



# Town of New Paltz, New York Comprehensive Plan

Planning for a Sustainable Future...

2011

peter j. smith & company, inc.



The Town of New Paltz Comprehensive Plan  
New Paltz, New York

## Acknowledgments

### **Comprehensive Plan Committee**

Toni Hokanson, Town Supervisor  
Joseph Bergstein  
Kristin Brown  
Paul Brown  
David Clouser, PE  
David Gilmour, AICP  
Lyle Nolan  
Jane Ann Williams

### **Town Council**

Toni Hokanson, Town Supervisor  
Jane Ann Williams, Deputy Supervisor  
Kristin Brown  
David A. Lewis  
Jeff Logan

### **Town Planning Board**

Paul Brown, Chairman  
Lynn Bowdery, Deputy Chairperson  
Peter Muller  
Lyle Nolan  
Mike Calimano  
Jonathan Wright  
Margaret Human

### **Consultant**

peter j. smith & company inc.  
Buffalo, NY & Fort Erie, ON

2011





# The Town of New Paltz Comprehensive Plan

## New Paltz, New York

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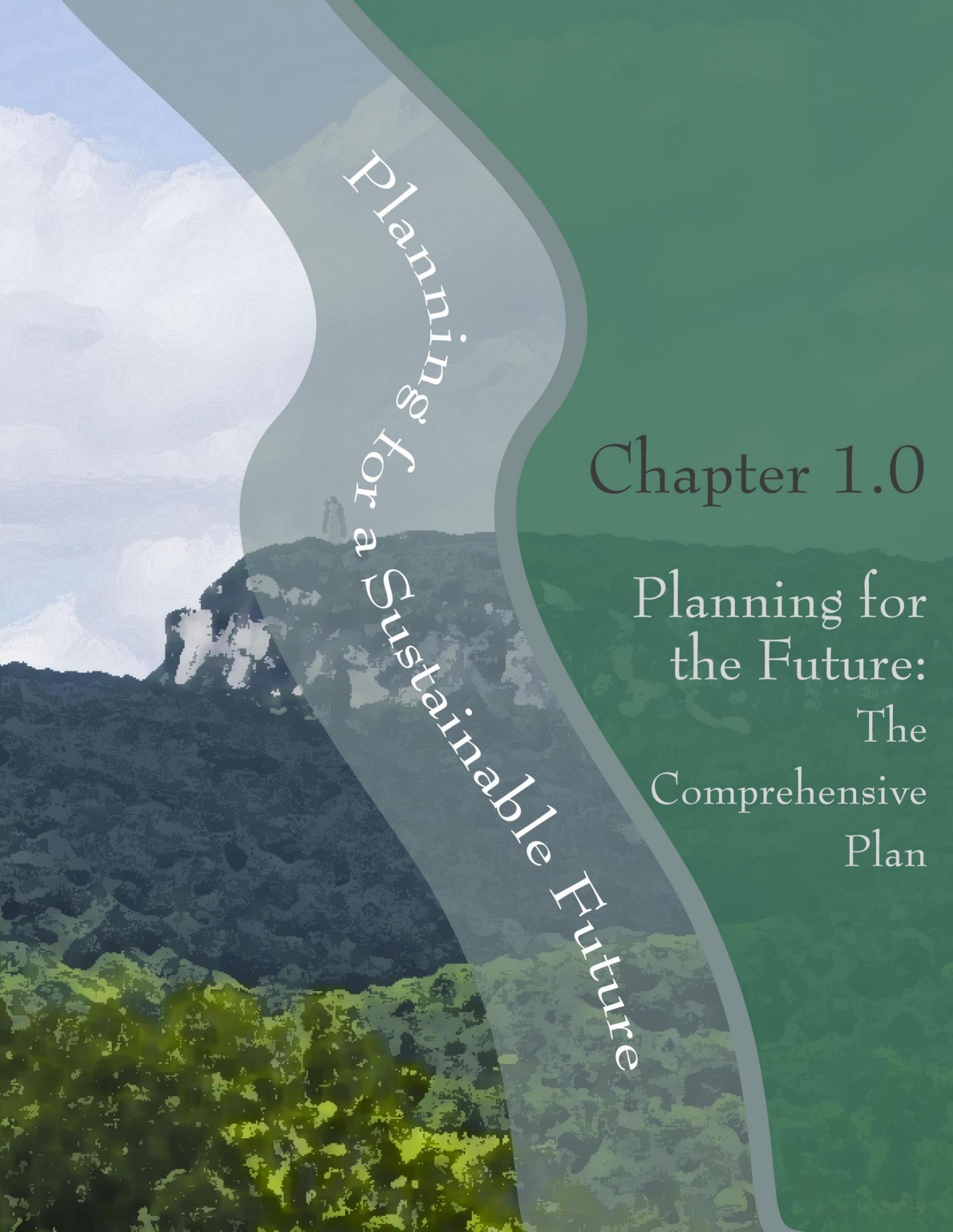
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## Chapter 1.0

