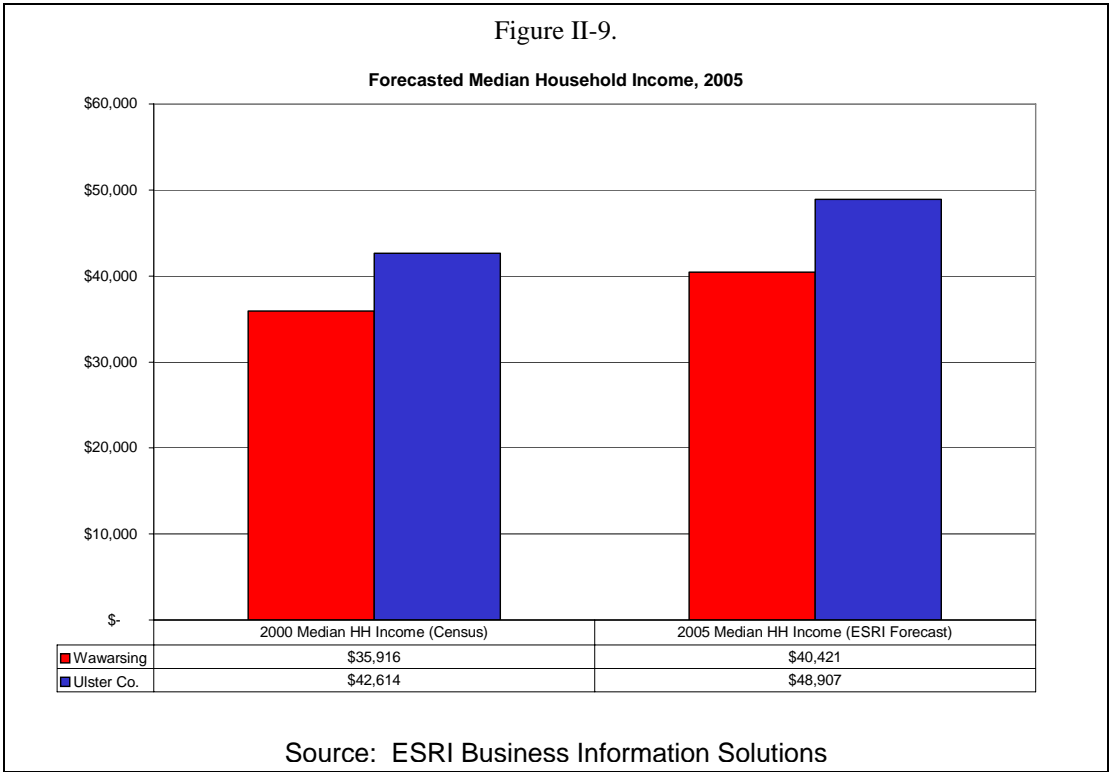
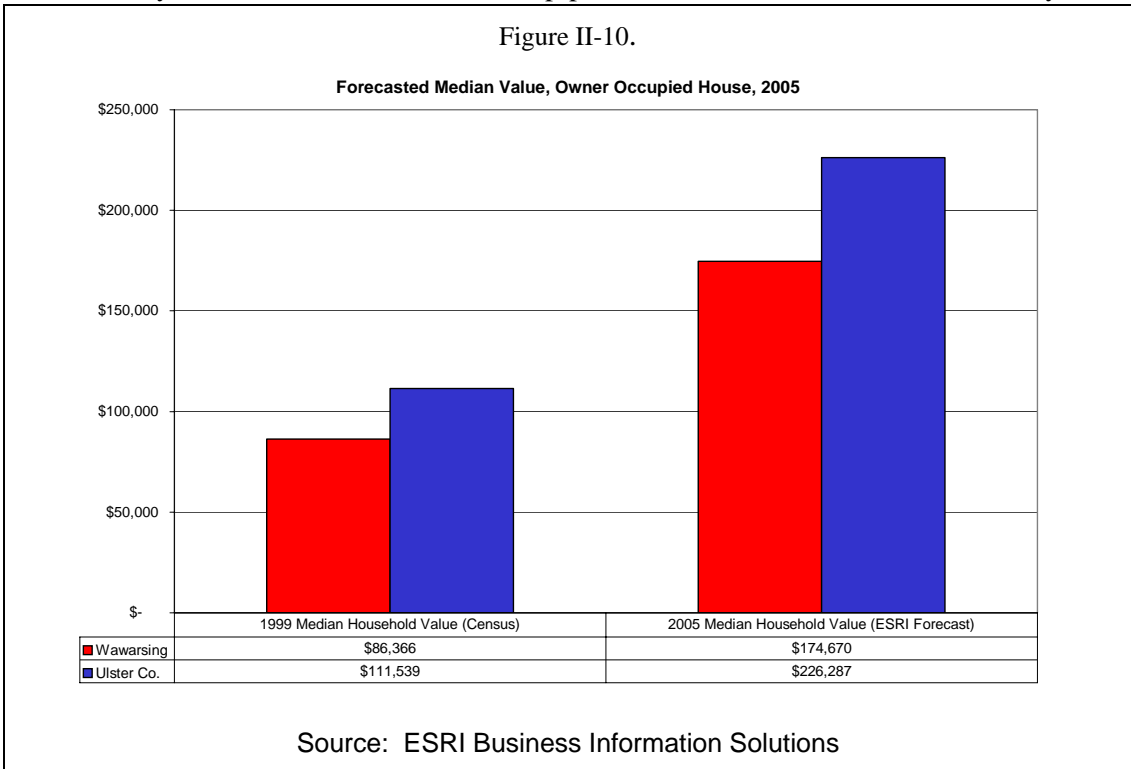


Figure II-19 shows that Wawarsing's median household income was projected to remain below Ulster County for 2005, but more or less keep pace with the overall increases in county median



household income, remaining somewhere between 82 percent and 84 percent of the County median household income. (Compare this with the data in Figure II-7.)

Within the hamlets of Wawarsing, there is great disparity with regard to median household income. Cragsmoor has the highest median income at \$64,500. Wawarsing town follows with \$40,664. Napanoch and Kerhonkson have significantly lower median household incomes at \$35,221 and \$29,875, respectively.

According to the 2000 Census, housing prices closely reflected the trends in income, with the median price of owner-occupied housing in Wawarsing falling below the medians for Ulster, Sullivan and Orange counties. (See Figure II-8.)

The forecast for median housing values revealed a similar trend. Median values in the Town were forecasted to increase, but still remain about 77 percent of the median value for Ulster County as a whole. (Compare this with the data in Figure II-8.)

#### ***D. Housing Affordability in Wawarsing***

During the housing market boom of the late 1990's increases in prices for housing often outstripped the growth in local incomes as demand was driven by residents in the New York metropolitan area seeking a year round house for commuting (see Figure II-9 for the growth in residents commuting 30 or more minutes to work) or a second home. The end result was that many area residents had difficulty finding housing they could afford on a local income.

Recent statistics indicate that this holds true for Wawarsing residents. A general rule of thumb for affordability states that annual housing costs (e.g., mortgage and taxes for owner-occupants) should be no more than 30 percent of that household's annual income. The table below provides an analysis for the housing situation in Wawarsing in 2005.

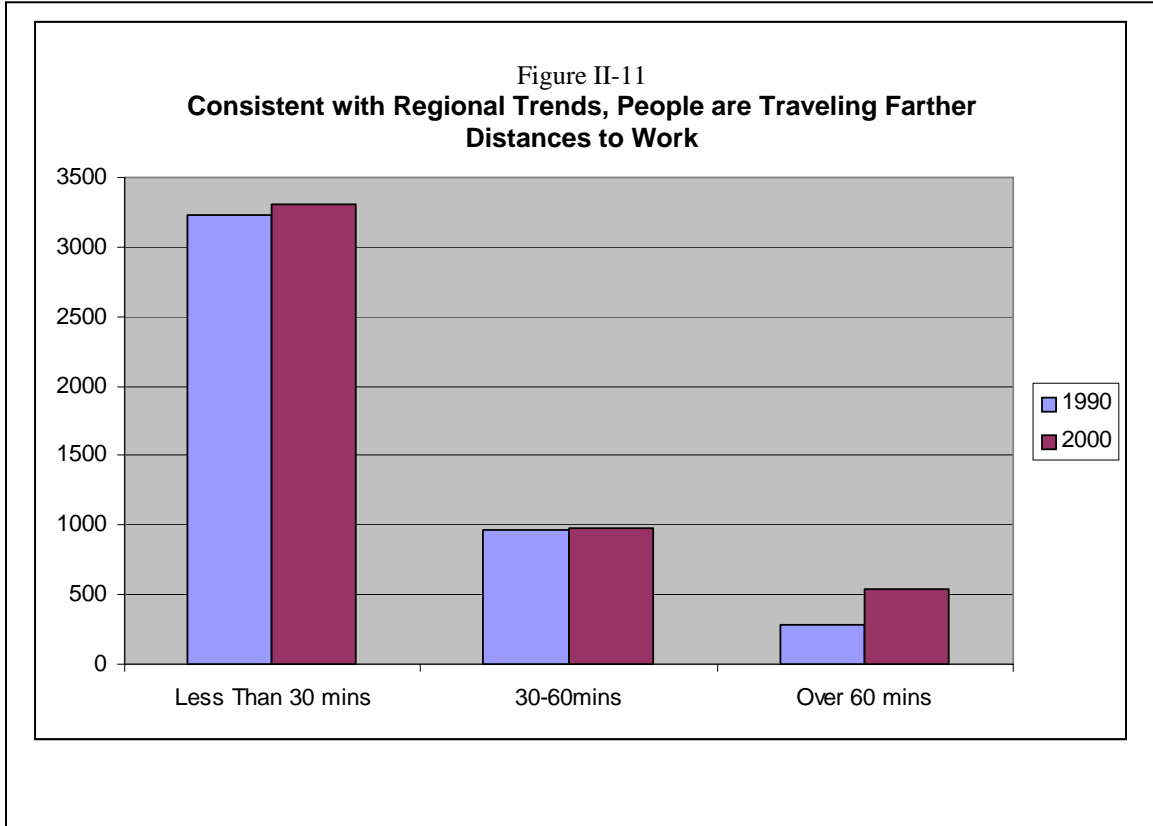
The analysis shows that the mortgage and taxes for both the forecasted 2005 median value for all houses in the Town (\$174,670) and the median value for all single family houses sold in the Town in 2005 (\$156,000) slightly exceeded 30% of the forecasted median household income for 2005. (See Table II-2.) This suggests that, while it may not be as pressing as elsewhere in the Ulster County, affordability is beginning to emerge as an issue for Wawarsing residents.

For example, assuming that a house worth \$174,760 was financed with a 30 year mortgage at 7 percent interest with a 20 percent down payment, the annual mortgage payments would be \$11,156. Using tax rates from the New York State Office of the Comptroller, annual taxes for such a property would range from a low of \$2,991 for a house in the Rondout Valley School District to a high of \$3,653 for the same house if it were located in the Fallsburgh District. Thus, the annual costs of the average single-family house sold in Wawarsing ranged from \$14,247 to \$14,409. This is between 35 percent and 37 percent of the Town's median household income. In both cases, this exceeds the 30 percent rule of thumb for burdensome housing costs. Consequently, this plan seeks to address issues of housing affordability before they become even more burdensome on Town residents.

Table II-2. Analysis of Housing Affordability, Town of Wawarsing, 2005.			
		ESRI Forecasted Median House Value, Town of Wawarsing, 2005	Median Value of All Single-Family Houses Sold in Town of Wawarsing outside Village, 2005
		<b>\$174,670</b>	<b>\$156,000</b>
<b>Tax Costs</b>	Tax Rates (per \$1,000 of Assessed Value using Residential Assessment Ratio of 1.48)		
County	\$160.95	\$416	\$372
Town (inc. Special Districts)	\$269.16	\$696	\$621
School (inc. Libraries)			
Rondout Valley	\$765.47	\$1,979	\$1,767
Fallsburgh	\$1,021.7	\$2,641	\$2,359
Ellenville	\$967.25	\$2,500	\$2,233
Tri-Valley	\$845.36	\$2,185	\$1,952
<b>Mortgage Costs</b>			
Annual Costs of an 80% Mortgage at 7% for 30 years		\$11,156	\$9,964
<b>All Costs (Mortgage &amp; Taxes) By School District</b>			
Rondout Valley		\$14,247	\$12,724
Fallsburgh		\$14,909	\$13,316
Ellenville		\$14,768	\$13,190
Tri-Valley		\$14,453	\$12,908
<b>Percent of 2005 Forecasted Median Household income of \$40,421</b>			
Rondout Valley		35%	31%
Fallsburgh		37%	33%
Ellenville		37%	33%
Tri-Valley		36%	32%
<b>Threshold Income at which housing costs are 30% by School District</b>			
Rondout Valley		\$47,489	\$42,413
Fallsburgh		\$49,697	\$44,385
Ellenville		\$49,228	\$43,966
Tri-Valley		\$48,177	\$43,028
Sources: compiled by Fairweather Consulting using data from ESRI Business Solutions (forecast household income and median value for all houses), the New York State Office of Real Property Services (median value for all single family houses sold, 2005), and the New York State Office of the State Comptroller (tax rates).			

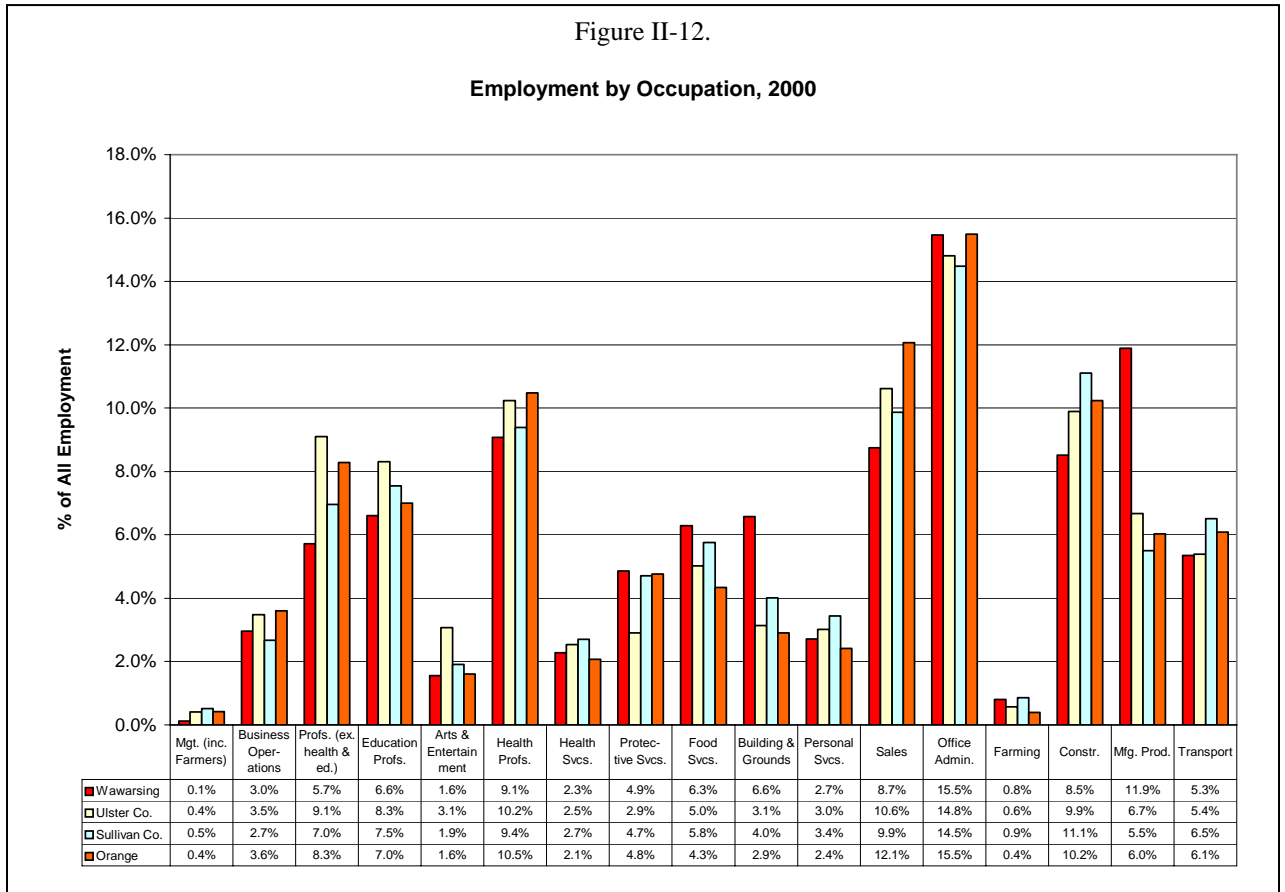
**E. Employment Trends**

Wawarsing is in relatively close proximity to larger urban areas such as Poughkeepsie, Kingston, Newburgh, Albany, and New York City. In 2000, 66% of employed residents in Wawarsing traveled less than 30 minutes to work. Nearly 20% traveled 30-60 minutes and 11% traveled more than one hour. In 1990, only 5.7% of workers traveled over an hour. This suggests that residents think Wawarsing is an attractive place to live and more of them are willing to travel more than an hour to work in order to live there. (See Figure II-11.)



As shown in Figure II-12, Wawarsing’s workforce maintains a relatively high concentration in manufacturing occupations. Clearly, the recent closing of Imperial Schrade will dampen this trend, but the Town still has a fairly significant cadre of local manufacturers.

At the same time, Wawarsing’s residents have higher than average concentrations in occupations

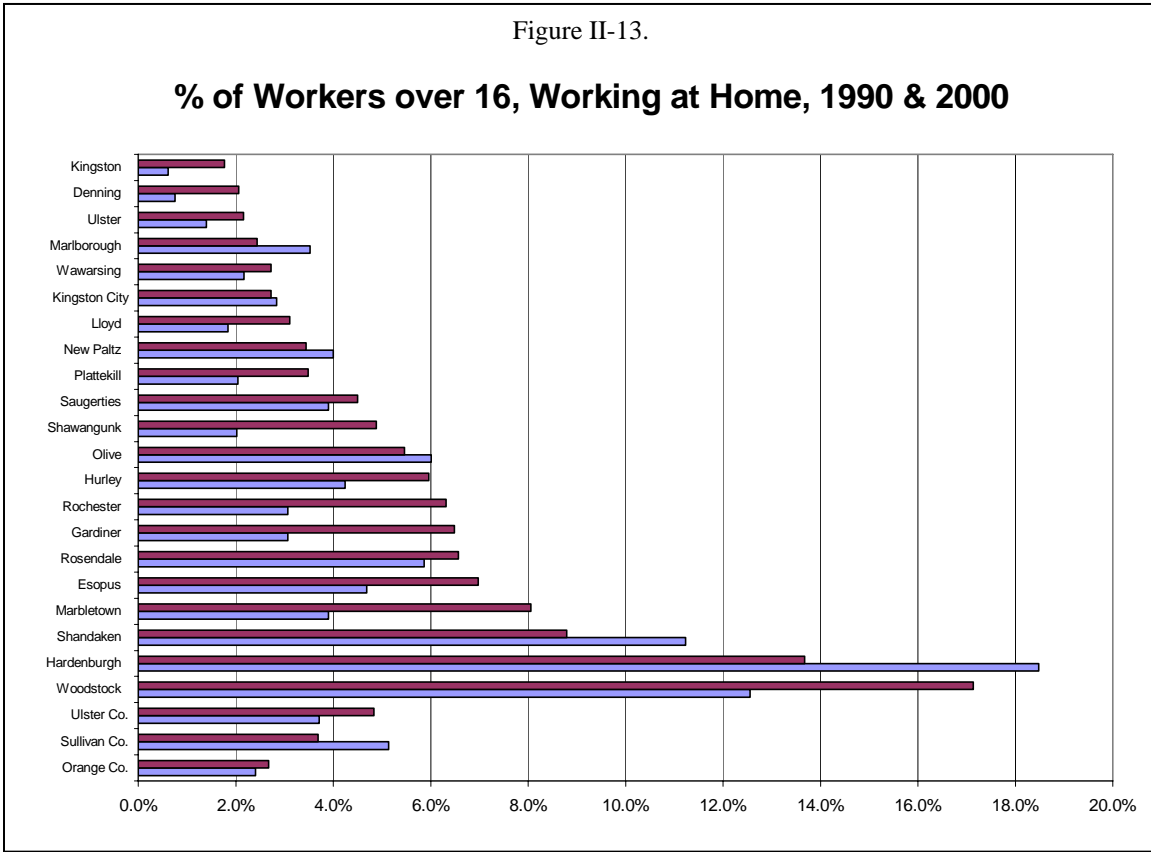


related to food service (reflecting industries such as DUSO supply and Freskeeto) as well as office administration and buildings and grounds (no doubt related to the presence of the Nevele, the hospital and the correctional facilities).