# Planning for the Future: The Comprehensive Plan



# Planning for the Future – The Comprehensive Plan

## 1.1 Introduction

In a 1986 survey, residents of the Town of New Paltz said that among the characteristics of the Town they valued most highly were the Town's scenic beauty, its small town character and its location. The qualities that threatened those characteristics, they said, were traffic, impact of growth on open space and the cost of housing. Nearly a quarter century later the residents still hold the Town's beauty and natural setting among the qualities they value most and they still worry that the volume of traffic, the loss of open space and housing cost are among the biggest threats to the character of the community.

The 1986 survey was incorporated into a comprehensive plan that was adopted in 1995. That plan thoughtfully and reasonably set out a mission and objectives for the Town of New Paltz over the planning horizon. Its mission was:

*The Town of New Paltz places high value on its small town feeling and wishes to retain the character of the Town while enabling responsible growth. Therefore, as the Town evaluates proposals for development, and as zoning is revised, the Town "will be guided by the following precepts:*

- *Use of policies for residential land development that affirm environmentally sound planning, foster quality affordable housing alternatives, encourage sensitive growth of the tax base, and channel higher density development to areas with public sewer and water facilities.*
- *Use of policies for economic growth that enable responsive and responsible growth while retaining the Town's unique features, protecting agriculture and natural resources.*
- *Prioritization of efforts to improve traffic and circulation throughout the Town and parking conditions in its core.*
- *Retention and protection of historic structures and sites and the unique environmental features nature has accorded the region.*
- *Attention to maintenance of adequate public utilities that operate in a fiscally- efficient manner and to environmentally sound management of the waste stream.*
- *Provision of appropriate recreational facilities for all ages within the bounds of affordability.*
- *Considerate of the Town as part of a larger environment region that requires cooperation among all parts to protect its assets and natural resources.*

The plan's objectives were:

1. *Preserve and enhance the natural beauty and rural quality of the community and protect the small-town atmosphere of the Village core.*



2. *Protect environmentally sensitive areas and natural resources, scenic roads and vistas, waterways, floodplain and wetlands by establishing guidelines and regulating development density.*
3. *Establish environmentally sound land use development policies to ensure a balanced and orderly pattern of future growth and economic stability, with regard to the community's fiscal base, including the protection of farmland.*
4. *Accommodate present and future population by encouraging the development of an appropriate variety and quantity of sound housing which will serve various income levels and age groups, including low and moderate income housing.*
5. *Encourage higher density development to locate in areas served by public water and sewer facilities.*
6. *Foster and preserve the community's heritage by protecting historic structures and sites.*
7. *Provide adequate public utilities and recreation facilities, and minimize the fiscal burden of such services on the existing community.*
8. *Seek by all reasonable means to provide better traffic conditions and adequate parking in the center of the community and encourage circulation within secondary networks.*
9. *Promote environmentally sound management of the waste stream.*
10. *Encourage regional cooperation to safeguard New Paltz's environmental setting.*

The purpose of this new Comprehensive Plan for the Town of New Paltz is to update and revise the 1995 plan, to determine what has been accomplished and what of the plan's recommendations remain to be addressed, to germinate the seeds of the best ideas and cultivate them into the vision for a sustainable future for the town of New Paltz. Another important purpose of the Comprehensive Plan update is to provide an inventory or current snapshot of the Town of New Paltz in the context of the historical development of the community. This information has been used to help craft a vision of a preferred future. As a result goals, objectives and policies have been developed to guide the coordinated and orderly future development of the Town. The purpose of the Comprehensive Plan is to:

- Document local characteristics and trends regarding resident population composition, land use, the natural environment, economic development and service provision;
- Provide a benchmark for evaluating the compatibility of individual development proposals with the long range development objectives of the community;
- Reveal future service needs and explore the potential for regional cooperation, including land acquisition and the construction of public improvements;



- Serve as a comprehensive source of current information that can be used by the Town in its efforts to secure state and federal funding and marketing the area to potential developers;
- Provide leverage for obtaining state and federal funding;
- Promote open space conservation designed to preserve the rural heritage of the community and enhance the overall quality of life;
- Attract potential developers to the Town through the identification of community goals and objectives for the next 20 years;
- Lay the foundation for future cooperative efforts between the Town of New Paltz, the Village of New Paltz and the neighboring communities.

The town Comprehensive Plan Committee has engaged in this process with the understanding of the difficulties associated with having multiple levels of government and regulation in New Paltz.

Throughout the process, trade-offs were required to be made, understanding that a Comprehensive Plan is not tailored to specific individuals, but rather it is designed for the betterment of the entire community, as a whole. It is the Town's hope that the Village, the School District and SUNY New Paltz will demonstrate cooperation with the Town's Comprehensive Plan.

## 1.2 Implementing the Plan

The adoption of the Comprehensive Plan is a commitment to a coordinated vision for the future. The Plan's success is measured through committed use by elected officials, municipal employees and residents.

- Elected officials will use the plan to learn about their residents' vision of the community's future and adopt local codes and ordinances to support those goals. The Plan's extensive analyses and policy statements provide both background information and leverage as elected officials negotiate inter-governmental agreements or dedicate financial and administrative support for identified Plan objectives.
- Zoning and planning boards will measure the desirability of development applications by their conformity with plan goals and objectives. In addition, they should adopt policies and procedures that actively assist those projects that comply with Plan's goals and objectives to discourage those projects that fail to honor the community's vision. Working closely with developers, local Boards will target investment to projects that promote plan objectives, reduce the need for excessive variance hearings and create detrimental development patterns.
- Municipal employees will use the plan when interpreting legislative mandates, making administrative decisions, enforcing development related codes and prioritizing work efforts. Employees will understand the vision set out by the elected officials to meet the goals of the people; municipal staff will have a greater buy-in to these goals through every day decisions that are made based on the plan.



- Finally, local residents will use the plan as a reference when making residential location choices, evaluating the effectiveness of local government, lobbying for financial or legislative support and when choosing political representatives. They will use the policy to help guide the Town and enhance its quality of life. This comprehensive plan illustrates to all residents of the Town the vision set out for the officials they have elected to maintain their quality of life.

The Comprehensive Plan clearly reveals the vision for the Town of New Paltz and, therefore, sets the stage for future growth in the Town.

The Plan represents the collaborative effort of Town staff and officials, the Comprehensive Plan Steering Committee and residents. The Plan is a collection of inventory and policies prepared to guide the Town over the next 10 to 20 years. This section outlines the tasks completed in preparation of the Comprehensive Plan.

### **Steering Committee Meetings**

A series of meetings were held with the Comprehensive Plan Steering Committee. The Committee consisted of elected and appointed Town officials and citizens. The Committee met periodically with the consultant to discuss and direct the preparation of the plan. The Committee reviewed documentation and mapping, provided contacts and helped determine representatives to participate in a series of focus group sessions.