Sixteen of Ulster County’s townships have experienced an increase (from 1990-2000) in the percentage of people working at home. Wawarsing was no exception to this trend. However, the proportion of those working at home (2.7 percent) was well below the average for Ulster Sullivan and Orange counties. (See Figure II-13.)



Figure II-13.



***F. Housing and Neighborhoods***

Three Census Designated Places (CDPs), Kerhonkson, Napanoch and Cragmoor are located entirely within the Township of Wawarsing. All other census information in the township applies to those areas not within these 3 CDPs (the Town Balance).

Within the township, there is some variation in population and housing among the different CDPs. The Napanoch CDP experienced the greatest growth between 1990 and 2000, with a 9.3% jump. Kerhonkson followed with a 6.6% increase. The remainder of the Town of Wawarsing saw the smallest growth with an increase of 0.4%. No information was collected on Cragmoor in 1990, therefore it is not possible to show the growth.

***Population Changes***

87% of the town’s population resides in households; only 13% of residents live in group quarters. The town comprises 4,382 households with an average household size of 2.57 persons per household, just above the county mean of 2.44 persons per household.

Other housing trends reflected in the following graphs include a slight decline in average household size from 1990-2000 (see Figure II-16), consistent with national trends.

Figure II-14.

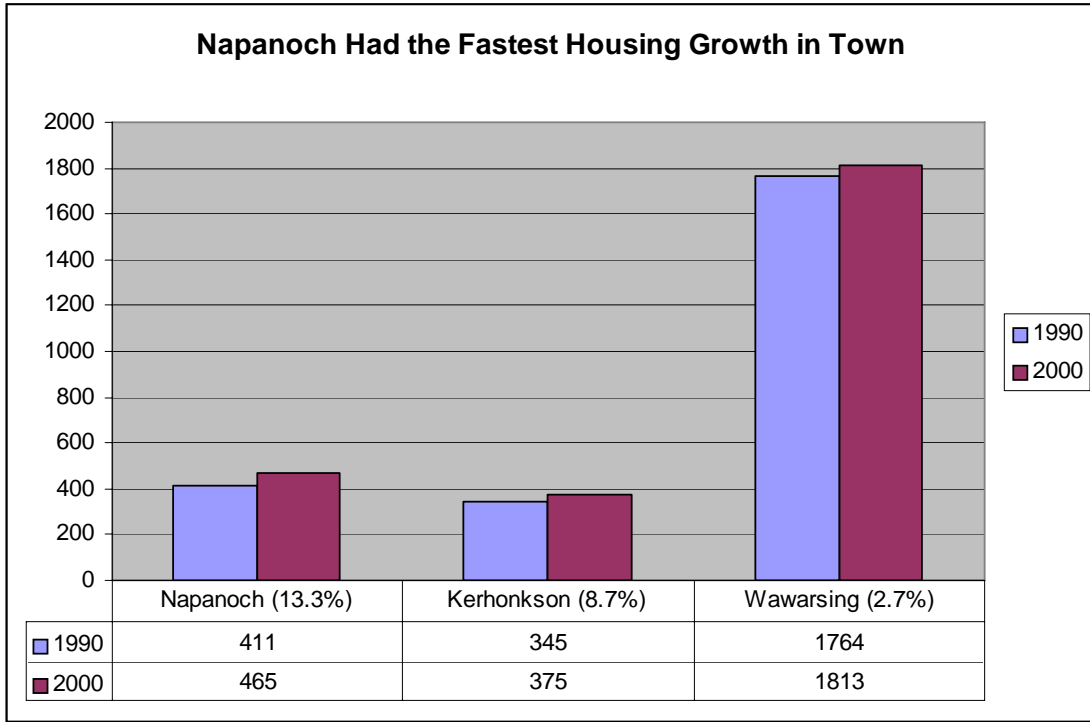
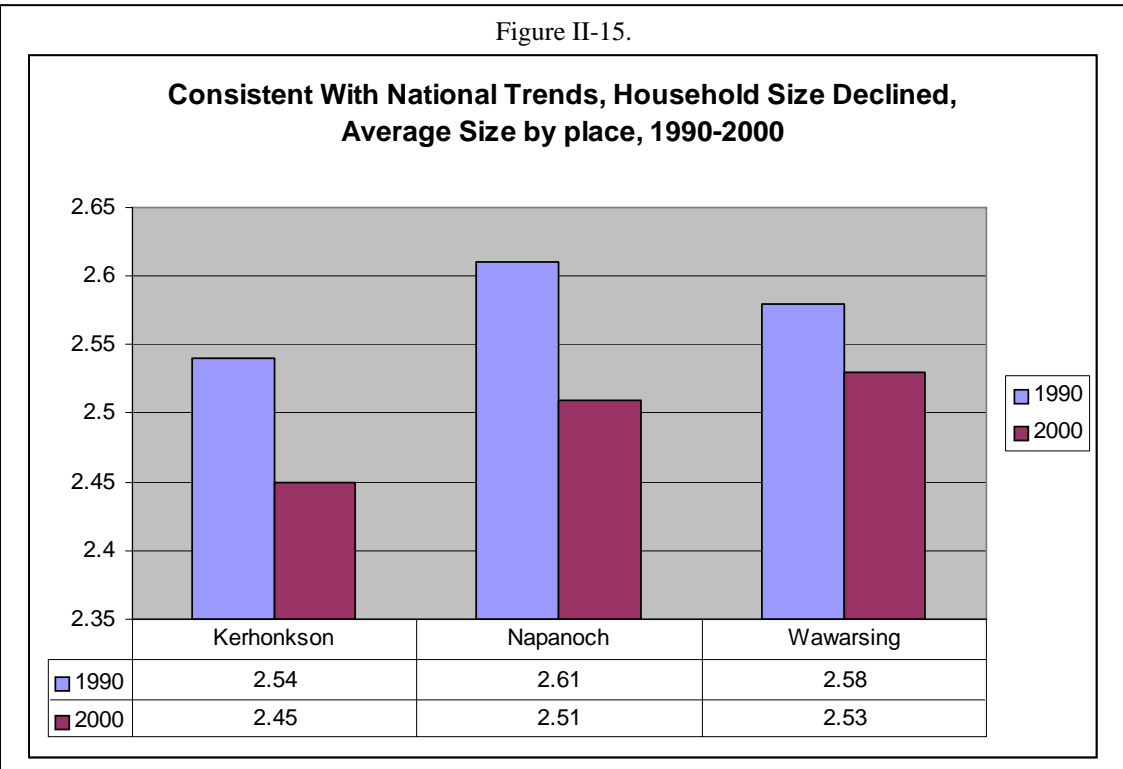
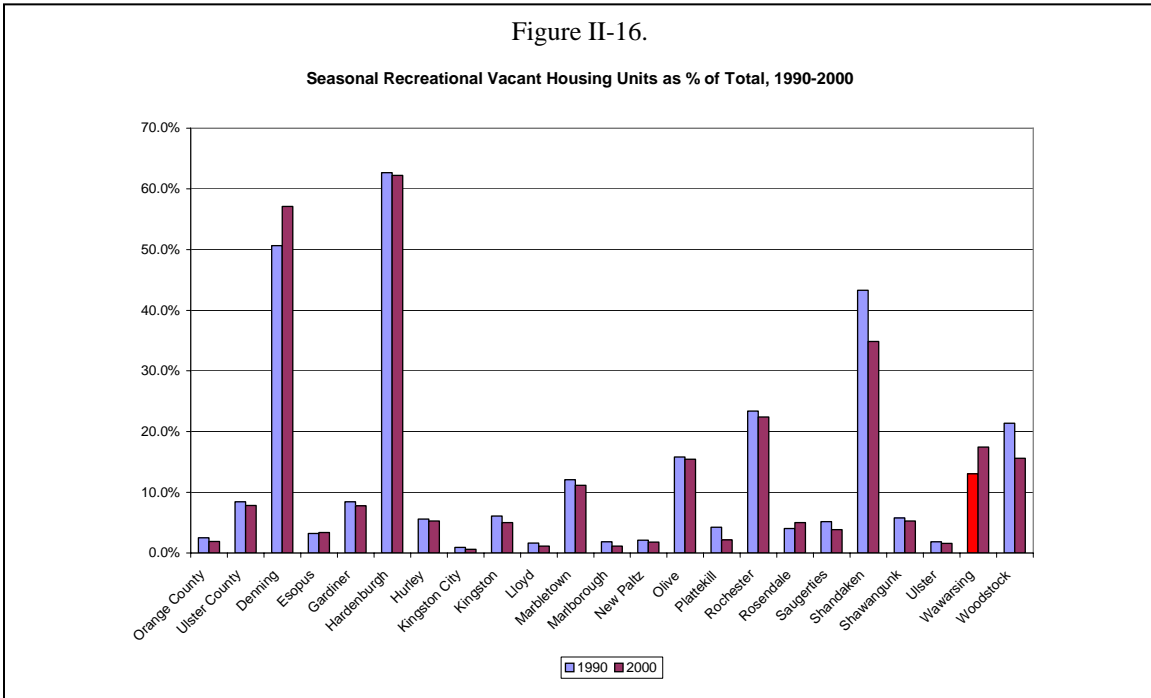


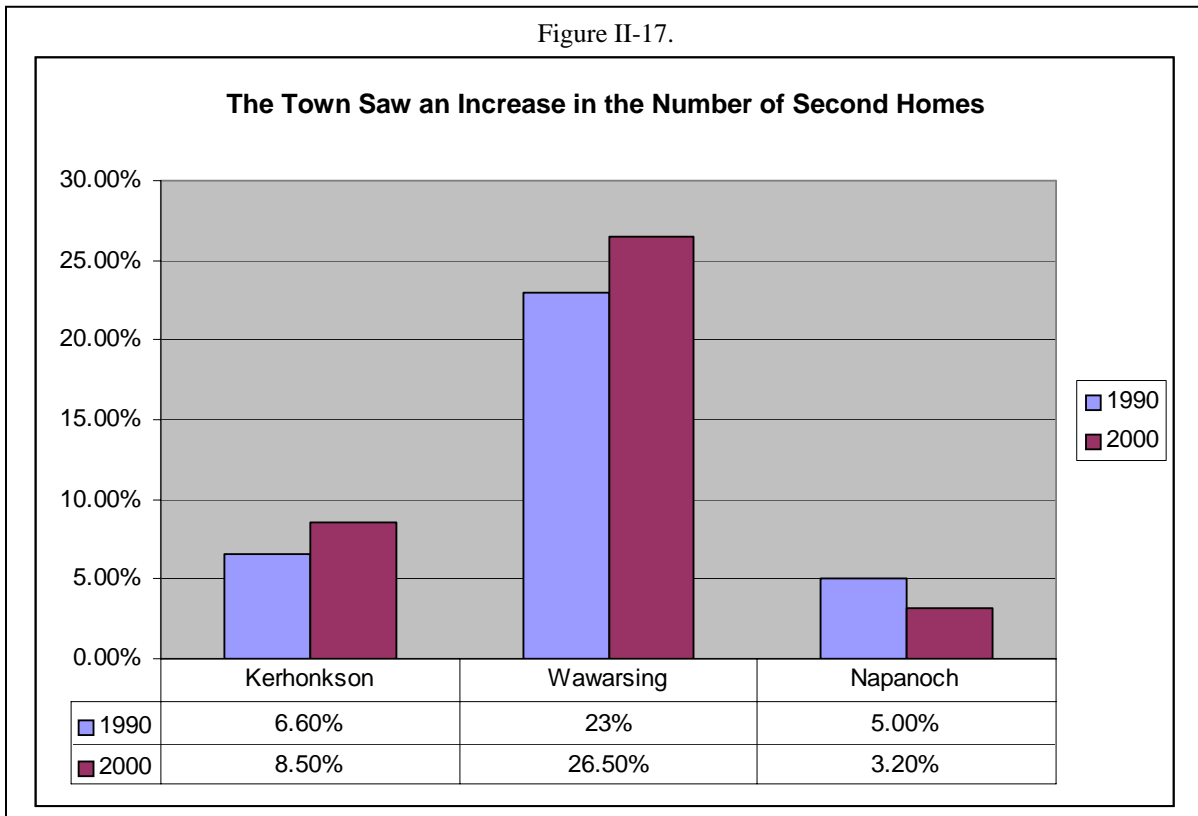
Figure II-15.





Vacant units in the Ulster County Region are classified as seasonal, recreational, or occasional use structures. These units, then, are not abandoned and are generally not for sale or rent.

As shown in Figure II-16, for all of Ulster County in 2000, the ratio of vacant housing units to total housing units stood at roughly 9 percent. The vacancy rate in Wawarsing was over 15% in 2000, marked by a substantial increase since 1990. This reflects the relative affordability of high-

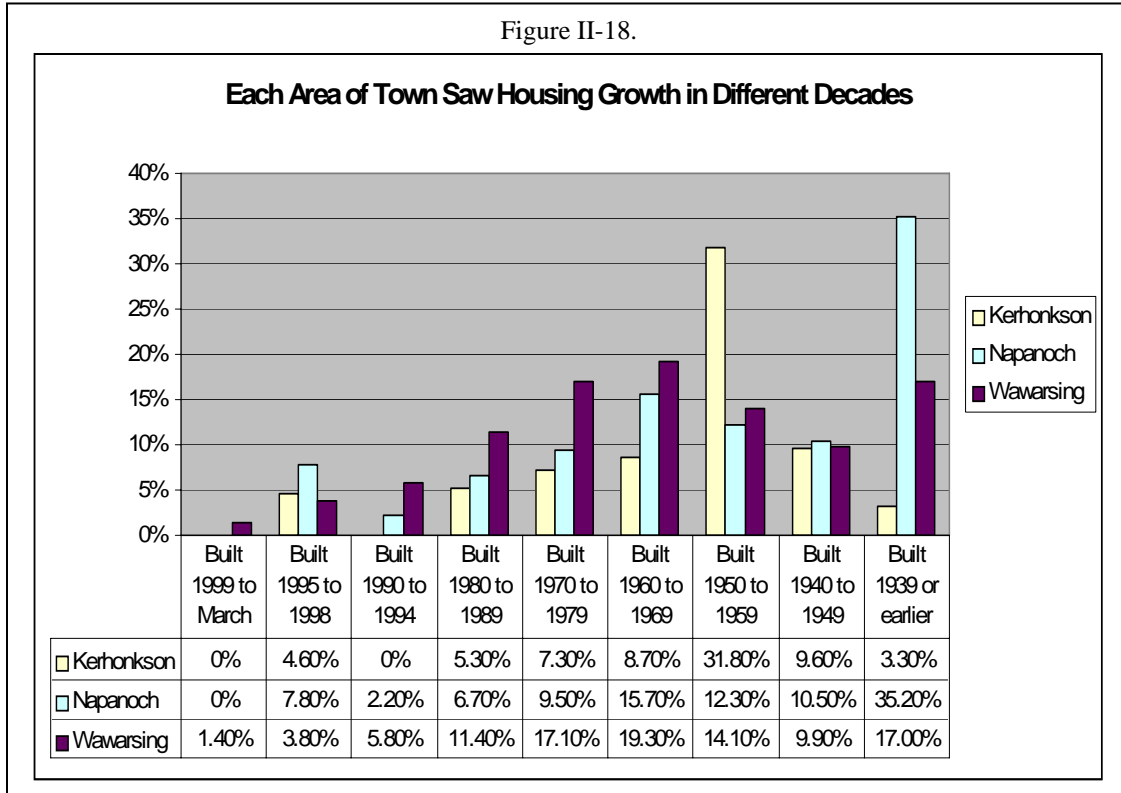


quality housing in the Town. As shown in Figure II-17, Kerhonkson saw its proportion of second homes rise from 6.6 percent to 8.5 percent. On the other hand, Napanoch saw a decrease in seasonal vacant units from 5 percent to 3.2 percent.

Figure II-18 illustrates the age of housing in the different areas within the township. Each of these areas has experienced significant housing growth at different times. Napanoch’s largest building boom occurred pre-1939. The balance of the Town of Wawarsing’s occurred in the 1960s, while Kerhonkson’s building boom was in the 1950s.

Nearly 45% of housing Units in Kerhonkson were built before 1960, 58% in Napanoch, and 41% in the rest of Wawarsing. In Comparison, 40% of units in Ulster County were built before 1960. The oldest buildings in town are in Napanoch. It is interesting to note that little growth took place there after 1999.

Figure II-18.



Recent Trends in Housing Construction

As shown in Table II-3, an analysis of single-family building permits confirms the estimates of relatively slow growth experienced by Wawarsing in the early years of the current decade. In 2003, the Town issued 23 building permits, tied for 12<sup>th</sup> among the twenty towns and one city included in the Ulster County Planning Board data, and far below the pace of such towns as Saugerties, Marlborough, New Paltz, and Rochester. As Figure II-19 indicates, when adjusted for land area, Wawarsing drops to 16<sup>th</sup> among the 21 municipalities. However, it is worth noting that the 23 building permits issued in the Town in 2003 is slightly greater than the average of 17.9 permits per year that were issued from 1993 to 2003. So, while growth remains slow, it does appear to have accelerated somewhat.

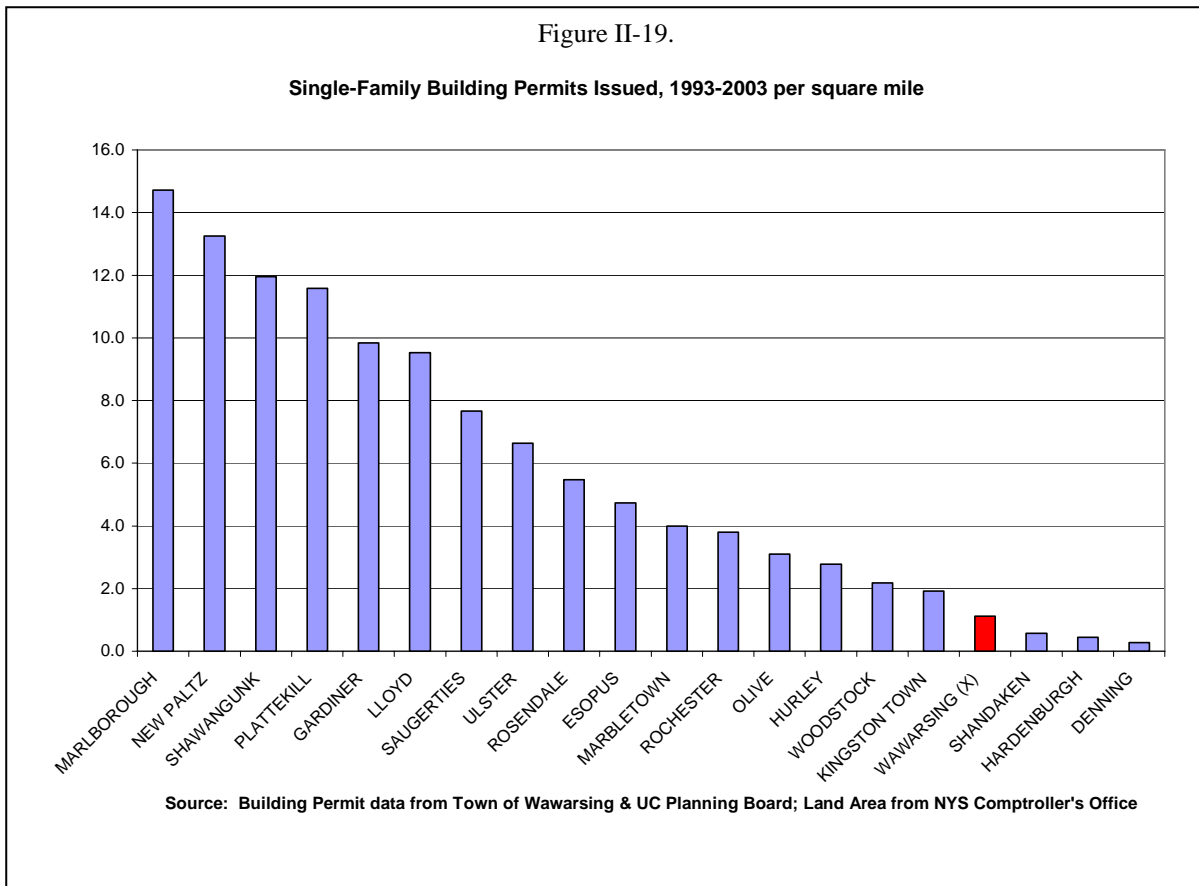


Table II-3.  
Single-Family Building Permits, 1993-2003

MUNICIPALITY	Single-Family Building Permits, 2003	Building Permits, 1993-2003	Average Annual Single Family Building Permits, 1993-2003
DENNING	2	28	2.5
ESOPUS	27	176	16.0
GARDINER	36	437	39.7
HARDENBURGH	4	36	3.3
HURLEY	14	83	7.5
KINGSTON CITY	23	136	12.4
KINGSTON	1	15	1.4
LLOYD	42	302	27.5
MARBLETOWN	36	218	19.8
MARLBOROUGH	71	365	33.2
NEW PALTZ	57	449	40.8
OLIVE	16	182	16.5
PLATTEKILL	48	412	37.5
ROCHESTER	52	336	30.5
ROSENDALE	18	109	9.9
SAUGERTIES	108	494	44.9
SHANDAKEN	10	68	6.2
SHAWANGUNK	60	672	61.1
ULSTER	30	178	16.2
WAWARSING	23	197	17.9
WOODSTOCK	21	147	13.4
All of Ulster County	699	5,040	458.2

Source: Ulster Co. Planning Board and Town of Wawarsing Building Dept.