### **Inventory**

A data collection process was completed for the Plan. The information contained in the Plan was supplemented by data from various governmental and private agencies, to help ensure the accuracy of the document. With the help of the various agencies, information was obtained regarding local laws and ordinances, land use, the environment, population, community services, housing, municipal services and economic development. The inventory represents a “snapshot” in time. Data collection commenced in the winter of 2008 and was complete by the end of spring 2009 with some revisions and updates taking place continuously during the plan process. Generally, the information collected in the inventory reflects current conditions as of that time.

### **Focus Group Sessions & Telephone Interviews**

A series of telephone interviews were conducted to obtain additional information. Many public and private sector individuals and organizations contributed data and assisted in updating previous Plan elements. There were five focus groups held February 4-5. The topics covered were:

- Agriculture and Environment
- Transportation and Circulation
- Parks, Recreation, Open Space and Historic Preservation
- Business and Education
- Real Estate and Development.



## Public Meetings

Interactive public meetings were conducted in February and May 2009. The public was invited to hear about the plan and provide comments. These sessions helped provide the consultant and elected officials with valuable feedback on the plan and future of the Town.

## Community Survey

A random survey was distributed twice to Town and Village residents, homeowners and tenants. The survey was designed to determine the opinions of residents on a variety of topics, including community image, recreation, transportation, housing and community services.

## Implementation

Goals, objectives and policies were developed for the Town of New Paltz to help guide decisions over the next 20 years. The goals, objectives and policies were developed based upon the public input, including the results of the community survey focus groups, steering committee and community. These goals, objectives and policies are intended to lead to the overall improvement of the community and a better quality of life for all residents.

## 1.3 Plans Incorporated By Reference

There are numerous land use and development regulations already in place in the Town of New Paltz. This Comprehensive Plan is not intended to replace them, but rather incorporates them. The need for and opportunities to update and refresh existing regulations is noted where appropriate. Overall, the Town's land use and development regulations should all be updated and revised to reflect the vision of the future expressed by the Comprehensive Plan and its Future Land Use Plan.

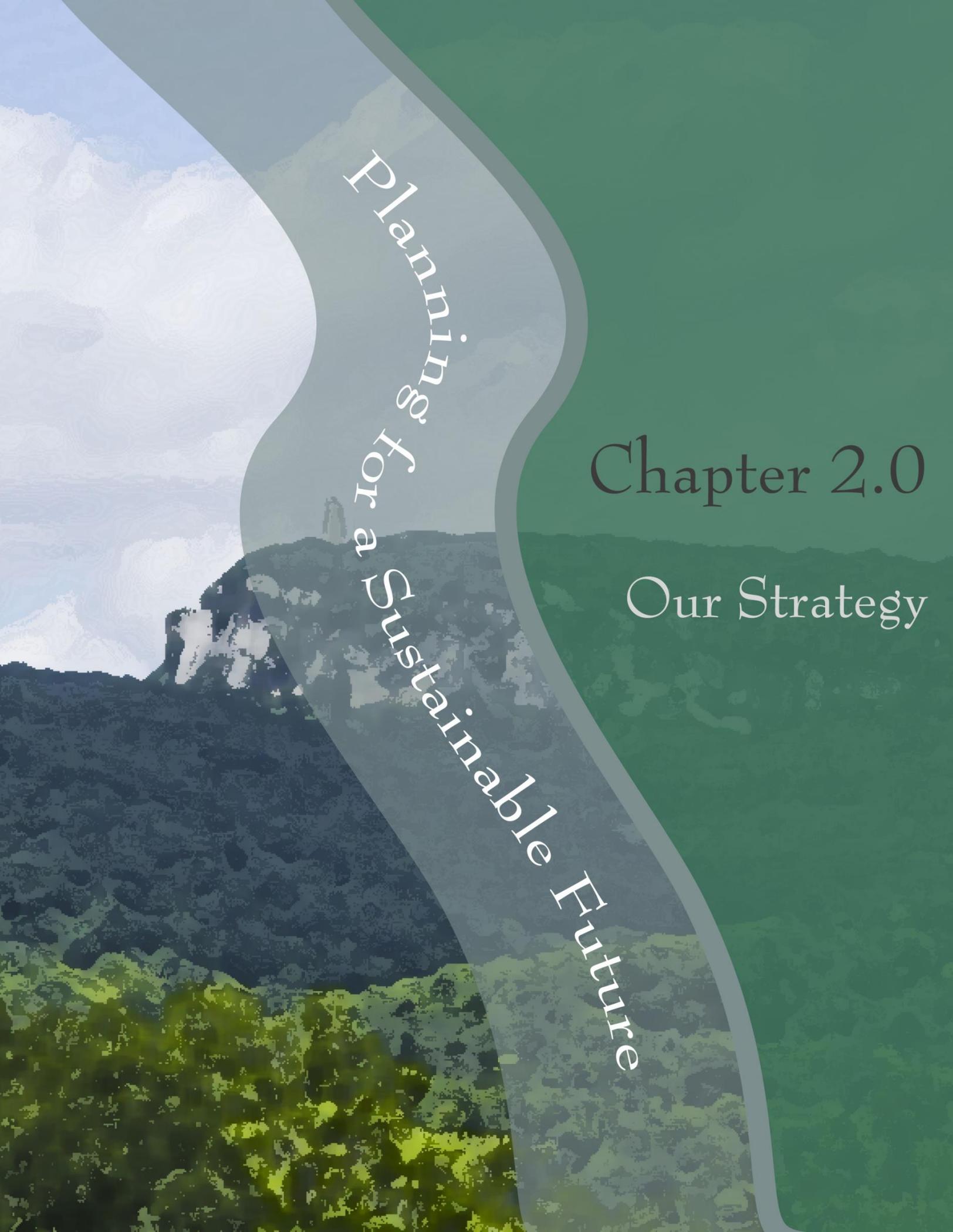
The documents incorporated into the Comprehensive Plan by reference are numerous and include the zoning and subdivision regulations. Also incorporated by reference into the Plan and the process are the following:

- New Paltz Inventory of Open Space, 2003
- New Paltz Land Use/Transportation Project, Phase A Report, 2005
- New Paltz Land Use/Transportation Project, Phase B Report, 2006
- New Paltz Land Use/Transportation Project, Phase C Report, 2006
- New Paltz Open Space Plan, 2006
- Shawangunk Mountains Scenic Byway Corridor Management Plan, 2005
- Southern Ulster Alliance, Southern Ulster Trail Report, 2005



The following additional documents are available for review. These have not been adopted by the Town Board:

- SUNY New Paltz 2007 Economic Impact Statement
- SUNY New Paltz Community Survey on Public Safety, 2008
- SUNY New Paltz Site & Landscape Master Plan, 2008
- Town & Village of New Paltz Build Out and Fiscal Analysis, 2007
- Town of New Paltz Business District Design Standards, 1996
- Town of New Paltz Comprehensive Master Plan, 1995
- Town of New Paltz Crossroads at New Paltz Draft Environmental Impact Statement, 2008
- Town of New Paltz National Register Nomination Ohioville Historic District, 2007
- Town of New Paltz Permitted Use Recommended Updates, 2004
- Town of New Paltz Reconnaissance-Level Historic Resource Survey, 2004
- Town of New Paltz Zoning Ordinance
- Ulster County Development Corporation 2007 Annual Report
- Ulster County Housing Consortium, Priority Strategies to Support Housing Development in Ulster County, 2005
- Ulster County Tomorrow: A Sustainable Economic Development Plan for Ulster County
- Ulster County Transportation Council 2030 Long Range Transportation Plan, 2005
- Ulster County Transportation Council Final FFY 2008-2012 Transportation Improvement Program, 2007
- Village and Town of New Paltz Sidewalk Master Plan, 2008
- Village of New Paltz Comprehensive Master Plan, 1994
- Village of New Paltz Master Plan Review and Zoning Analysis, 2006
- Village of New Paltz Planning Board, Lead Agency, Woodland Pond at New Paltz Draft Environmental Impact Statement, 2006
- Hudsonia Biodiversity Assessment Manual