**G. Updating Demographic Trends with Estimates and Forecasts from the Ulster County Planning Board and the US Census Bureau**

The Decennial Census remains the single most reliable source for demographic information for municipalities in the United States. However, detailed information at the town level is only collected once every ten years. Since this plan is being compiled over six years after the 2000 Census, it is worth verifying that the trends revealed in that census still hold true for Wawarsing.

Since no detailed Census data are available at the Town level, the analysis of Census data has been verified using data estimates and forecasts available from the Ulster County Planning Board.

As shown in Table II-4, The US Census Bureau estimated Wawarsing’s population decreased slightly from the years 2000 to 2005 by 1.7 percent to 13,718. As also shown in Table II-2, Wawarsing’s population growth is forecasted to continue to remain below Ulster County as a whole through the year 2020. Forecasts completed for the Ulster County transportation study show the Town adding 2,100 people under the most optimistic “high” forecast. Consequently, it is reasonable to expect the Town to continue its slow but steady growth.

Table II-4.  
Population Estimates and Projections for Ulster County Municipalities.

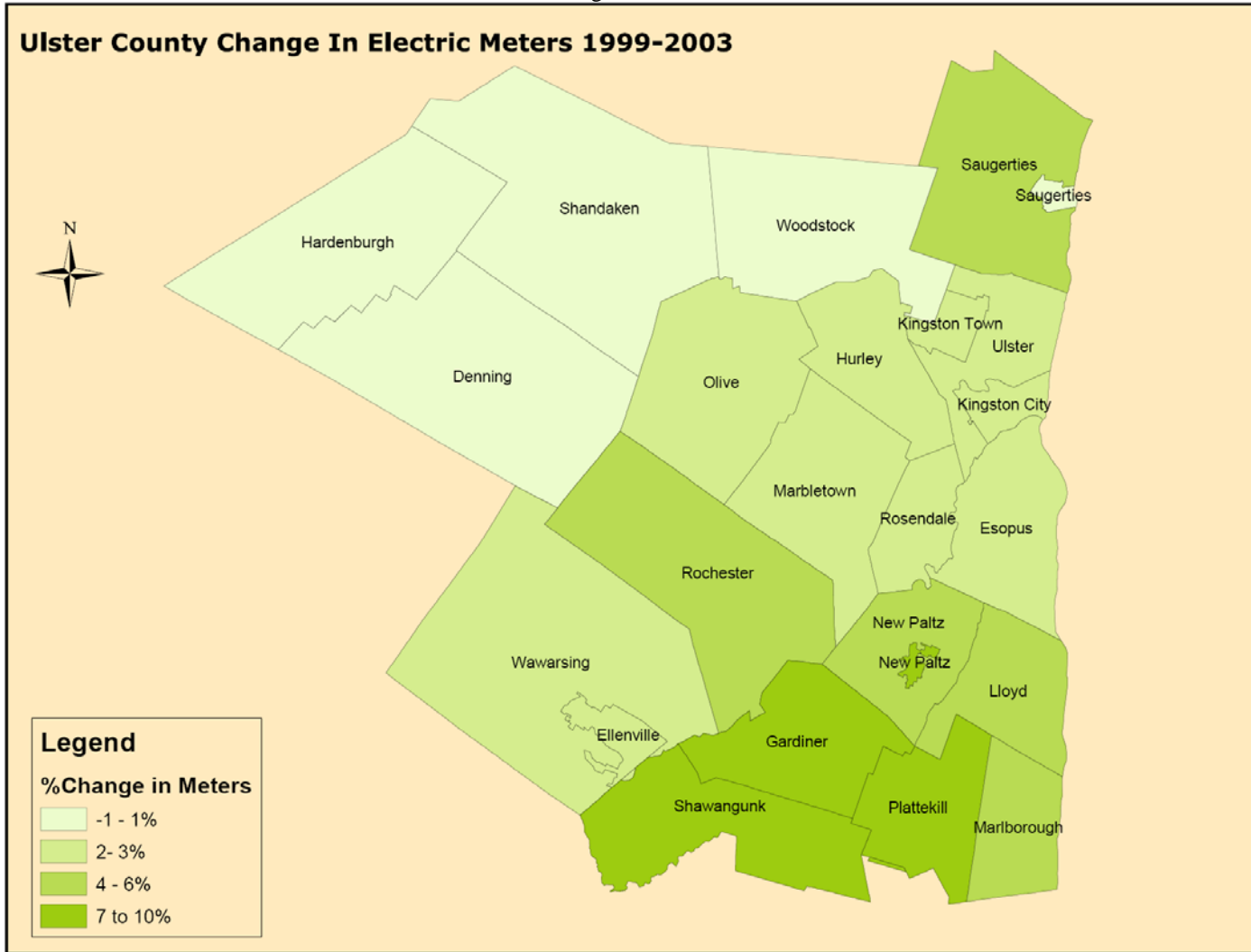
Municipality	Census 2000 Estimate	Census 2005 Estimate	% Change	2020 POPULATION PROJECTIONS					
				Base for Projections	Annual % Change	High	Annual % Change	Priority Growth	Annual % Change
Denning	516	517	0.19%	616	0.9%	716	1.7%	616	0.9%
Esopus	9,334	9,494	1.71%	10,781	0.7%	11,531	1.1%	11,731	1.2%
Gardiner	5,238	5,673	8.30%	7,038	1.5%	8,338	2.4%	7,738	2.0%
Hardenburgh	208	220	5.77%	308	2.0%	358	2.8%	308	2.0%
Hurley	6,564	6,612	0.73%	7,164	0.4%	7,764	0.8%	7,964	1.0%
Kingston City	23,457	23,067	-1.66%	24,156	0.1%	24,656	0.2%	25,706	0.5%
Kingston	912	919	0.77%	1,108	1.0%	1,308	1.8%	1,208	1.4%
Lloyd	9,938	10,499	5.64%	11,741	0.8%	12,841	1.3%	13,241	1.4%
Marbletown	5,854	6,035	3.09%	6,854	0.8%	7,654	1.3%	7,354	1.1%
Marbrough	8,263	8,372	1.32%	10,063	1.0%	10,863	1.4%	10,363	1.1%
New Paltz	12,830	14,008	9.18%	14,630	0.7%	15,930	1.1%	16,430	1.2%
Olive	4,579	4,701	2.66%	5,179	0.6%	5,479	0.9%	5,179	0.6%
Plattekill	9,892	10,810	9.28%	11,892	0.9%	13,092	1.4%	12,292	1.1%
Rochester	7,018	7,306	4.10%	8,618	1.0%	9,418	1.5%	9,018	1.3%
Rosendale	6,352	6,364	0.19%	6,952	0.5%	7,452	0.8%	7,552	0.9%
Saugerties	18,822	19,379	2.96%	21,368	0.4%	22,768	0.7%	23,468	0.8%
Shandaken	3,235	3,160	-2.32%	3,635	0.6%	3,835	0.9%	3,635	0.6%
Shawangunk	12,022	12,707	5.70%	14,222	0.8%	15,322	1.2%	14,622	1.0%
Ulster	12,540	12,881	2.72%	13,244	0.3%	13,844	0.5%	14,544	0.7%
<b>Wawarsing</b>	<b>13,936</b>	<b>13,718</b>	<b>-1.56%</b>	<b>13,689</b>	<b>0.3%</b>	<b>14,589</b>	<b>0.6%</b>	<b>14,989</b>	<b>0.8%</b>
Woodstock	6,239	6,251	0.19%	6,741	0.4%	7,241	0.7%	7,041	0.6%
County	177,749	182,693	2.78%	199,999	0.5%	214,999	0.9%	214,999	0.9%

Source: Ulster County Planning Board Website & Ulster County Transportation Plan. Estimates for 2000 and 2005 from US Census Bureau.

Figure II-20 confirms this trend. It shows the growth in residential electrical hook ups in Towns throughout Ulster County from 2000 to 2003. This can serve as a reasonable proxy for the actual growth in new households in the Town. (An electrical service is added to new single family housing units and is often added as apartments are created from existing units.) These data also show Wawarsing's utility hook-ups growing at a moderate to slow 2 to 3 percent.



Figure II-20.

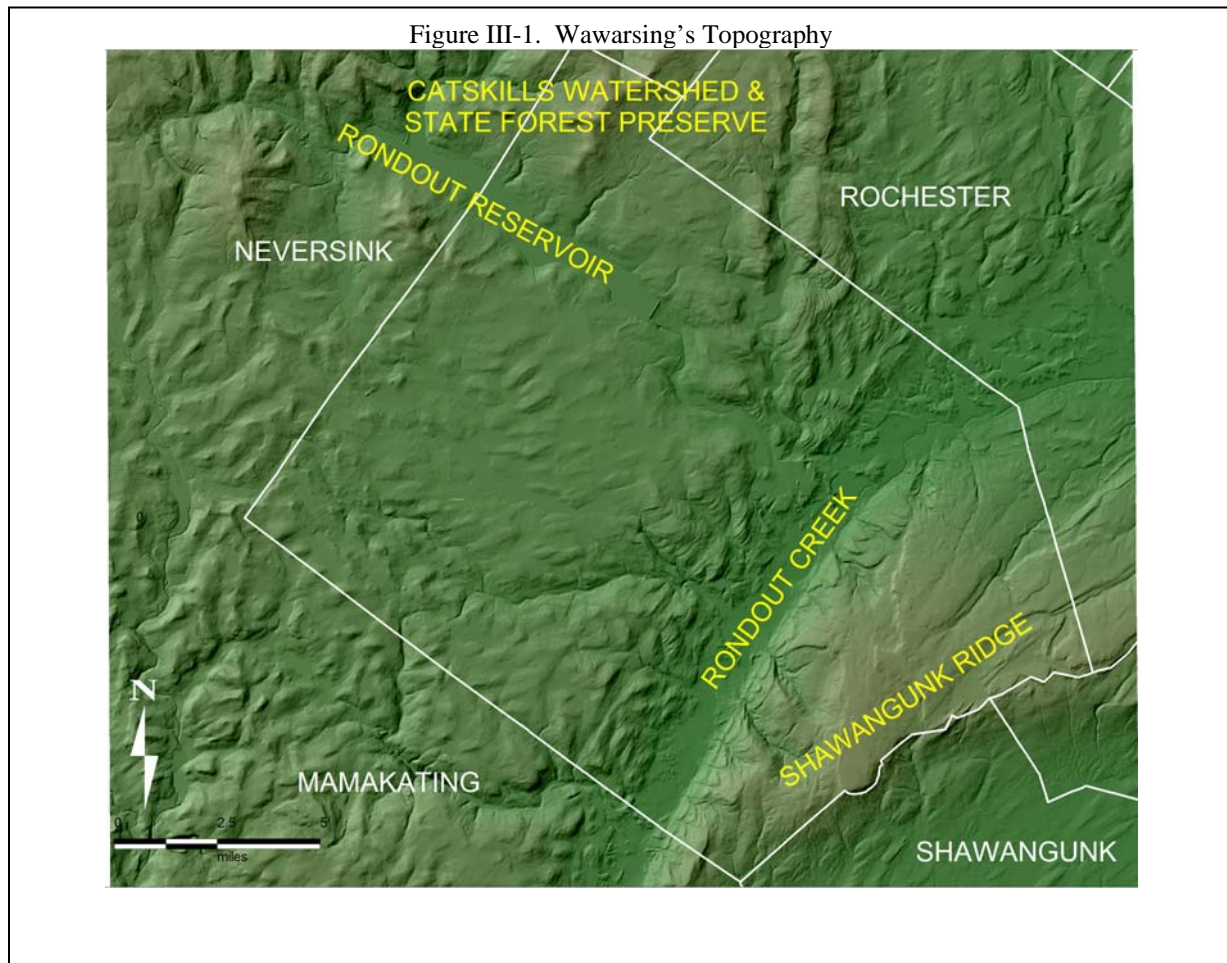


Source: Ulster County Planning Board.

### III. Physical Characteristics and Natural Resources

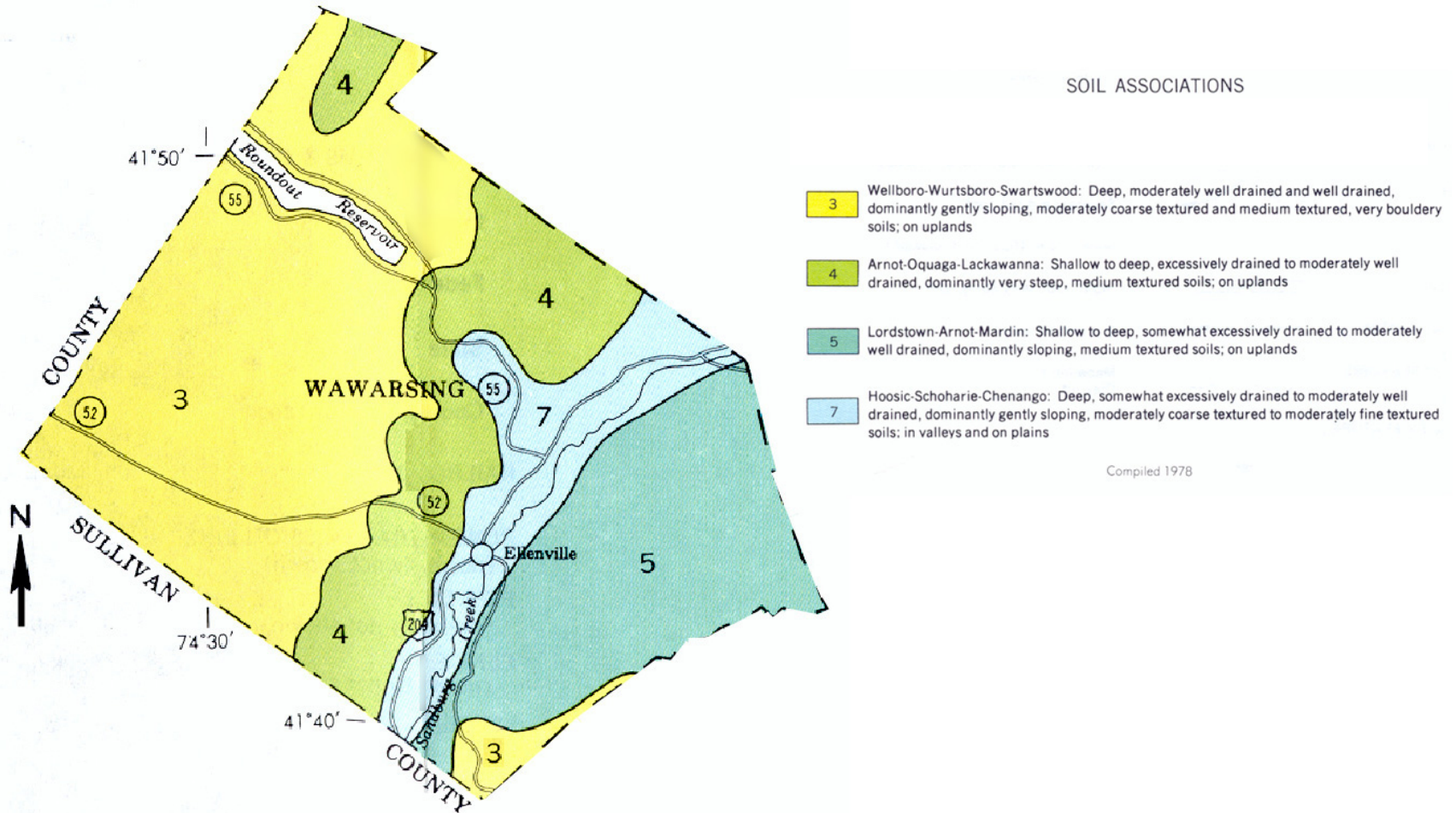
Wawarsing consists of 132.9 square miles wholly encompassing the Village of Ellenville which is approximately 2 square miles in area. The town is bounded on the southeast by the town of Shawangunk. Mamakating in Sullivan County bounds the Town to the south and the Sullivan County Town of Fallsburgh is found to the southeast. Its western border is shared with the Sullivan County Town of Neversink and the Ulster County Town of Denning. Its western border is shared with the Ulster County Town of Rochester.

Wawarsing has a very diverse topography which includes some important and sensitive natural features, including the Shawangunk Ridge, the Catskill Forest Preserve and the New York City West of Hudson Watershed. As shown in Figure III-1, this combination of features has produced a topography featuring steep mountainous areas traversed by the relatively flat Rondout Valley.



NOTE: The maps included in this section are for illustration purposes only. The detailed information available from these maps is best viewed through a Geographic Information System. The Plan Appendices contains a CD-ROM with digital versions of the maps as PDF files. All digital maps and underlying data are available from either the Ulster County Office of Information Services (<http://www.co.ulster.ny.us/ucis/>) or the Ulster County Environmental Management Council (<http://www.co.ulster.ny.us/resources/enviromgmt.html>).

Figure III-2. Overview of Soils in the Town of Wawarsing



Source: US Natural Resources Conservation Service, Ulster County Soil Survey, 1978.

### *Soils & Geology*

As shown in Figure III-2, Wawarsing has relatively flat, well-drained soils of the Wellboro-Wurtsboro-Swartzwood complex in the western portion of the Town which are fairly well suited for development. Heading east from the upland plateau into the Rondout Valley, one encounters predominantly steep slopes associated with the Arnot-Oquaga-Lackawanan soils whose slopes can present serious constraints to development through the creation of erosion and other such conditions. The Valley itself features the sloping, excessively drained to well-drained Lordstown-Arnot-Mardin soils. Further east, the steep slopes and shallow soils of the Shawangunk Ridge are reflected in the Hoosic-Schoharie-Chenango complex which generally have low potential for intensive development.

The Town of Wawarsing rock geology that underly the soils consists of sedimentary rock strata: top surface of unconsolidated glacial mix and beneath, consolidated bedrock, of sandstone, some limestone and shale.

The glacial material is described as:

- **Till**- undifferentiated stones and boulders mixed with sand and clay;
- **Lacustrine (lake)** - lake deposits of fine silt and clay generally deposited in stagnated glacial lakes;
- **Gravel and sand**- differentiated according to size and deposited into lakes along shoreline, and also carried by melted glacial runoff into valleys and channels.

Generally, glacial till formations average 6 to 9 feet thickness to bedrock in Ulster County and sometimes can be dozens of feet thick due to the slope of the underlying bedrock. In many cases, such soils may have poor infiltration or percolation rates. A problem associated with these characteristics is that septic –leach- fields must be extensive to permit the dispersal of fluid from the septic tanks- in addition to the possibility that the leach field may be close to bedrock. In many cases surface evaporation is the primary means for the dispersal of the liquids. Under these conditions it is necessary to keep the area open to the sun and moving air.

Lacustrine deposits in the Town of Wawarsing are concentrated along the west side of an northeast line of the Rondout Creek, and extend southward towards the county line and beyond to Port Jervis. Significant deposits have been observed westward in the beds of the Rondout Creek including the present location of the Rondout Reservoir, the VerNooy Creek, and undoubtedly along the Sandberg Creek. These were formed during the glacial period when the Rondout valley was a large lake that geologist have named Glacial Lake Wawarsing that extended northeast towards Kingston. These deposits vary in thickness from location to location and can be as much as 100 feet thick. Often, wells drilled in these deposits are large in diameter with large length of screen for seepage.

Gravel and sand. These deposits are usually sorted according to particle size. In the Town of Wawarsing, through well records, these gravel and sand deposits are observed to be in layers, oftentimes quite horizontal, but thinning as the distance from the original source increase, or they may be, as observed in sand and gravel mining operations, as if they had been dumped from trucks into a series of gentle and then steeply sloping mounds. Often these gravel and sand deposits are separated by varying thickness of layers of silt and clay, thus serving to isolate the layers of sand.

The above description provides a general overview of the soil conditions in the Town. The resolution of the current Ulster County soil survey is too low to serve as a guide for specific projects. The survey can verify that a particular soil type is found within a particular six-acre area, that may not be the only soil type found within those six acres. Thus, it can provide a

general guide for the conditions in an area of six acres or more. For planning purposes, actual conditions should be verified by site inspections or using data sources with a higher resolution. The soil survey is included on the CD-ROM that accompanies this plan in Portable Document Format (PDF).

### ***Water Resources***

The Town is located largely in the Rondout drainage basin. Only a small portion of the town south of the topmost ridges of the Shawangunk Mountain drains into the Wallkill River basin.

The 1969 plan described the Town's water features in detail:

The Rondout Creek flows in an easterly direction from the Rondout Reservoir to the Hamlet of Napanoch and then northerly toward Kerhonkson and the Town of Rochester. The Sandburg Creek flows northward from Spring Glen to its confluence with the Rondout Creek near Napanoch. The Leuren Kill, West Branch of the Beer Kill, Beer Kill and Fantine Kill flow to the southwestern portion of Town to the Sandburg Creek. The Brandy Creek flows generally northward through the Cedar Swamp toward the Rondout Creek just east of the Rondout Reservoir. Trout Brook flows from the northwest portion of the Town into the Rondout Reservoir. West Branch and Vernooy Kill flow from the northern portion of the Town eastward toward the Rondout Creek.

East of Route 209 South Gully, North Gully and Shingle Gully and several smaller streams flow from the Shawangunk Mountains westward to the Rondout Creek and the Sandburg Creek.

Fly Brook, Peters Kill and Stony Kill flow from the Shawangunk Mountains northward toward the Rondout Creek in the Town of Rochester. The Verkeerden Kill [sic] and Stony Brook and several other streams flow eastward from the Shawangunk Mountains toward the Shawangunk Creek and the Wallkill River.

Town of Wawarsing 1969 Comprehensive Plan, p. SA-4.

As shown in Figure III-3, state and federal wetlands are distributed throughout the Town, many are found along the Rondout flood plain, but significant acreage of wetlands can be found in the higher ground in the western portions of Town as well.

Note: the appendices to this plan include on a CD-ROM maps showing aquifers, sand and gravel resources, and DEC surface water quality classifications in the Town. Note however that these are draft maps and are simple details from larger county-wide maps being prepared by the Ulster County Environmental Management Council.

### ***Sensitive Natural Features***

There are several areas in the Town that are worthy of mention as particularly sensitive to development. These are described below:

**The Shawangunk Ridge:** In addition to serving as an important element of the area's water supply, the Shawangunk Ridge is an important repository of significant plant and animal habitats. The biodiversity of the Ridge is one of the reasons it was named one of the last great places on Earth by the Nature Conservancy. The Shawangunks' five lakes, six waterfalls, and over 100 miles of roads and trails also provide the Town and the surrounding area with recreational opportunities and scenic views are an essential ingredient to the quality of life enjoyed by residents. In Wawarsing, large stretches of the Ridge are owned by land stewardship organizations including the Open Space Institute, the Nature Conservancy and the Palisades Interstate Parks Commission.

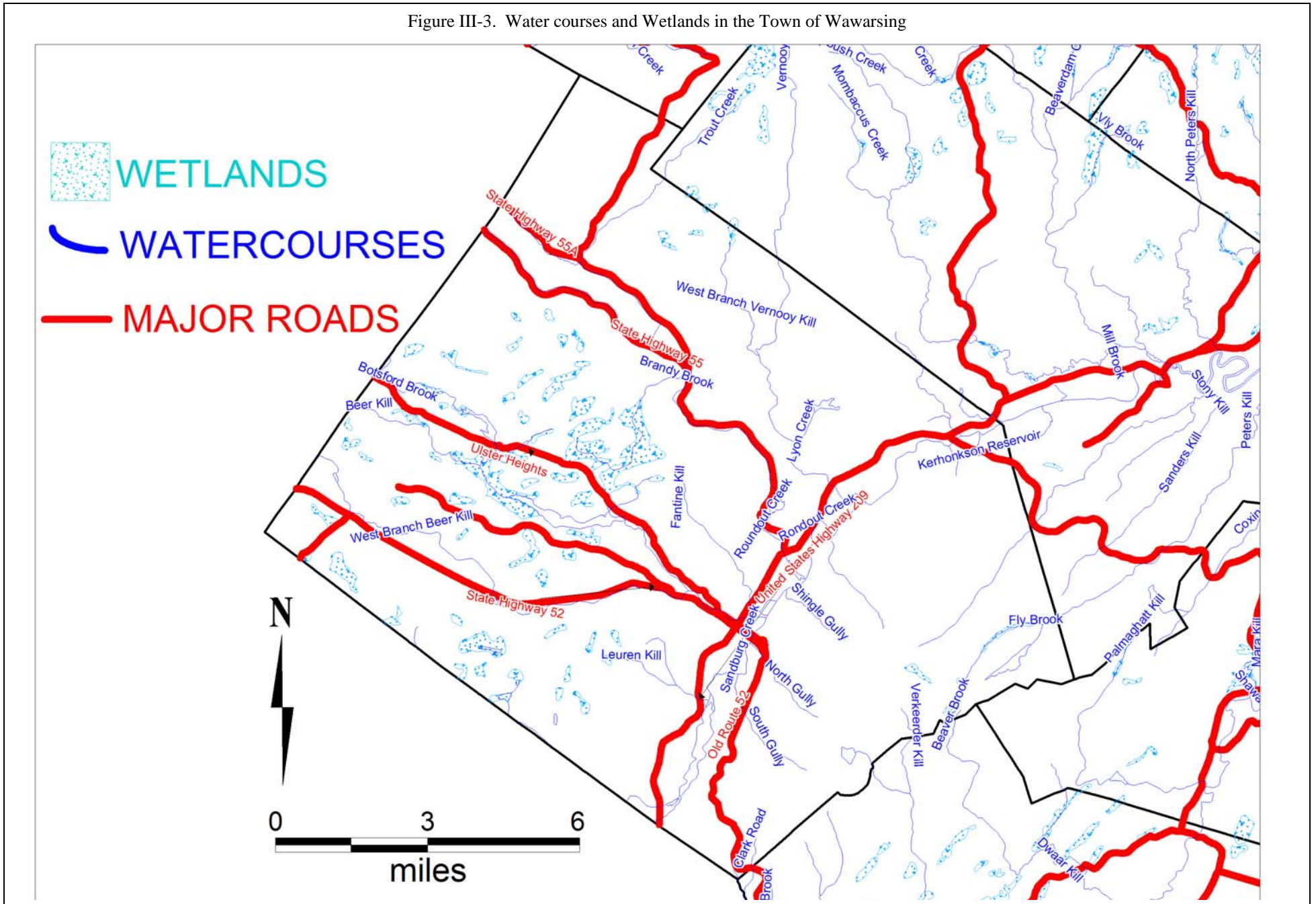
Catskill Watershed/Rondout Reservoir: In September, 1999, Frederick P. Clark Associates completed an resources inventory for the portion of the Town that lies within the New York City West of Hudson Watershed. That assessment reached the following conclusions:

The portion of the NYCDEP [New York City Department of Environmental Protection] watershed within the Town. . . currently consists of a high-quality watershed. Undeveloped forested lands comprise much of the land area, while the remainder of the land use consists mainly of limited clearing associated with residential development and agricultural uses. As such, the primary concern of adverse impacts to the quality of the watershed resources is from new development [and] aging septic systems.

Although new land development in this portion of the Town is projected to occur at a slow rate, it is prudent to put in place an effective watershed management plan since land use trends can change rapidly depending upon economic conditions. . .

Town of Wawarsing. Watershed Master Plan : Phase I—Inventory and Analysis. Frederick P. Clark Associates, Inc., September, 1999, page IV-1.

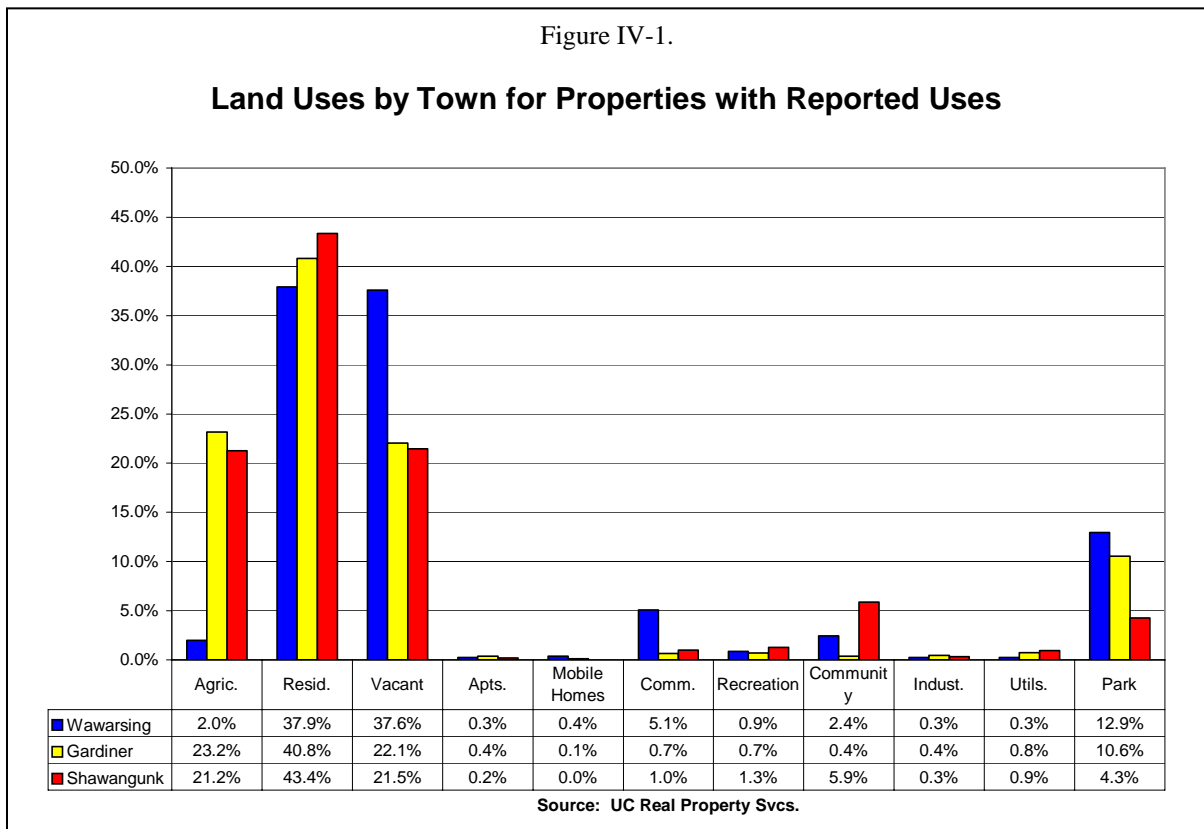
Figure III-3. Water courses and Wetlands in the Town of Wawarsing



## IV. Land Use Patterns: “Smart Growth” in Wawarsing

As shown in Figure IV-1, the pattern of land use in Wawarsing differs slightly from the neighboring towns of Shawangunk and Gardiner. Wawarsing has higher portions of land in commercial uses (5 percent compared to less than 1 percent for Gardiner and Shawangunk, even though each of those town’s center hamlets are included in their data), and higher portions in parks and as vacant land. Indeed, over one-third of Wawarsing’s land is categorized as vacant compared to approximately 20 percent for the other two towns.

Note also that the percent of land classified as agriculture is much lower in Wawarsing than in either Gardiner or Shawangunk. While those two towns each have approximately 20 percent of their land in agricultural uses, Wawarsing lists only 2 percent of its land as agricultural in use. This could mean one of two things: either much more land has gone out of farming than in either of the other two towns, or the way in which the land is used by the farmers differs. That is to say, much of this vacant land could be leased by farmers, but owned by others. In any case, this suggests that the extent and/or nature of farming in Wawarsing is very different from the other two towns.



Among other things, the high rate of vacant land suggests that the Town is in the midst of a transition. Lands formerly used for low-intensive uses such as farming and/or campground and bungalow colonies are now in no discernible uses. This makes them particularly susceptible to changes in use as demand for new land uses materializes.



Indeed, figures IV-2 and IV-3 illustrate how land use patterns in Wawarsing differ dramatically from their neighbors. As shown in Figure IV-2, in Wawarsing, human settlement is much more tightly channeled into the Rondout Valley/Route 209 corridor than its neighboring towns. This gives rise to the land use patterns shown in Figure IV-3, with commercial and high-density residential uses concentrated in the corridor and most of the western portion of the Town devoted to large-lot residential uses, campgrounds and vacant land. This existing pattern of land use in Wawarsing is very close to the ideal “smart growth” advocated in the planning profession—intense uses concentrated in the hamlets and centers that have the infrastructure to support them, uses of lower intensity encouraged in outlying areas amid open space. In that sense, this plan seeks to reinforce the Town’s traditional patterns of growth and development.

Figure IV-2.

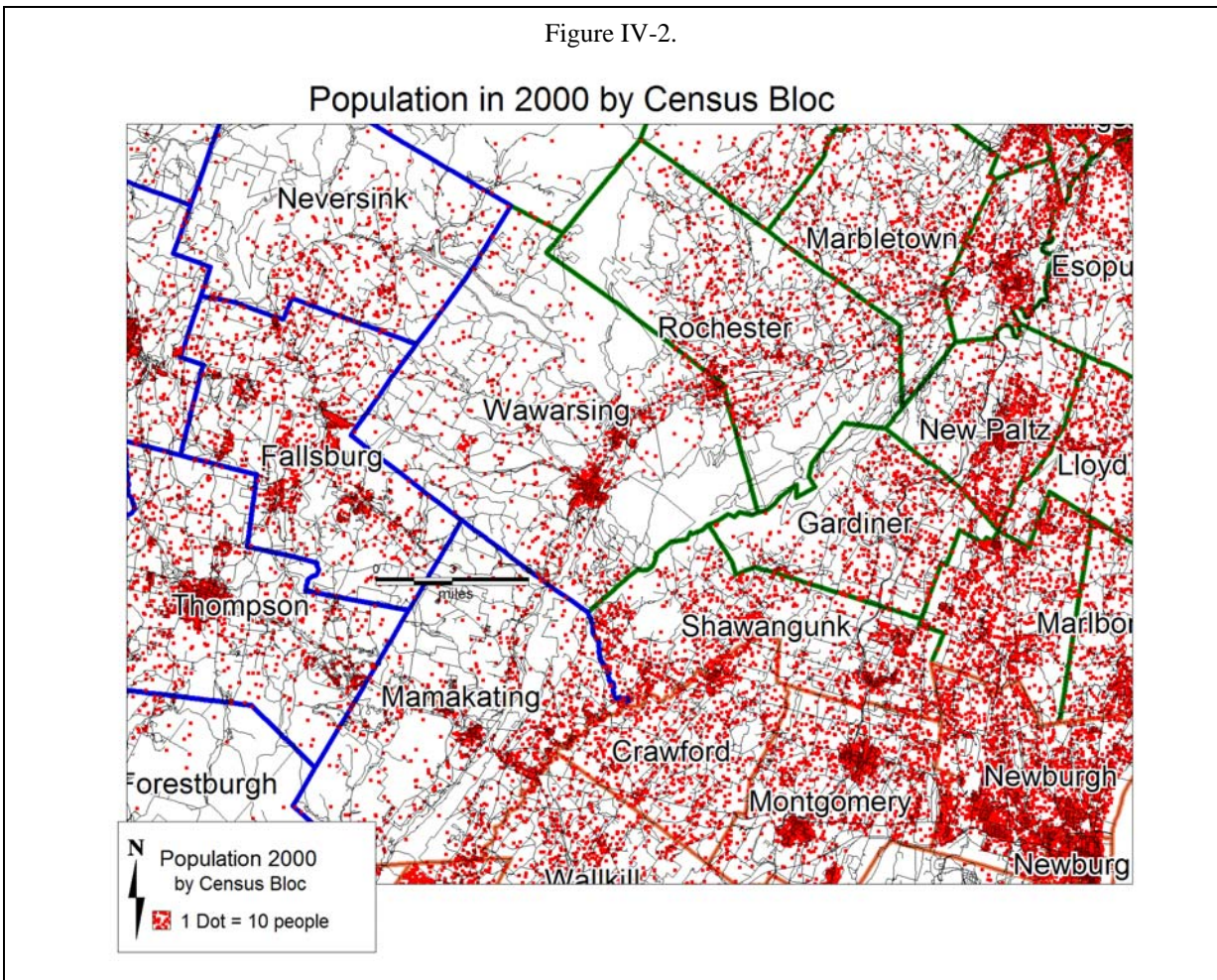
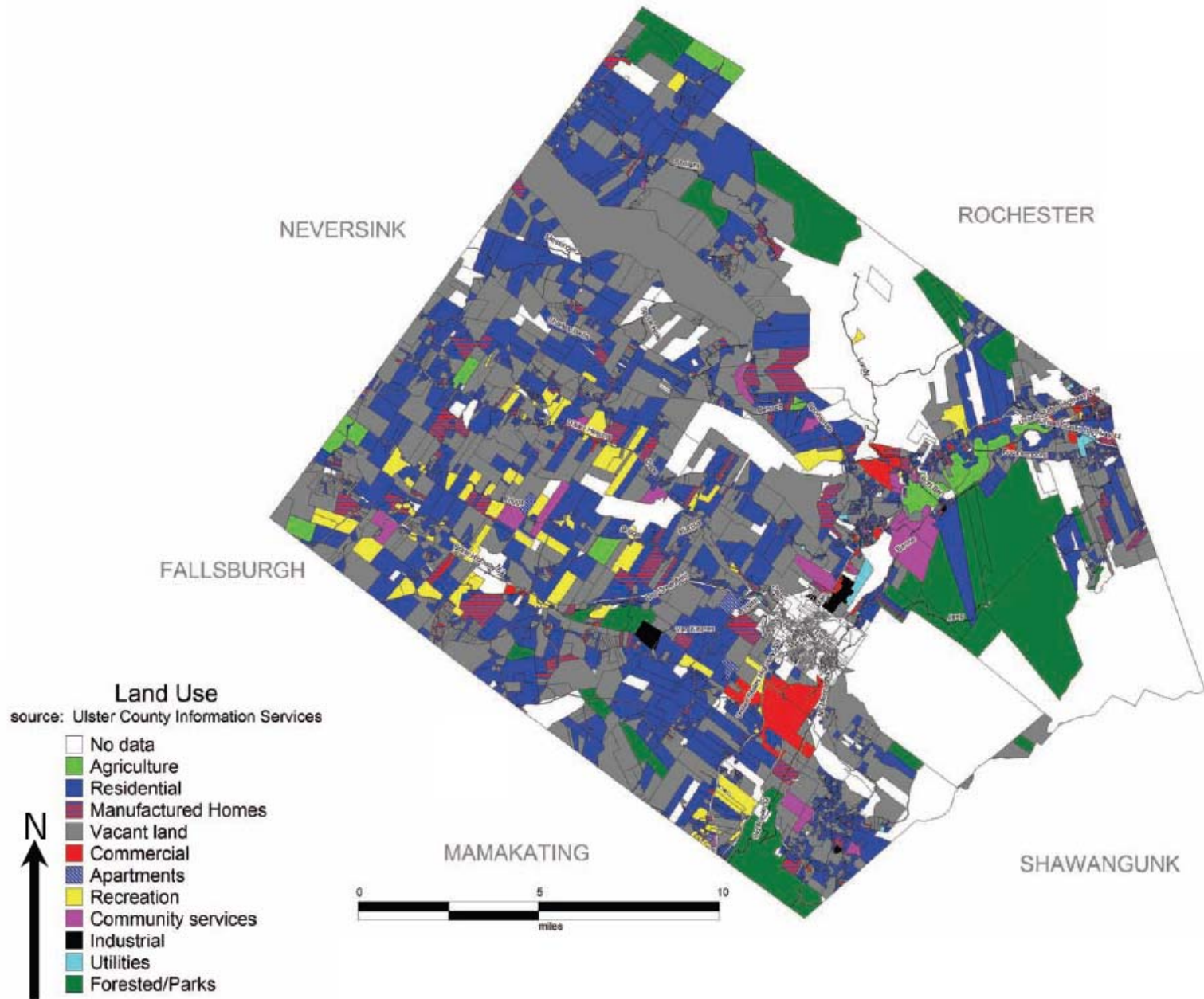


Figure IV-3.



## V. Infrastructure

The Town of Wawarsing is served by a variety of public infrastructure. This includes sewer and water systems as well as public roads.

### Sewer and Water Systems: Vital Components for the Plan's Success

A small portion of the Town is served by the Village of Ellenville water and sewer systems. The major sewer and water infrastructure in the Town is found in the hamlets of Napanoch and Kerhonkson.

The Napanoch Water Tank currently has a 750,000 gallon capacity. The system uses approximately 100,000 gallons per day. Note: at its peak usage, the system provided 86,000 gallons per day. The Hydro plant, the former Schrade plant and the Ellenville Hospital used about 48,000 gallons per day when on the Napanoch system. However, they are currently supplied by the Village of Ellenville. The Napanoch sewage treatment plant operates at 525,000 gallons by permit Ulster County. (See figures V-1 and V-2 for a map of properties served by the Napanoch systems.)

The Kerhonkson water system has total storage capacity of 500,000 gallons in two tanks (400,000 gallons and 100,000 gallons in capacity respectively). The system uses an average of 52,000 gallons per day. The Kerhonkson Sewer plant operates at 75,000 gallons per day by permit by Ulster County. (See Figure V-3 for a map of parcels served by the Kerhonkson sewer and water systems.) Maintaining and expanding the capacities of these systems is central to achieving the plan's intention to promote growth in and near the hamlet centers.

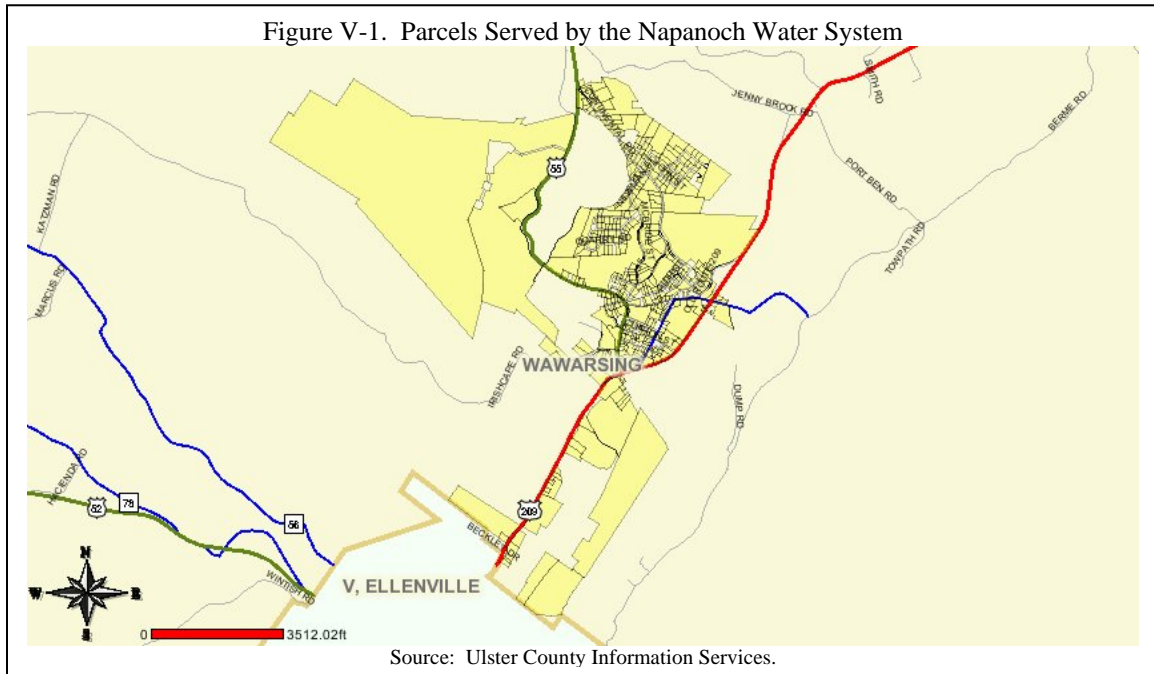


Figure V-2. Parcels Served by the Napanoch Sewer System

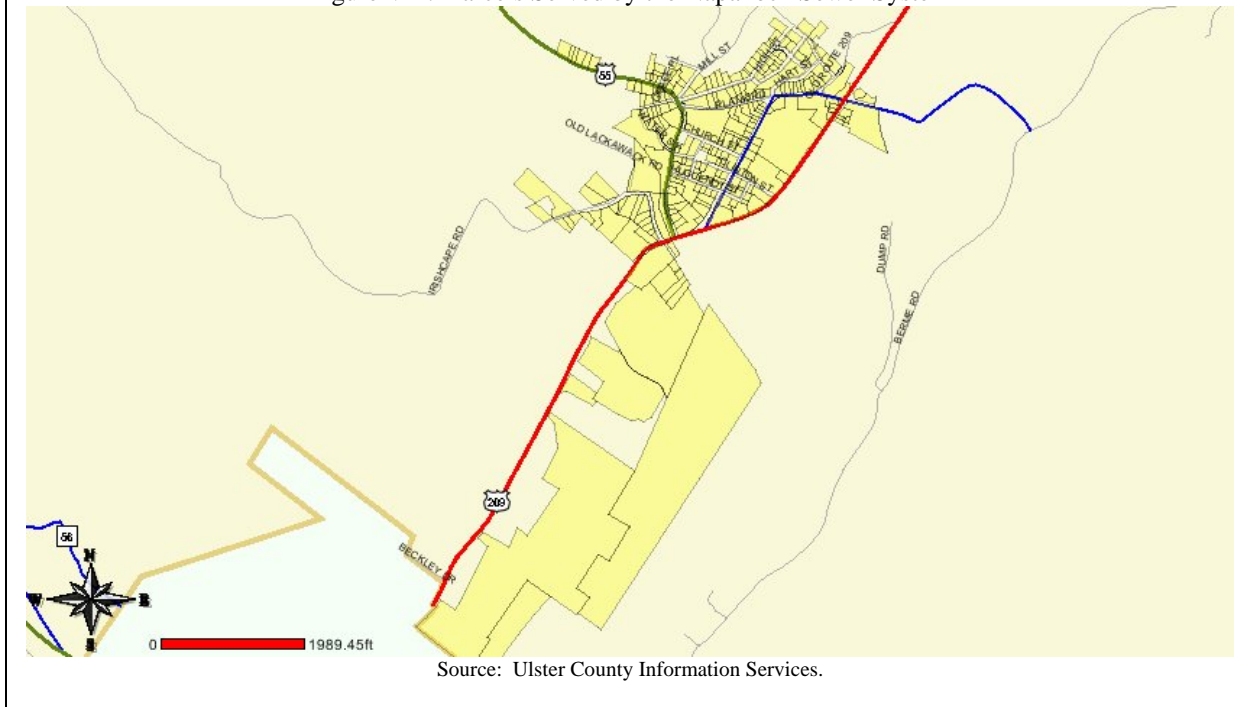
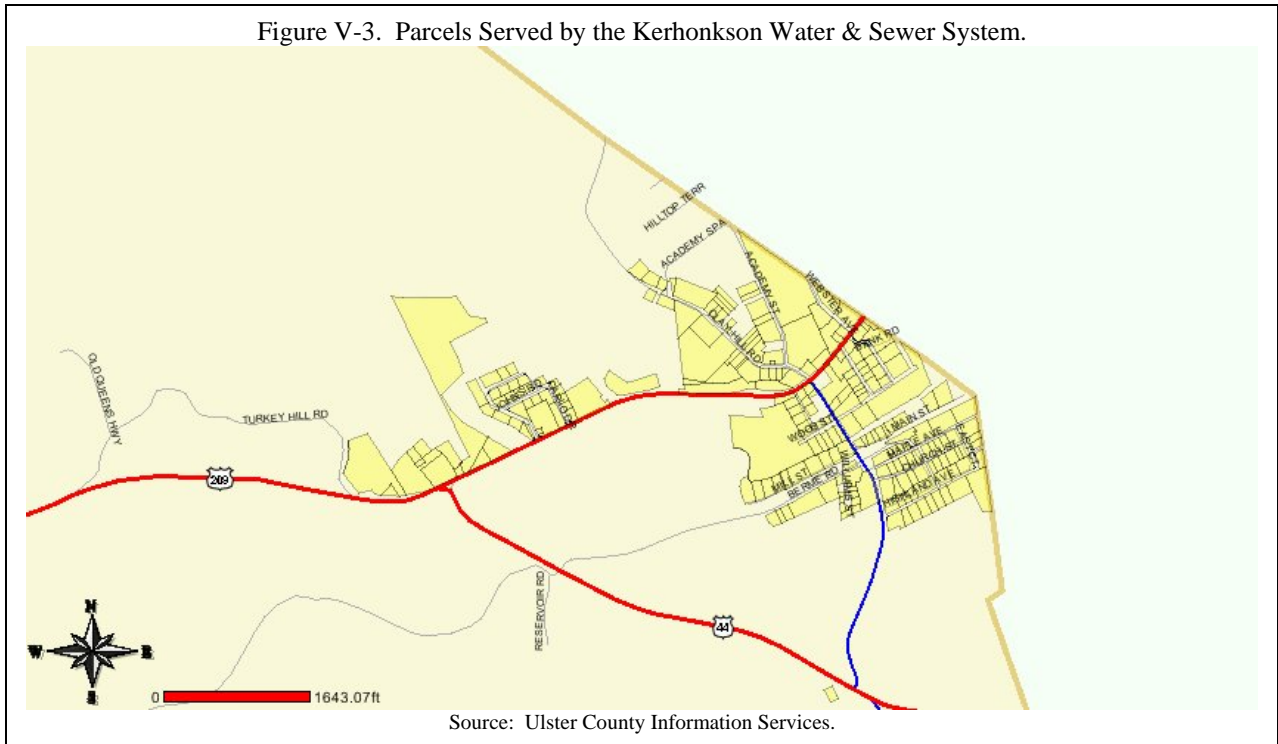


Figure V-3. Parcels Served by the Kerhonkson Water & Sewer System.



*Public Roads: Planning for and Maintaining an Extensive Road Network*

As shown in Table V-1, the Town of Wawarsing has approximately 230 miles in its jurisdiction (NOTE: this includes the Village of Ellenville). Yet it is clear than even when the Village mileage is netted out, the Town would still have the most extensive road infrastructure of any community in Ulster County. (See Figure V-4).

Table V-1,  
**Ulster County Highway Miles By Jurisdiction**

Town	City/Town/Village	County	State DOT <sup>1</sup>	State Other <sup>2</sup>	TOTAL
Denning	53.48	17.53	0.00	0.00	71.01
Esopus	60.24	19.82	18.00	1.43	99.49
Gardiner	54.17	20.99	16.84	0.00	92
Hardenburgh	35.37	11.86	0.00	0.00	47.23
Hurley	51.72	22.23	9.78	0.00	83.73
Kingston – City	85.84	0.00	4.04	1.44	91.32
Kingston – Town	8.77	4.75	2.23	0.00	15.75
Lloyd	62.35	14.62	16.25	2.71	95.93
Marbletown	84.49	28.00	10.00	0.00	122.49
Marlborough	56.80	17.31	7.13	0.00	81.24
New Paltz	56.22	20.76	9.96	7.48	94.42
Olive	67.97	21.32	7.35	0.00	96.64
Plattekill	49.74	24.47	12.48	6.09	92.78
Rochester	118.22	19.64	12.58	0.00	150.44
Rosendale	35.41	20.47	9.63	5.55	71.06
Saugerties	118.07	34.00	25.53	9.11	186.71
Shandaken	64.06	21.11	25.66	0.00	110.83
Shawangunk	88.41	32.13	12.54	3.50	136.58
Ulster	69.77	21.48	24.23	9.41	124.89
Wawarsing	165.42	26.50	36.74	1.50	230.16
Woodstock	78.05	23.71	13.81	0.00	115.57
<b>TOTALS</b>	<b>1464.57</b>	<b>422.70</b>	<b>274.78</b>	<b>48.22</b>	<b>2210.27</b>
<b>Percent of Total</b>	<b>66 %</b>	<b>19 %</b>	<b>13 %</b>	<b>2 %</b>	<b>100 %</b>

<sup>1</sup> State and US Routes plus a small number of roads not posted with State Highway shields but owned and maintained by NYSDOT, such as Albany Avenue between Route 9W and the Kingston city line, which is also identified as State Route 981M.

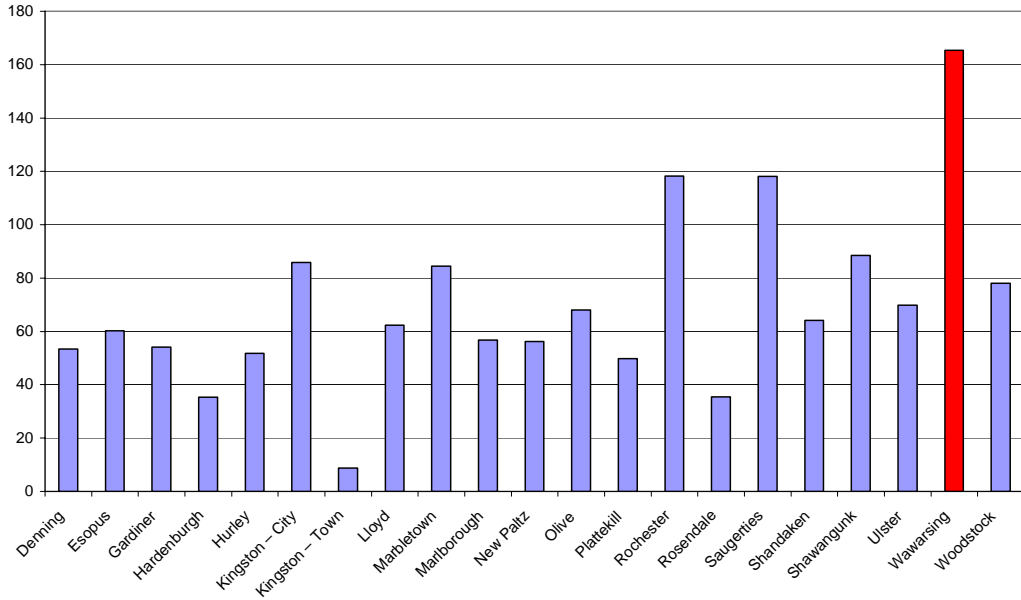
<sup>2</sup> New York State and various Authorities/Commissions have the responsibility for several categories of roadway in addition to those highway sections owned by the State Department of Transportation. The sum of this highway centerline mileage includes parkways, Indian Reservations roads, institutional roads and toll roads (the NYS Thruway).

Source: Ulster County Planning Board. *Moving Forward: the Ulster County Transportation Plan*, 2004, p. II-7.

It is worth noting that this extensive highway infrastructure is also heavily burdened. According to the recently completed Ulster County Transportation study, there are several places (most notably the Route 209 corridor in the Village of Ellenville) where traffic volume regularly experiences congestion during peak hours. The plan provides a variety of approaches to managing this system under the goals and recommendations to “Preserve the Transportation and Circulation” and “Maintain and Improve Important Public Infrastructure.”

Figure V-4.

**Miles of City/Town/Village Roads by Municipality**



Source: Ulster County Planning Board, *Moving Forward*.

## VI. The Planning Process

Over the past number of months, the Town of Wawarsing Comprehensive Planning Committee has been reviewing various aspects of planning and zoning in the Town as part of a process of evaluating current planning and understanding future needs of the community. This has involved a series of public outreach efforts, including surveys, community meetings, and other activities since April of 2004.

As part of this process, the Committee has sponsored a community survey and four public outreach sessions to validate, update and, as appropriate, revise its understanding of current issues and opportunities facing Wawarsing. This information has served as the basis for this comprehensive plan document. A detailed description is found in the appendices as “basic studies” documents.

The last time the Town completed a comprehensive plan was in 1969. The committee has been reviewing this document and has used relevant portions as a basis for creating a new plan for the first part of the 21<sup>st</sup> Century.

### Public Outreach Meetings

Under the direction of the Comprehensive Plan Committee four public outreach meeting were held at various locations in the Town. These meetings reviewed the planning process, and provided several different ways for residents to share ideas about Wawarsing and its future. They were held on the following dates at the locations indicated:

- Monday, August 2 7PM at the Shawangunk Senior Center in Napanoch
- Wednesday, August 18<sup>th</sup> 7PM at the Kerhonkson Fire Department
- Wednesday, August 25<sup>th</sup> 7PM at the Greenfield Park Firehouse (substation of the Ellenville Fire Department)
- Monday, September 27<sup>th</sup> 7PM at the Cragsmoor Firehouse
- Tuesday, October 12<sup>th</sup> 7PM at the Ulster Heights Rod and Gun Club

A total of 80 individuals responded to the exercises at these meetings. At each of these meetings, the attendees were led through the following exercises:

Visioning Exercise: At each meeting, the participants were shown a variety of images that suggested aspects of community life that, they were told, may or may not relate to Wawarsing’s future. They used a four-point scale at the top of the table below to rate each of these images on whether they were:

1. very good for Wawarsing’s future.
2. good for Wawarsing’s future.
3. bad for Wawarsing’s future.
4. very bad for Wawarsing’s future

Participants were also asked to record their reasons for rating the images. The full results of this exercise are included in the appendices to the plan.

Once the visioning exercise was complete, participants were divided into groups of 6-8 persons each. They were then asked, as a group, identify the 3 best things about Wawarsing that need to be protected. Once the group reached agreement, they had a group member write each item on a pink Post-it and attach it to the land-use map. If it referred to a specific area in Town, they were

told to post it next to the area under discussion. Next, as a group, identify the 3 worst things about Wawarsing that need to be fixed or improved. Once the group reached agreement, they had a group member write each item on a green Post-it and attach it to the land-use map. Again, if it referred to a specific area in Town, they were told to post it next to the area under discussion.

Full results of the public outreach meeting are included in the appendices to the plan.

**A Summary of the Results of the Public Outreach Meetings**

In general, the visioning exercise emphasized the importance of aesthetics to the participants. Participants indicated that the three highest rated images were selected because of the beauty of the scene or the high quality and good maintenance of the built environment. Likewise, the three lowest rated images were selected because participants felt they were unsightly, poorly maintained, or just plain “junky.” The images are shown in figures VI-1 and VI-2.



The group process produces results very similar to the visioning exercise. The topics that the groups identified as things to be protected or preserved focused largely on open space, natural resources and the Shawangunk Ridge (mentioned by twelve groups). When asked to identify things that needed to be fixed or improved, 11 groups identified topics related to the poor appearance of the community, including code enforcements, community pride, signage, etc. (See Table VI-1 for a summary of these results.

Things to be protected or preserved		Things that need to be fixed or improved	
Issue	Number of Times Mentioned	Issue	Number of Times Mentioned
Open Space/ Ridge/ Natural Areas	12	Poor Appearance of Properties/Code Enforcement	11
Local Businesses	5	The Local Economy	9
Hamlet or Community	4	Local Services (Recreation, Youth, Public Transit)	4
Local History	4	Ellenville’s central business district	2
Agriculture/Farm Land	2	Including more people in the political process	1
Hospital/Health Services	2	Zoning large tracts of land	1
Large lot zoning	1	Crime	1

*The Community Survey*



In addition to the public outreach meetings, a community survey was completed by some 411 citizens indicate strong desires for more local shopping opportunities and preservation of a “clean and green environment.” The survey forms were distributed by mail to a random selection of residents and taxpayers. Additional copies were made available at a series of public meetings, through the project website at [www.fairweatherconsulting.com/Wawarsing and Wawarsing.net](http://www.fairweatherconsulting.com/Wawarsing_and_Wawarsing.net). The full results of the survey are included in the plan appendices, including an analysis of responses broken out by place of residence (e.g., residents of hamlets of Cragmoor, Kerhonkson, Napanoch, Village of Ellenville, etc.)

Highlights include the following:

- Over 43% of respondents had lived in the Town for 40 or more years. Some 35% lived in the Village of Ellenville, 20% came from Napanoch and the remainder from throughout the Town.
- Almost 40% thought the Town had changed little or for the better over the years while 51% felt it had become a less desirable place to live. Citizens indicated they like Wawarsing’s low costs of services, taxes and housing but were concerned with the lack of shopping opportunities, jobs and cultural activities.
- Strong majorities of citizens thought it was important to review impacts on streams, scenery and residential density as new developments are presented to the Town. Other factors of importance were commercial development near homes, site design and landscaping.
- Some 37% of respondents either had or hoped to establish a home occupation, and almost 19% expected to be involved with telecommuting.
- Services valued most highly included Town road maintenance, special property clean-up days and emergency services. Youth-based recreation also enjoyed support.
- Nearly 32% of residents responding came from the New York City metro area. About 3% continue to work there. However, 35% of principal householders found work in the Town of Wawarsing. A relatively high 39% were retired, while 10% were self-employed. Some 11% had household incomes of \$100,000+ while 17% had incomes of less than \$30,000. Individuals employed as executives, managers or professionals represented 31% of principal householders responding to the survey.
- Highly rated services included emergency services, utilities and County and Town road maintenance.
- Regulations regarding historic preservation, commercial site design, protection of ridgeline character and all-terrain vehicle use received favor with citizens.
- When asked to identify elements of their own vision of the Town, residents indicated that more local shopping, a clean and green environment, more small-scale industrial jobs and higher quality development were most important. They also supported improved recreational facilities, historic preservation, agricultural protection and development of the tourism industry.
- The majority of respondents (69%) felt taxes were fair and equitable and a sizeable number (48%) said Town regulations were also fair and balanced. They generally favored giving the benefit of the doubt on regulations to protection of private property rights over managing impacts of development. Development of the commercial tax base, maintenance of large minimum lot sizes and creation of good jobs locally were identified as priorities.

Again, these findings are consistent with the public outreach meetings. People are concerned about the community’s appearance. They want to protect natural resources and rebuild the

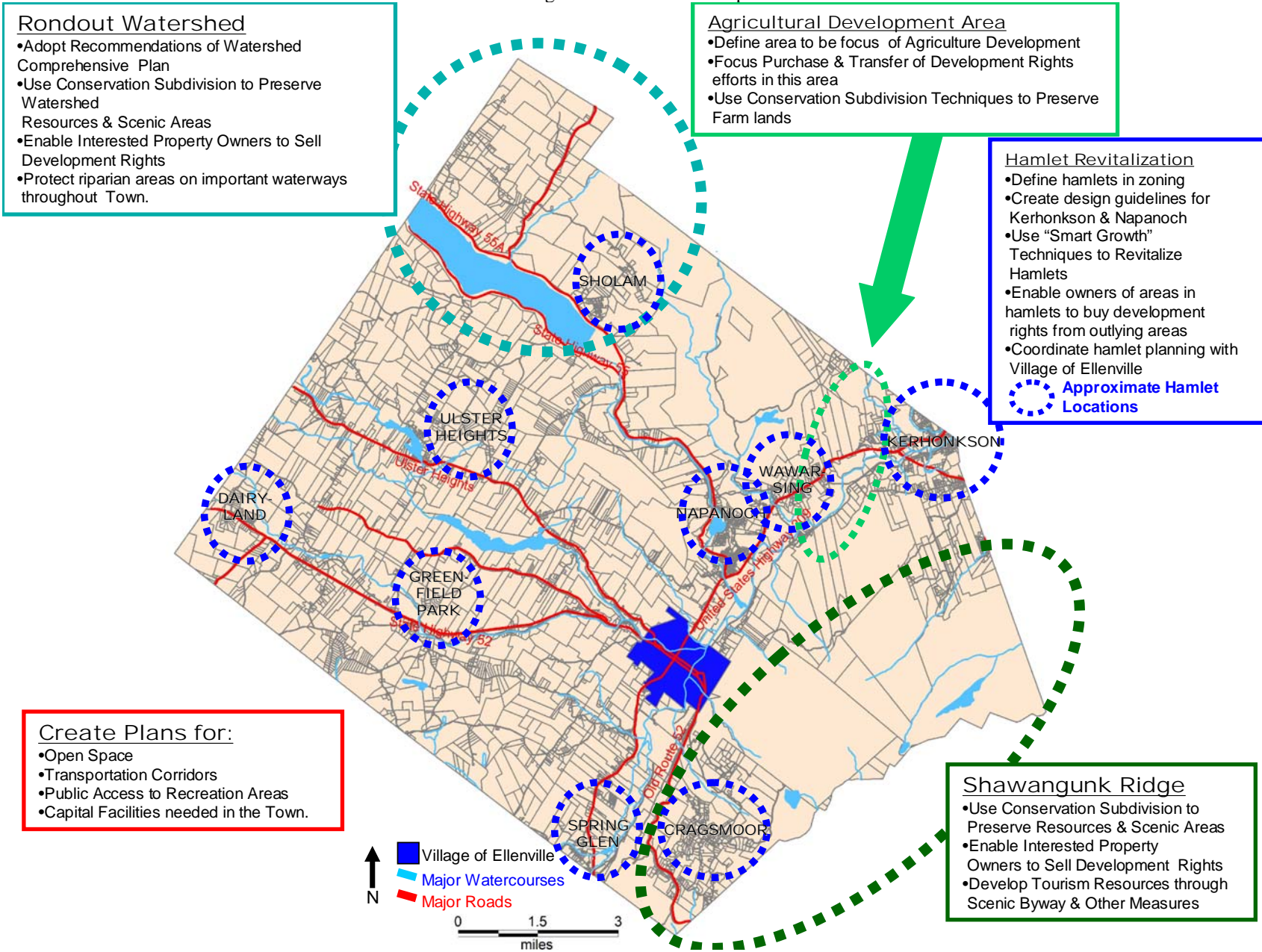
Town's economic base. Thus, the public input helped focus the work of the committee to define goals and recommendations for Wawarsing.

## **VII. The Plan Concept**

The public outreach for this plan has indicated strong community sentiment to improve community appearance, protect resources (both natural and manmade) and build a better local economy. Equipped with this information, the comprehensive plan committee began considering goals and recommendation for the plan. The plan goals identify particular outcomes that the plan is intended to accomplish. The plan recommendations identify specific actions or policies intended to produce those outcomes. These are detailed in Section VIII. Plan Goals and Recommendations.

Taken together these goals and recommendations set a particular direction for the Town of Wawarsing. That direction is summarized in the "Plan Concept" shown in Figure VII-1. It provides a graphic summary of the outcomes sought by the plan. It also provides some general direction in terms of the areas of the Town in which particular policies are to be emphasized and/or directed.

Figure VII-1. Plan Concept



## VIII. Plan Goals and Recommendations

The goal-setting process began with a review of the existing goals from the 1969 comprehensive plan. While much has changed in Wawarsing in the intervening 35 years, the committee determined that the previous plan goals still provided a framework for developing policy recommendations for Wawarsing's future. The existing over-arching goals from that plan have been carried forward into this document. The one exception is the addition of a new plan goal dealing with issues of community infrastructure. With slight modification the goals from the 1969 plan set the general direction for the current plan. However, following each set of goal statements are specific policy recommendation to carry these goals forward. Here is where this plan has been dramatically updated. While the plan goals speak to enduring aspirations of the Wawarsing community, the policy recommendations represent "state-of-the-art" tools and techniques to accomplish these long-held, deeply felt community goals. They are the heart of this new comprehensive plan for Wawarsing.

### PLAN GOAL: PRESERVE THE TOWN'S CHARACTER & APPEARANCE

- By allocating good and ample sites for future residential growth in hamlet or concentrations in appropriate locations, thus leaving the majority of the land in large lot residential use, agricultural use, resort, wooded or vacant;
- By preserving as much as possible agricultural and wooded areas;
- By providing a system of flexible zoning regulations (including cluster zoning) designed to encourage physically attractive and socially desirable development;
- By protecting and enhancing natural waterways (Rondout Creek, Sandburg Creek and tributaries, Rondout Reservoir and lakes and ponds) and scenic areas (Shawangunk Mountains and Catskill Mountains);
- By developing a consistent approach to creating attractive and effective signage;
- By providing a system of open spaces and park and recreation facilities;
- By preserving important historic sites and resources;
- By ensuring that any efforts to develop casinos in or near Wawarsing fully specify the impacts on the Town and provide means to fully compensate the Town for any negative impacts.

### POLICY RECOMMENDATIONS TO PRESERVE THE TOWN'S CHARACTER AND APPEARANCE:

**Formally define hamlet boundaries with zoning districts for Cragmoor, Kerhonkson, Napanoch and other hamlets.** These hamlets have long contributed to defining Wawarsing’s character. The planning process has attempted to develop formal boundaries for each of these hamlets. (See Figure VIII-1 for a conceptual illustration of preliminary hamlet boundaries.) Zoning should be developed for the hamlet districts that promotes:

- high quality residential development at a “village-level” of density (e.g., four to six units per acre, where infrastructure will allow) for Kerhonkson and Napanoch and other appropriate hamlets while leaving Cragmoor at its current lower density
- mixed-used development consistent with traditional hamlet activities such that stores and offices can be located on the ground floor of buildings with apartments overhead
- pedestrian access to and use of the hamlet districts.
- Create incentives through zoning and other means to provide for municipal sewer and water, sidewalks and other appropriate infrastructure for the hamlets.

Figure VIII-1. Conceptual Map of Boundaries for the Hamlet Districts

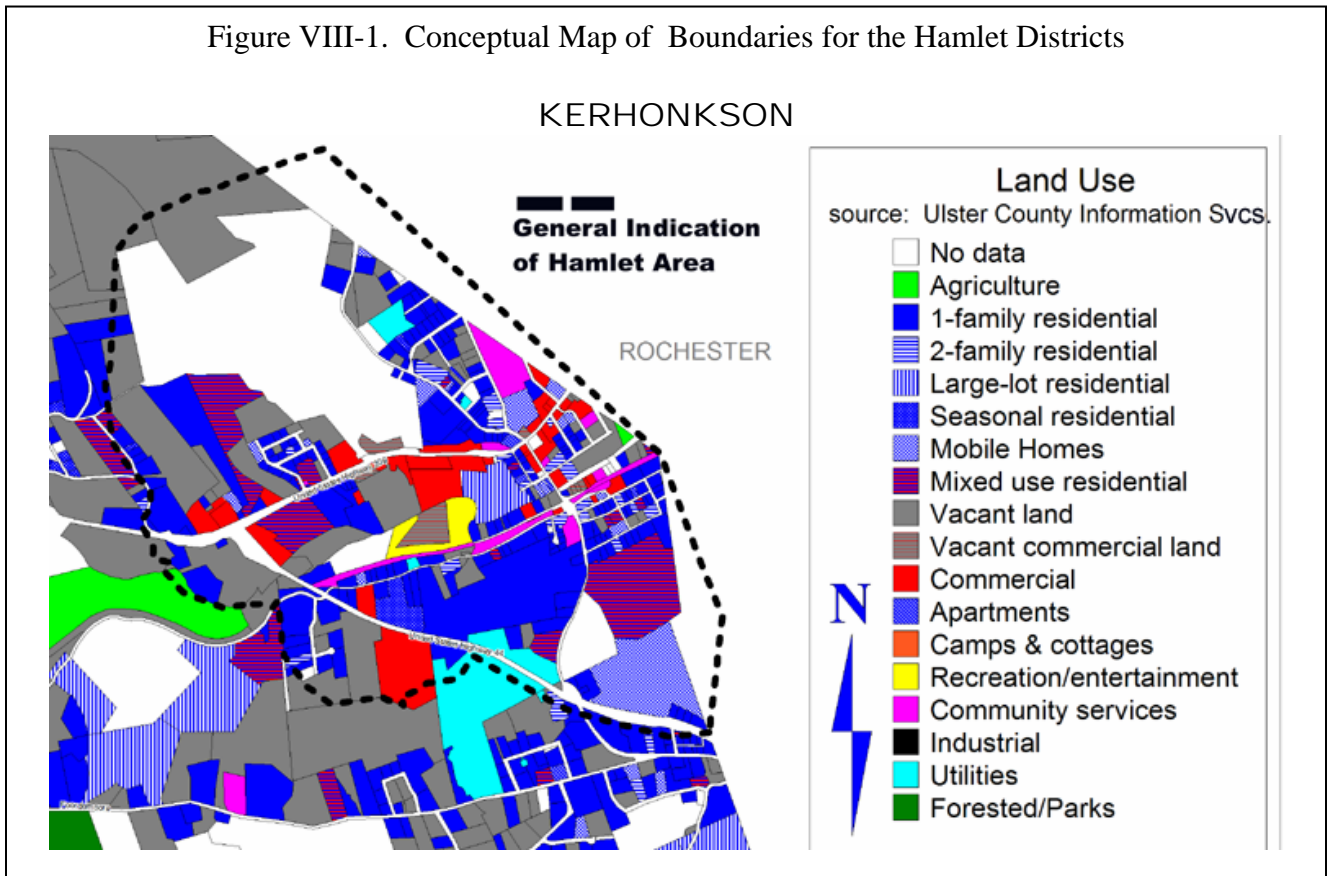
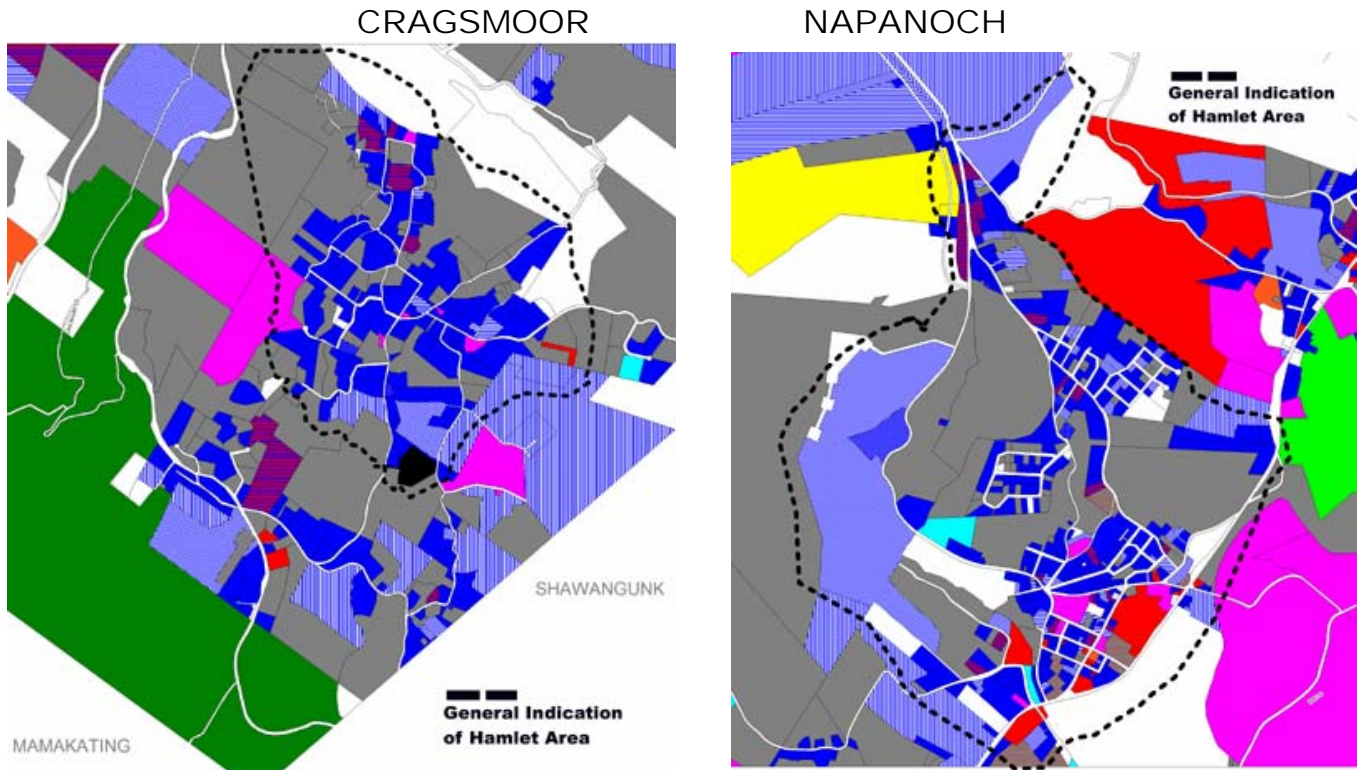


Figure VIII-1. Conceptual Map of Boundaries for the Hamlet Districts (continued)



NOTE: Hamlet boundaries are preliminary and for illustration only. The boundaries will be fully defined during the process of developing zoning and land-use regulations.

From Greenfield Park and Ulster Heights to Spring Glen, Wawarsing has small mixed use hamlets that serve as local service areas as focal points for community life. The Town zoning districts should recognize and support these mixed use hamlets in locations where those uses do not threaten natural resources on or near the site.

**Create programs to support hamlet revitalization.** In addition to creating the hamlet zones, the Town should seek to continue the revitalization of Kerhonkson and Napanoch and other appropriate hamlets by seeking grants and other support for the creation of a “Main Street” program for the hamlets. In addition, the Town should consider creating special mechanisms for hamlet revitalization such as local development corporation(s) to administer revolving loan funds focusing on hamlet businesses along with establishing a Business Improvement District (BID) for each hamlet. Under a BID, property owners within a set boundary agree to have a special assessment levied on their properties. That assessment is then earmarked for projects and activities specifically designed to promote business opportunities in the BID. Activities can range from façade improvement programs to joint promotion and marketing efforts.

**Create and implement Hamlet design guidelines for Kerhonkson and Napanoch.** As illustrated in Figure VIII-2, each of these hamlets has a unique settlement pattern and distinct types of architecture. By creating design guidelines for each hamlet, the Town can ensure that future development blends into the existing character of the hamlets and that such development strengthens the identity of each hamlet. A sample set of such guidelines is included as an appendix to this plan.

Figure VIII-2. Examples of Typical Built Environment in the Hamlets



Napanoch

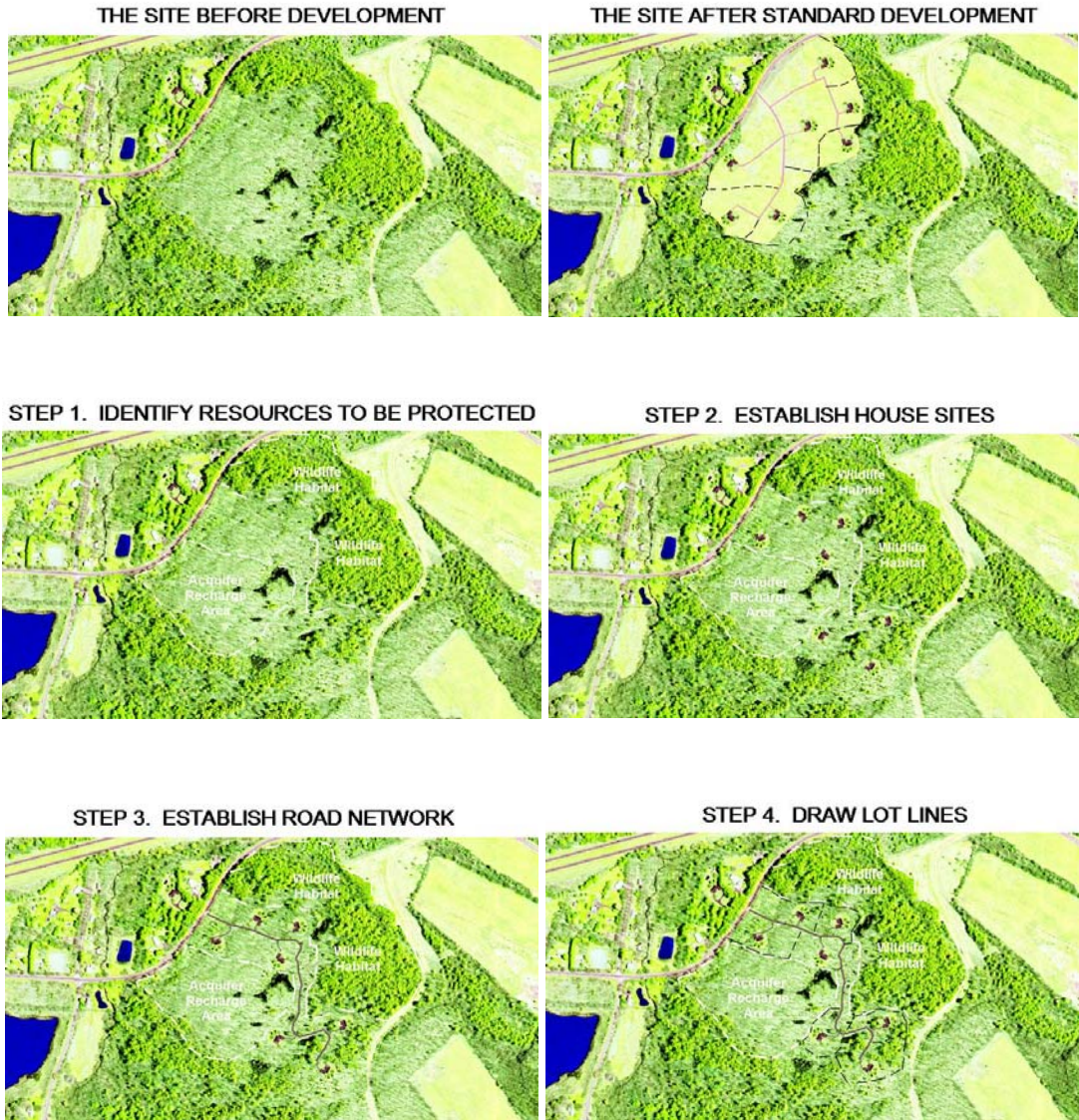


Kerhonkson

**Create and implement Commercial Development guidelines including standards for landscaping, lighting and signage.** In addition to establishing hamlet guidelines, the Town should also seek to ensure that development that occurs along its major thoroughfares (especially routes 209 and 52) is attractive in appearance and conducive to supporting tourism and attracting other businesses to invest in the Town through appropriate policies and regulations. If appropriate, architectural guidelines or standards should be considered as part of this process. Finally, the Town should seek grants to improve the landscaping and appearance of routes 209 and 52.

**Implement A Conservation Subdivision Process.** Under conservation subdivision techniques, the density of development is not affected. Rather the approach is to configure the development so that it has minimal impact on the important resources associated with the land to be developed.

Figure VIII-3. The Conservation Subdivision Process



(See Figure VIII-3.) Thus, the first step in the subdivision process is not to lay out house lots, but rather to identify the physical location of environmental and cultural resources on the property that are worthy of protection.



Once the resources to be protected have been defined and mapped, the next step is to map the areas where development can take place. House footprints are then sited in the “developable” area; streets and trails are then added (also taking care to avoid the critical resources on site). Finally, the lot lines are defined, producing a subdivision that meets the existing density schedule but which is configured to conserve the site’s critical resources. As in the example below, the number of units developed through the conservation subdivision process is the same as in a regular subdivision process.

The Town of Wawarsing should create and use a conservation subdivision process that incorporates information to protect important waterways, scenic areas, historic sites and resources, farmland and natural resources.

**Establish Riparian Buffers on important waterways.** Riparian zones are the areas along streams and other water bodies that separate the water and the land. These buffers maintain the integrity of the watershed and keep necessary water purifying ecosystems functioning. By stream setbacks and site plan review for activities within the riparian buffer, communities can protect their water resources for the future and prevent many water quality problems today.

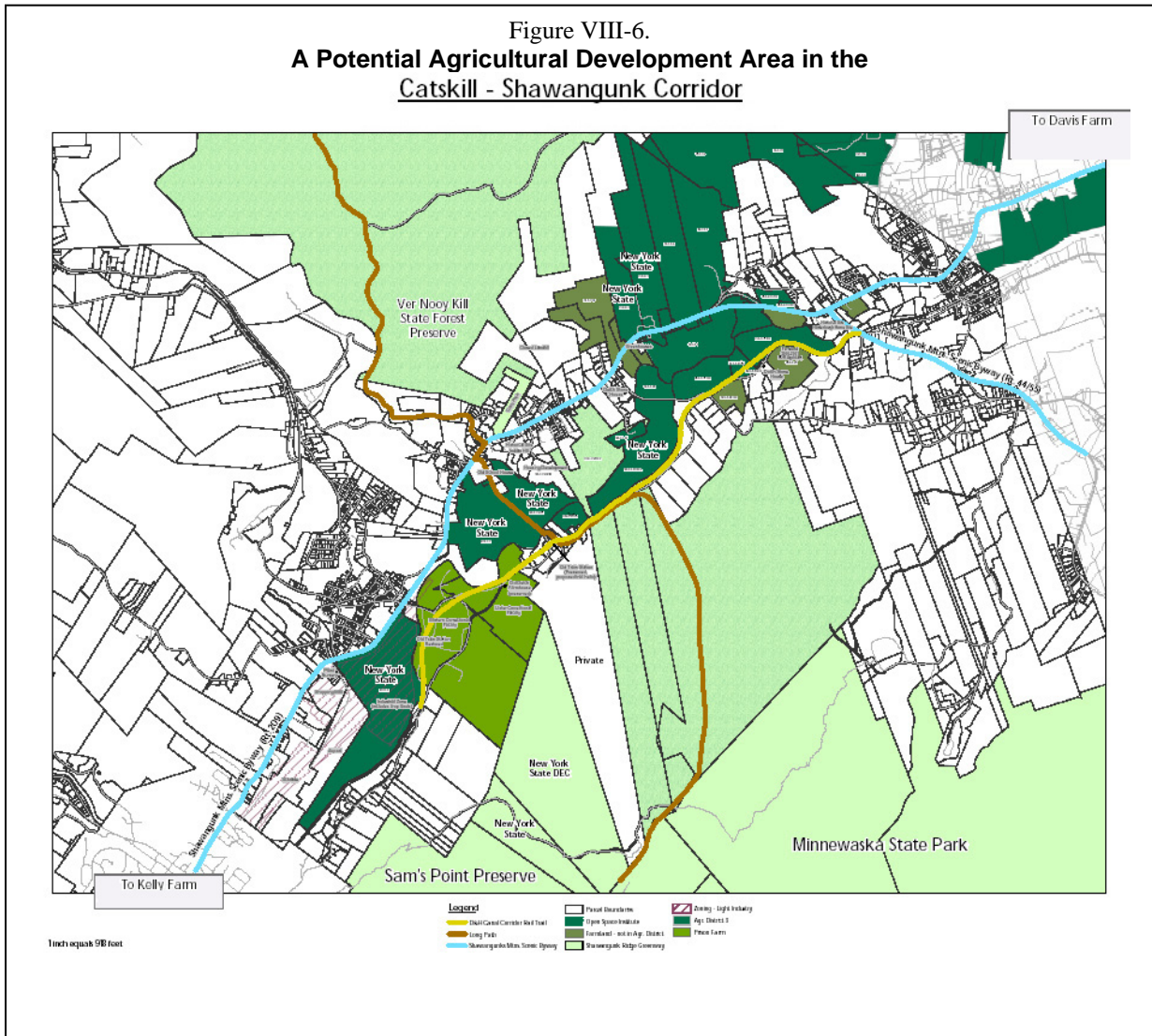
**Adopt the Recommendations of the Watershed Master Plan.** In March 2001, Frederick P. Clark Associates submitted a master plan with goals and recommendations for the portion of Wawarsing that lies within the New York City West of Hudson Watershed including the three subwatersheds that are found in the Town. This document is included in the appendices to this plan. Its recommendations should be adopted as part of this current comprehensive plan.



**Create an Open Space Plan** in cooperation with County Open Space Planning Process and Shawangunk Mountain Scenic Byway. Given the importance of open space and scenic beauty to its residents, Wawarsing should create a plan to preserve open space in the Town. This effort should be conducted in cooperation with the County Open Space Plan currently being created and/or in conjunction with open space efforts led by the Scenic Byway.



*Define an “Agricultural Development area” in the Town.* Agriculture has long been an important enterprise in Wawarsing. In order to keep agriculture viable, a critical mass of land in production and ancillary enterprises must be maintained. The Town should seek to create such an area long the Route 209 corridor, the former D&H Canal right-of-way and the Long Path, as indicated in Figure VIII-6. Land in this area could be given priority for Purchase of Development Rights programs and/or serve as “sending” properties for Transfer of Development Rights programs. In addition, a conservation subdivision process in this area could recognize farmlands as important resources to be preserved during the development process. (See Figure VIII-3.)



*Develop appropriate means of public access to recreational sites.* Members of the Town of Wawarsing Comprehensive Plan Committee created an inventory of potential public access sites for recreational purposes in the Town. The town should ensure that, to the greatest extent possible, public access to these sites are maintained, either through the locations identified by the Town’s Environmental Conservation Commission or other locations, as appropriate. NOTE: A draft of this map is included in the appendices to the plan.

## PLAN GOAL: PRESERVE THE RESIDENTIAL CHARACTER

- By creating an orderly pattern of growth through concentrations of new residential developments in areas which presently are or which can conveniently be serviced with public facilities and to avoid intensive residential development in scattered rural areas and areas of difficult accessibility which if developed would involve excessive costs for road improvements, road maintenance, school bus transportation and utility installation;
- By regulating population densities to reflect the desired character of the Town;
- By preventing intrusion of incompatible uses in residential areas, by requiring good standards of improvements in new residential developments and by preserving, protecting and using natural beauty wherever possible;
- By providing adequate green spaces and recreation areas;
- By encouraging cluster development;
- By providing a variety of living environments to suit a range of tastes and needs.

## POLICY RECOMMENDATIONS TO PRESERVE RESIDENTIAL CHARACTER:

*Develop techniques to encourage “smart growth.”* Smart growth is the channeling of development into areas that are easily served by existing public infrastructure in ways that minimize future consumption of resources such as open space, as well as providing that future development can be served by a variety of transportation modes including pedestrian access, bike trails, and transit as well as individual automobiles. The Town should explore implementing techniques designed to foster such “smart growth.” These include:

- Incentive zoning that allows developers density bonuses and other incentives if they agree to modify their development proposals in ways that meet community goals (e.g., provide a better pedestrian network, expand recreation space, etc.)
- Clustering provisions that allow a developer to achieve full development for a parcel, while ensuring that the houses are grouped close together to preserve open space, and minimize the road infrastructure needed to support that development.
- Transfer of development rights can use a market mechanism to direct growth away from areas it is unwanted and toward areas better prepared to receive growth. According to the New York State Department of State’s 1998 publication *Creating the Community You Want: Municipal Options in Land Use Control*:

Transfer of development rights (TDR) is an innovative and complex growth management technique. It is based on the concept that ownership of land gives the owner a “bundle of rights,” each of which may be separated from the rest. For example, one of the “bundle of rights” is the right to develop land. With a TDR system, landowners are able to retain their land, but sell the development rights for use on other properties. TDR has been most often applied for preservation of farmland in New York. Under common TDR systems, a farmer is able to keep the land in agriculture by selling the property’s development rights, which are then used on non-agricultural land. . . .

Under the State zoning enabling statutes, areas of the municipality which have been identified through the planning process as in need of preservation (e.g., agricultural land) or in which

development should be avoided (e.g., municipal drinking water supply protection areas) are established as “sending districts.” Owners of land in these designated areas may sell the rights to develop their lands, and those development rights may be transferred to lands located in “receiving districts.”

James L. Coon, *Creating the Community You Want: Municipal Options in Land Use Control*. pp. 8-9.

***Review current zoning provisions to ensure density is consistent with community character and residential quality.*** Currently Wawarsing has a fairly compact form of development, with much more of its built environment contained in the Route 209 corridor compared to its neighbors. (See Figure IV-2.) The Town’s zoning regulations should be reviewed to ensure that they reinforce this existing pattern of development.

Specifically, the zoning should concentrate new development in or adjacent to existing hamlets while discouraging large scale residential development in areas removed from existing hamlets and in existing agricultural areas.

***Provide for a variety of housing types and styles.*** As indicated in the demographic analysis section of this plan, housing is currently not affordable for many middle and low income residents of Wawarsing. In many areas, local regulations are such that developers are given strong incentives to build one type of house: a large footprint house on a large lot. While this type of development can be desirable and attractive, if it is the only type of development in a community, many residents and newcomers will find themselves priced out of the housing market. Therefore, Wawarsing should seek to promote a variety of housing styles at a range of price points through such techniques as:

- Incentive Zoning can be used to encourage various housing styles by allowing a developer additional density in a project if it contains smaller, more affordable houses along with standard, market-rate units.
- Inclusionary Zoning that requires developers to set aside a certain number of units in large-scale residential projects for purchasers who meet certain income guidelines.
- Planned Unit Developments enable a developer to use a single large parcel of land to create mixed-use developments that can include a wide range of housing styles from large-lot estates to small apartments in the second floor of commercial buildings.
- Allowing mixed uses particularly in the hamlet areas which have traditionally been a source of starter housing for young couples and an option for elderly housing. Apartments and condominiums on the upper floors of nonresidential development is a traditional style of hamlet housing.
- Delineation of areas for manufactured housing developments so that this type of lower-cost housing can be provided.
- Federal and/or State grants through such programs as the Department of Housing and Urban Development’s HOMES program which can provide funding for the creation of housing for those with moderate to low incomes, including senior citizens.

***Create a Local Program for Purchase of Development Rights (PDR).*** Under a PDR program, owners of farmland may sell a conservation easement on their land to the Town to ensure that it

remains undeveloped in perpetuity. This provides the farmer with additional income and alleviates the development pressure on the farmland. The Town can apply to New York State for funding to create its own PDR program. Under Article 25-AAA of the Agriculture and Markets Law, State assistance payments are available to municipalities to cover up to 75% of the total costs for the purchase of development rights (PDR) on viable farmland. These grants are awarded on the basis of periodic Requests for Proposals (RFP) issued by the State Department of Agriculture and Markets.

Wawarsing's PDR program should be targeted to Wawarsing farms that are economically viable based upon local market and growing conditions, not statewide standards. In addition, the program should focus on protecting a large contiguous area of farmland. This program should also encourage farmers participate in and/or coordinate its activities with regional agricultural enhancement efforts, such as local farmers' markets and the Catskills Watershed Agricultural Council.

(NOTE: the policy recommendations designed to maintain the community's character and appearance will also be very helpful in maintaining Wawarsing's residential character.)

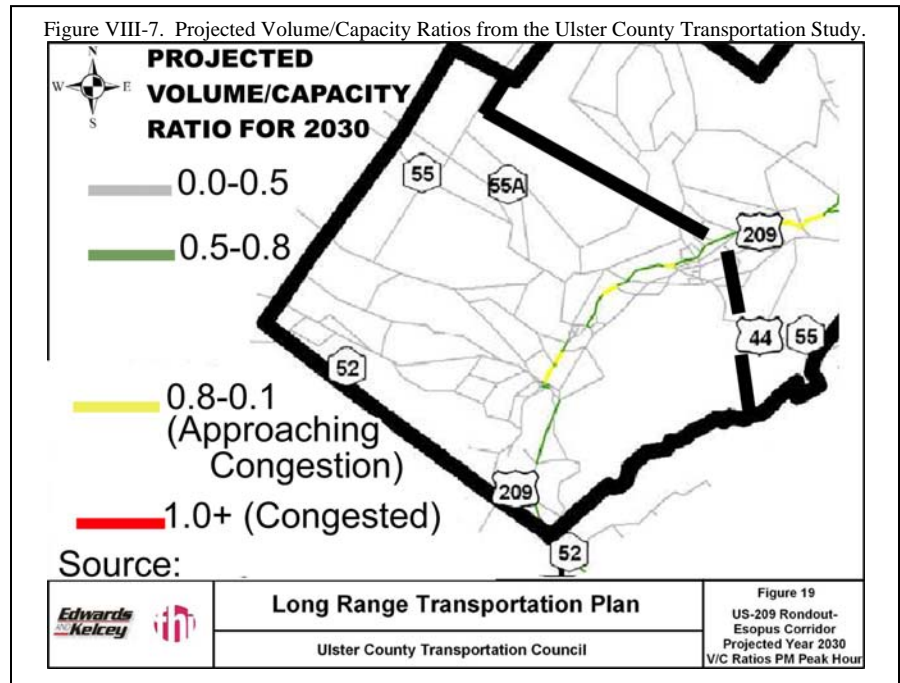
**PLAN GOAL: PRESERVE TRANSPORTATION AND CIRCULATION**

- By recognizing that many of the most serious traffic issues can be mitigated by sound land-use policies at least as much as by building new roads;
- By providing adequate facilities for through-traffic to eliminate traffic congestion;
- By requiring adequate amounts of off-street parking for both residential and non-residential uses;
- By preventing further strip business development on frontage access highways;
- By providing safe convenient access to resort areas;
- By undertaking an intermunicipal effort to plan and develop Route 209 in a way that addresses coordinated planning among hamlets, improved access management and the creation of appropriate alternative routes for local traffic.

**POLICY RECOMMENDATIONS TO PRESERVE TRANSPORTATION & CIRCULATION:**

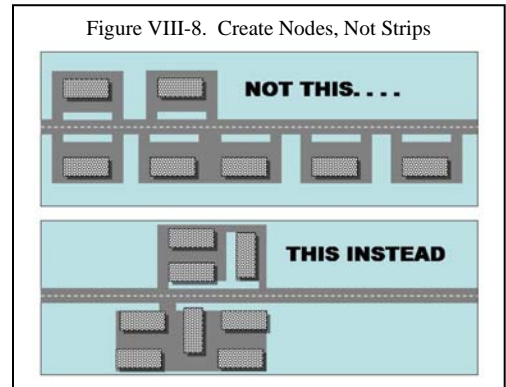
*Explore creation of alternatives to Route 209 for local traffic.* Route 209 has long been recognized as a major traffic problem. It is cited in the Ulster County Transportation Study as a major concern in the County highway network, with traffic regularly exceeding design capacity in locations in Wawarsing and elsewhere in Ulster County. That study indicates that by 2030, Route 209 in Wawarsing will be approaching serious congestion in the areas immediately east of Kerhonkson, east and west of both the Village of Ellenville and near the hamlet of Napanoch (see Figure VIII-7).

One way that the Town of Wawarsing can alleviate some of this problem is to encourage local traffic in the Town to stay off Route 209 and leave it for travelers who are passing through Town. The County analysis suggests that such solutions need to be developed around each of the hamlets, rather than creating one single alternate route for local travelers on Route 209.



*Ensure that commercial and industrial zoning districts and associated development standards*

- **Create nodes of activity** rather than strips along the highway. As shown in Figure VIII-8, This reduces the number of curb cuts required to support commercial development and eases traffic flow throughout the corridor.



- **Aggressively manage access** to avoid excessive curb cuts by requiring shared driveways, internal circulation roads and other designs that direct traffic to well-defined locations best able to support that traffic.

- **Contain reasonable parking standards** and promote shared parking and access. Too often parking standards deal with each business or building in isolation. In such cases the resulting parking that is developed is far greater than that actually required to handle the subsequent traffic. Such “over-built” parking lots often cause communities to lose opportunities for landscaping, street furniture or even additional commercial space.

- **Promote the hamlets** as centers of commercial activity. If new development is located in or near existing centers, it reduces the traffic associated with that development in several ways. First, by locating commercial development within walking distance of residential areas, it enables both customers and workers to avoid using their cars to get to the business. Second, by locating new business development near existing businesses, customers, workers and/or suppliers can sometimes use one trip to serve several purposes. This too reduces demand on the local roadway.

- **Provide access via multiple modes of transportation.** One factor contributing to traffic congestions nationwide is the tendency to create facilities that can only be reached by auto, requiring every visitor to that facility to add to auto traffic. To the greatest extent possible, Wawarsing should site high intensity uses such as municipal facilities, shopping areas and others in locations that can be served by pedestrian walkways, bikeways and transit as well as automobiles and ensure that the infrastructure is created to support multiple means of access.

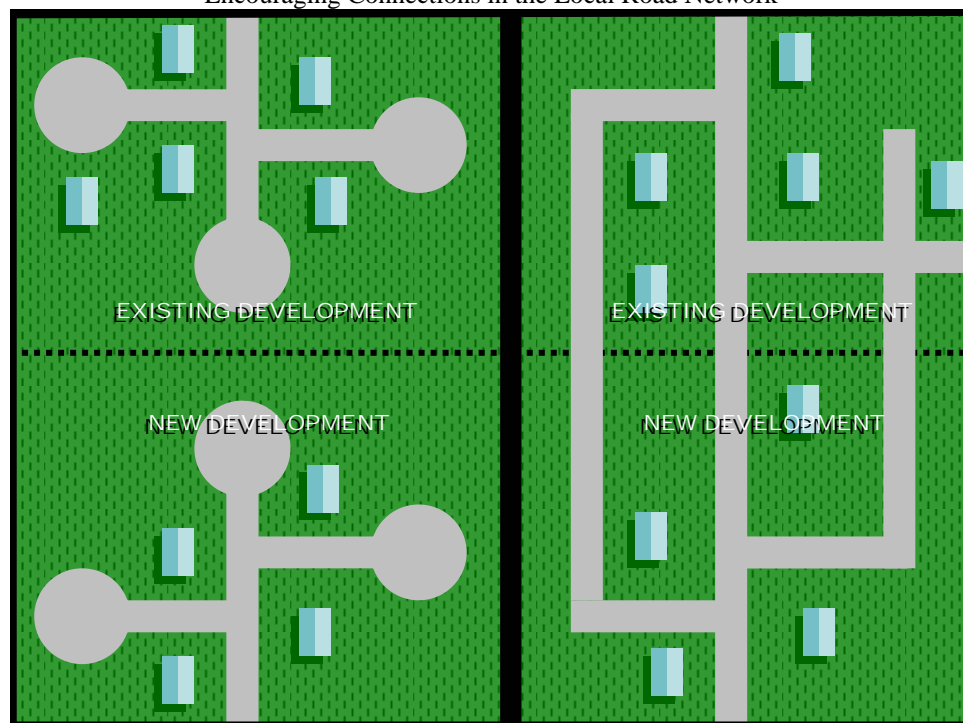
- **Enhance landscaping and site development** during the site plan review process. Attractive landscaping and the careful siting of buildings can dramatically enhance even the most modest commercial and industrial buildings. Well-designed standards for landscaping and site development can ensure that new businesses blend into the community and project the sense of quality that is important to continued prosperity for the Town of Wawarsing.

***Participate in the planning efforts of the Route 209 Corridor Coalition.*** The Towns of Wawarsing, Rochester, Marbletown and Hurley along with the Village of Ellenville have come together to participate in a New York State Department of Transportation study of the Route 209 Corridor. This planning process creates an opportunity to address issues along the entire corridor, unencumbered by municipal boundaries. As illustrated earlier in Figure IV-2, Wawarsing has a unique relationship to the 209 corridor, with much more of its existing development arrayed along the corridor than the other towns in the coalition. Wawarsing should remain an active participant in this effort.

***Develop an ongoing transportation planning capacity for the Town.*** Wawarsing has the greatest number of highway miles of any town in Ulster County. This requires improved transportation planning and financing in order to keep them in a state of good repair and improve safety. For example, the Town may wish to create a transportation and quality community committee to address issues of ongoing highway maintenance, along with emerging issues such as the feasibility of establishing a Town/Village shuttle bus system to meet needs of elderly and those without cars to have ready access to the hamlets as well as local shopping, medical and other needs in the town and village. The Town’s transportation planning should also consider developing strategies to enhance multi-modal transportation and circulation.

***Create an integrated network of local roads.*** As development proceeds, the Town should seek ways to link local roads into a larger network, rather than having each new development produce cul-de-sacs and dead end streets. By connecting new roads to existing local roads whenever appropriate, the Town can provide motorists with more options for local trips and reduce congestion on main “connector” roads. (See Figure VIII-9.)

Figure VIII-9.  
Encouraging Connections in the Local Road Network



**DON'T**

let each development create its own cul-de-sacs.

**DO**

encourage connections among local roads.



## PLAN GOAL: IMPROVE THE TOWN'S ECONOMIC BASE

By providing sites for further resort development;

By providing sites for compatible industries;

By providing sites for business development;

By preserving and enhancing the natural beauty and man-made environment, thus assuring the maintenance and increase of property values and continued resort activity.

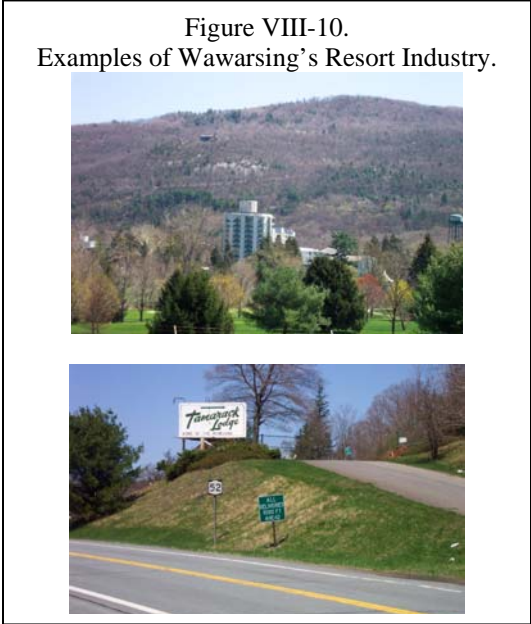
### POLICY RECOMMENDATIONS TO IMPROVE THE TOWN'S ECONOMIC BASE:

***Establish zoning and development policies that support the existing resort industry in the Town.***

Although Wawarsing's resort industry is not as prosperous as it once was, it nonetheless remains an important part of the local economy. The Town should ensure that its zoning and development policies enable this part of the local economy to remain competitive in the nongaming tourism industry.

***Establish zoning and development policies that respond to the emerging needs of the tourism industry***

for bed and breakfast facilities, ecotourism, campgrounds and small-scale "niche" resorts. Tourism is increasingly becoming an active, self-directed activity involving a coordinated network of specialized activities ranging from agricultural tourism, ecotourism, heritage tourism and active outdoor recreation. Wawarsing is ideally suited to develop this industry. In fact the Town already hosts numerous enterprises serving these niches, not the least of which are the high-quality commercial campgrounds found in the western portion of the Town. Wawarsing's local zoning and development policies should support this effort in general and these various types of enterprises in particular.



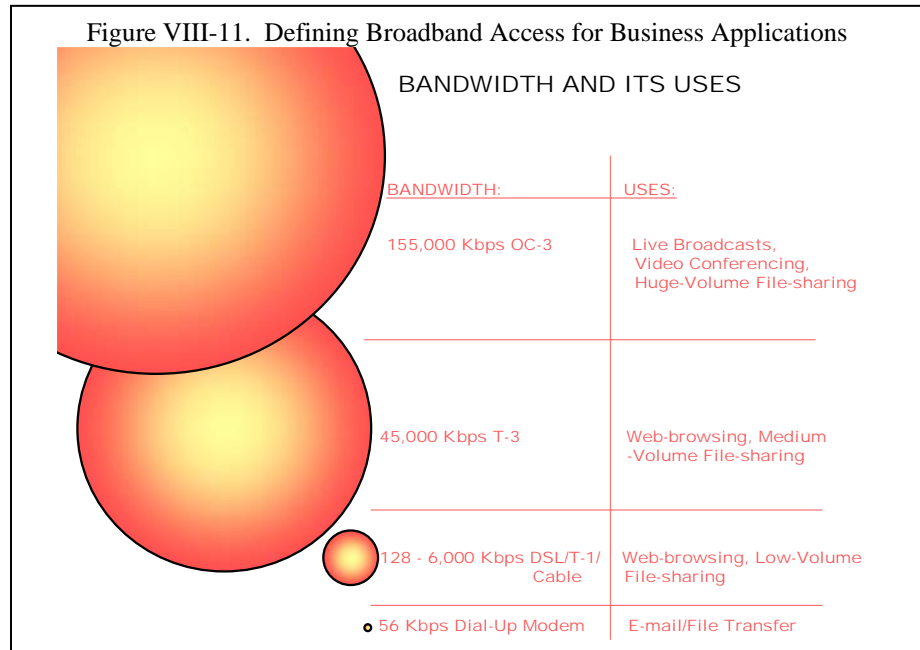
***Establish adequate zoning districts for industry*** in the town along with design standards that ensure such development is compatible with the area's natural beauty. Wawarsing has long been a manufacturing center for Ulster County. Even in the face of global changes in the manufacturing sector, Wawarsing can still serve as host to a variety of manufacturers and service-based industries. The town should ensure that its industrial and commercial zones are properly configured and prepared to serve as competitive locations for existing and new businesses. This effort should include the adoption of development guidelines to ensure that business expansions in and relocations to Wawarsing are done in a manner compatible with community character and

its natural beauty. For example, such sites should have direct access to State and Federal highways so that any resulting traffic does not place undue burdens on local roads.

**Coordinate zoning and development efforts with the Village of Ellenville** to improve the overall competitiveness of the area to retain and attract desirable industries. Visitors and prospective new businesses often judge a community by its center. Ellenville and the areas in the Town immediately adjacent to the Village is Wawarsing’s center which also hosts most of the larger commercial and industrial properties in the Town. The Town should work cooperatively with the Village to improve the appearance of the general area as well as developing a coordinated and consistent approach to development that will make the area even more “users-friendly” to high quality development.

**Ensure that Town policies support the extension of high-bandwidth Internet service** to commercial and industrial sites in the Town, while also encouraging the extension of consumer broadband services throughout the Town. While services such as Digital Subscriber Lines (DSL) and cable can provide residents and small businesses with adequate connection speed for telecommunications,

larger firms and the most sophisticated service providers require connections that extend beyond T-1 and T-3 levels of service. (See Figure VIII-11.) The Town should work with the utilities, telecommunications companies, businesses and other jurisdictions to ensure that Town policies and actions support the extension of broadband services to key commercial and industrial sites in the Town.



**Maintain active participation in programs to support Agriculture.** The Town should continue its involvement in supporting agriculture including working with the County Farmland Protection Board on ensuring adequate local participation in the New York State the Agricultural District program, the County purchase of development rights program and other measures designed to preserve and promote agriculture in Wawarsing. In addition, as noted on page 40, the Town should seek to secure State funding to create its own Purchase of Development Rights program.

Modify local zoning and development policies to accommodate mixed-use development, home-based businesses and niche business enterprises that can grow outside standard industrial or commercial zones in an environmentally sound manner. Changes in telecommunications and information technology now make it possible for sophisticated high-value-added businesses to

locate in small offices or even at home. As part of its economic development efforts, the Town should ensure that its zoning and development polices recognize the growing role of small-scale enterprises and home-based businesses in the local economy. This includes identifying appropriate, environmentally sound locations for such uses and creating design standards for small-scale mixed use facilities that could house such enterprises.

## PLAN GOAL: MAINTAIN AND IMPROVE IMPORTANT PUBLIC INFRASTRUCTURE

- By ensuring adequate capacity in all municipal water and sewer systems (including exploring connection with the New York City water supply);
- By providing for protection of groundwater sources that supply drinking water in the Town;
- By adopting a fiscally prudent approach to planning, developing and managing municipal facilities and services so that the Town receives maximum benefits for spending on all such facilities, including Town offices, recreational facilities such as the Rail Trail, etc.

### POLICY RECOMMENDATIONS TO MAINTAIN AND IMPROVE IMPORTANT PUBLIC INFRASTRUCTURE:

#### ***Create a comprehensive capital facilities planning process that***

- Identifies and/or reviews the town's 5-year capital needs on annual basis that encompasses highways, sewer and water infrastructure and municipal facilities
- Creates a system for establishing clear priorities for funding capital projects
- Shares information with the Village of Ellenville and/or other jurisdictions to identify ways to share costs and/or benefits in capital facilities
- Anticipates and provides for growth in the hamlets of Kerhonkson and Napanoch and other existing mixed-used hamlets

Such a planning process would enable the Town to keep its plant and equipment reasonably up to date and identify and potentially avoid the often-hidden costs involved with deferred maintenance of Town facilities.

***Continue to actively pursue funding opportunities to maintain and/or expand the capacity of municipal water and sewer systems.*** Much of the thrust of this plan and its predecessor from 1969 was to direct growth to areas already served by municipal infrastructure. This will not be possible unless the Town's sewer and water systems have ample capacity to absorb new growth. This will be possible only if the Town can secure the funding needed to maintain and expand these systems. This effort will not be affordable unless the Town can secure grants and low-interest loans from State and federal sources.

***Seek additional sources of public water supply.*** As part of the Town's effort to direct growth in and near its existing centers, Wawarsing needs to ensure it has access to an adequate supply of potable water and should continually seek new sources. For example, as an original host community for the New York City reservoir and aqueduct system, Wawarsing chose to maintain the right to tap into the New York City's water supply. Participating in the City's water supply may be one of the most effective ways to ensure an ample supply of potable water for these centers.

## PLAN GOAL: PROMOTE AND SEEK INTERMUNICIPAL ACTIONS TO SOLVE IMPORTANT REGIONAL PROBLEMS AND PURSUE IMPORTANT REGIONAL OPPORTUNITIES

By establishing or participating in cooperative initiatives addressing such issues as:

- Economic development
- Open space protection
- Transportation
- And other regional issues of importance to Wawarsing

### POLICY RECOMMENDATIONS FOR INTERMUNICIPAL ACTIONS:

***Continue to participate in the Shawangunk Mountains Scenic Byway.*** The 82-mile Byway traverses the Town along Route 209, Route 44/55 and Route 52, linking the Town with other towns and villages that encircle the northern Shawangunk Mountains. The Byway program is a cooperative effort of the 11 local municipalities in the Shawangunk Mountains Regional Partnership. The Byway Corridor Management Plan has been approved by the NYS Scenic Byways Advisory Board and official State designation is expected in early 2006. The Town should continue to participate in Byway activities so enhance tourism, transportation and resource preservation. A special effort should be made by the Town to serve the information needs of visitors who use the linkage of Route 209 with Route 44/55, coming to or going from the destinations on the Ridge and also along Route 52, which links Wawarsing with the towns of Shawangunk and Crawford.

***Seek regional Solutions for Economic Development.*** The Town should continue its cooperation with the Village of Ellenville and other municipalities to improve the area's prospects for economic development. As appropriate the Town should coordinate its economic development activities with such organizations as the Southern Ulster Alliance and the Sullivan Wawarsing Rural Economic Area Partnership (REAP) Zone.

***Continue participation in regional transportation planning and land-use planning.*** The Town of Wawarsing can benefit substantially by participating in such regional approaches with communities in both Ulster and Sullivan counties. While Wawarsing is within the borders of Ulster, it has strong economic, geographic and transportation links with Sullivan County and should actively seek new opportunities to work with communities in that county. As mentioned above, the Route 209 Corridor Coalition provides an excellent opportunity to deal with shared issues that involve Route 209. That planning effort should serve as a starting point for continued and more comprehensive efforts to address regional transportation and land-use issues.

## VIII. Plan Implementation

The implementation schedule given below groups actions in three priority areas. “Immediate priority” actions should be initiated immediately. Whenever possible, such projects should be completed within the first six months after plan adoption. “Secondary priority” actions should be initiated within the first year after plan adoption. These projects should be completed within the first two years after plan adoption. “Long-term” actions should be initiated after the first year following plan adoption. They should be completed within five years of plan adoption. The plan itself should be subject to review and update within three to five years after its adoption by the Town board.

<b>TOWN OF WAWARSING COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b><u>RECOMMENDATION</u></b>	<b><u>SUGGESTED LEAD RESPONSIBILITY</u></b>	<b><u>ACTION</u></b>	<b><u>CRITERIA FOR EVALUATING SUCCESS</u></b>
<b>Immediate Priority Actions (implemented within the 1<sup>st</sup> Year)</b>			
Formally define hamlet boundaries with zoning districts for Cragmoor, Kerhonkson and Napanoch.	Town Board (with recommendations from Zoning Update Committee)	Creation of hamlet boundaries in zoning.	Boundaries and zoning officially adopted by Town.
Create Hamlet design guidelines for Kerhonkson and Napanoch.	Town Board (with recommendations from Zoning Update Committee)	Creation of hamlet design guidelines	Design guidelines officially adopted by Town.
Create Commercial Development guidelines including standards for landscaping, lighting and signage.	Town Board (with recommendations from Zoning Update Committee)	Creation of commercial design guidelines	Design guidelines officially adopted by Town.
Implement A Conservation Subdivision Process.	Town Board (with recommendations from Zoning Update Committee)	Creation of conservation subdivision process for Town.	Conservation subdivision process officially adopted by Town.
Define an “Agricultural Development area” in the Town.	Agriculture Development Committee	Town Board appoint Agriculture Development Committee	Agriculture development area is mapped for use by Planning Board and Ag. Dev. Committee

<b>TOWN OF WAWARSING COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Develop techniques to encourage “smart growth” such as Incentive zoning, Clustering provisions and Transfer of Development Rights (TDR)	Town Board (with recommendations from Zoning Update Committee)	Creation of smart growth zoning and subdivision provisions.	Provisions officially adopted by Town.
Review current zoning provisions to ensure density is consistent with community character and residential quality.	Town Board (with recommendations from Zoning Update Committee)	Create list of recommended updates in code.	Zoning updates officially adopted by Town.
<p>Ensure that commercial and industrial zoning districts and associated development standards</p> <ul style="list-style-type: none"> <li>• Create nodes of activity</li> <li>• Aggressively manage access</li> <li>• Contain reasonable parking standards and promote shared parking and access.</li> <li>• Promote the hamlets of Napanoch and Kerhonkson as centers of commercial activity.</li> <li>• Enhance landscaping and site development during the site plan review process.</li> </ul>	Town Board (with recommendations from Zoning Update Committee)	Creation of hamlet boundaries in zoning.	Boundaries and zoning officially adopted by Town.
Maintain active participation in programs to support Agriculture.	Agriculture Development Committee	Town Board appoint Agriculture Development Committee	Committee oversees/champions agriculture related recommendations in plan
Coordinate zoning and development efforts with the Village of Ellenville.	Town Board	Maintain an official liaison function with Village of Ellenville	Town and Village create coordinated policies for Route 209 corridor
<b>Secondary Priority Actions (implemented by the end of the 2<sup>nd</sup> Year)</b>			
Establish Riparian Buffers on important waterways.	Town Board (with recommendations from Zoning Update Committee)	Creation of riparian buffers guidelines or standards in zoning.	Riparian standards/guidelines officially adopted by Town.

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<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Adopt the Recommendations of the Watershed Master Plan.	Town Board	Adoption of Comprehensive Plan	Town Board adopts comprehensive plan with Watershed master plan as appendix.
Create an Open Space Plan	Town Board (with recommendations from Open Space Plan Committee)	Creation of Open Space Plan.	Open Space Plan officially adopted by Town.
Provide for a variety of housing types and styles through such techniques as Incentive Zoning, Planned Unit Developments, Allowing mixed uses & Delineation of areas for manufactured housing developments	Town Board (with recommendations from Zoning Update Committee)	Creation of housing diversity provisions in zoning.	Zoning provisions officially adopted by Town.
Participate in the planning efforts of the Route 209 Corridor Coalition.	Town Board	Town Board maintains representation on Route 209 Planning Committee	Corridor plan is completed incorporating recommendations for Wawarsing
Establish zoning and development policies that support the existing resort industry in the Town.	Town Board (with recommendations from Zoning Update Committee)	Creation of zoning and development policies	Zoning & development policies officially adopted by Town.
Establish zoning and development policies that respond to the emerging needs of the tourism industry for bed and breakfast facilities, ecotourism, campgrounds and small-scale "niche" resorts.	Town Board (with recommendations from Zoning Update Committee)	Creation of zoning and development policies	Zoning & development policies officially adopted by Town.
Establish adequate zoning districts for industry in the town along with design standards that ensure such development is compatible with the area's natural beauty.	Town Board (with recommendations from Zoning Update Committee)	Creation/revision of industrial zones in Town.	New or revised industrial zones officially adopted by Town.
Modify local zoning and development policies to accommodate mixed-use development, home-based businesses and niche business enterprises that can grow outside standard industrial or commercial zones.	Town Board (with recommendations from Zoning Update Committee)	Creation of hamlet boundaries in zoning.	Boundaries and zoning officially adopted by Town.
Create a comprehensive capital facilities planning process	Town Board (with Highway Superintendent)	Adopting a regular capital facilities planning process	Town annually adopts a multi-year capital spending plan.



<b>TOWN OF WAWARSING COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Continue to actively pursue funding opportunities to maintain and/or expand the capacity of municipal water and sewer systems.	Town Board	Grant opportunities identified to upgrade/expand municipal sewer and water facilities	Municipal sewer and water facilities can accommodate expansion in Napanoch and Kerhonkson
Develop an ongoing transportation planning capacity for the Town	Town Board	Create Planning Capacity	Town develops policies to respond to emerging transportation issues
Create Hamlet Revitalization Program for Kerhonkson and Napanoch	Town Board/Hamlet Merchants	Seek Grants, Establish Merchant Groups, Evaluate BID	Revitalization Program Established for Hamlets
<b>Long-term Actions (implemented by the end of the 5<sup>th</sup> Year)</b>			
Develop appropriate means of public access to recreational waters.	Environmental Conservation Commission	ECC develops plan for improving Public Access sites along recreational waters	Public Access plan created for recreational waters in Town
Create a Local Program for Purchase of Development Rights (PDR).	Town Board (with recommendations from Agriculture Development Committee)	PDR program created for Wawarsing farmland	Farms in Town are able to sell development rights to maintain operations
Created an integrated network of local roads	Town Board	Road standards, and regulations for sites plans and subdivisions require that, where appropriate, local roads provide connections to a larger local road network	Appropriate provisions are adopted by Town
Explore creation of alternatives to Route 209 for local traffic.	Town Board with Local Transportation Planning Committee	Study alternative approaches for creating alternatives for local traffic	Study completed and recommendations implemented

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<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Ensure that Town policies support the extension of high-bandwidth Internet service to commercial and industrial sites in the Town, while also encouraging the extension of consumer broadband services throughout the Town.	Telecommunications Committee appointed by Town Board	Telecommunications committee recommends Town policies	Telecommunications policies adopted by Town Board
Investigate new sources of public water supply.	Town Board	Seek grant for system, explore options for new capacity including potential connection with New York City Department of Environmental Protection	Town identifies new sources of water supply