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## Chapter 2.0

### Our Strategy



# Our Strategy

## 2.1 Foundation of the Future

The Comprehensive Plan is a vision of the future for the Town of New Paltz. It includes policies and projects to implement the Future Land Use Plan and the vision. It is a guide to land use decision-making in New Paltz. An equally important function of the Comprehensive Plan is to provide a framework for guiding decision-making within the context of the future vision crafted by the Comprehensive Plan.

The Comprehensive Plan is a lens through which development proposals should be evaluated. Each proposal should answer the question: *Will this development advance the vision of the future as articulated in the Comprehensive Plan?* If the proposal is not consistent with the Plan, the proposal should be revised to accurately reflect the vision of the future. The Plan should also be evaluated on an on-going basis to ensure it meets changing expectations. This introduces flexibility through time to evaluate changes in expectations, attitudes or conditions that can't be anticipated by the Plan.

The Comprehensive Plan should be revisited and updated every five years. These revisions should reflect changes in economic, demographic and other aspects of the community, incorporating changing goals, objectives and policies. The five-year review is the time to accommodate changes in philosophy or course.

Policies should be updated and evaluated on an on-going basis. Responsibility for evaluating the proposals presented to the Town lies with the Town Planning Board. The board should ensure the Plan and its policies are reviewed on a regular basis through a defined process and with the support of the Town Council. Any recommended changes should be first presented to the Planning Board for action and then to the Town Council for final approval. The Goals and Objectives provide a framework to guide development and change in the Town of New Paltz. They set a standard for the Town and its residents to meet and provide a benchmark for evaluating the growth of the Town.

The Goals and Objectives are the result of a multi-faceted approach including a comprehensive public input process, direction from the Comprehensive Plan Committee and the investigative inventory of the entire Town for the comprehensive plan described above. Goals should be: broad, declarative, general, overarching, umbrella statements. On the other hand, Objectives are more specific and are designed to implement the Goals. They should be strategic; directly related to their respective Goals; they serve as the basis for the Policies; and they should be able to guide evaluation of the plan. Goals and Objectives are based on the entirety of what is learned through the Comprehensive Plan process. This includes the Plan inventory but also it is heavily guided by the public input process, for the Goals and Objectives constitute the vision for the future of the community.



## 2.2 Goals & Objectives

To implement this Comprehensive Plan and as part of the foundation for a sustainable future, New Paltz Town government will engage itself and its residents in responsibly managing growth to protect and enhance the quality of life for current and future residents. Goals and objectives provide the framework for planning in New Paltz and are defining guides for the future. The Comprehensive Plan has been developed with a focus upon **sustainability - the ability of New Paltz to endure, in all aspects, ongoing into the future**. Each of the following goals includes a *Sustainability Guideline* to define the focus of each topic area in regards to sustainability, along with the identification of objectives and actions steps that make particularly positive strides towards sustainability. All municipal boards, departments and commissions are required to review the following resources from the Environmental Protection Agency (EPA) and apply them to all public action: [www.epa.gov/ocir/scas\\_lgac/green\\_resources.htm#1](http://www.epa.gov/ocir/scas_lgac/green_resources.htm#1)

# Regional Context Goal

## Το παρτιχιπατε φυλλψ ιν ρεγιοναλ πλαννινγ εφ φορτσ

### Objectives

- Objective 1. Continue to be a center of employment, education, tourism and recreation in Ulster County and the Hudson Valley
-  Objective 2. Direct development efforts toward green tech
-  Objective 3. Develop regional partnerships to share responsibility for mitigating the impacts of development on the region’s historic, cultural and natural assets
-  Objective 4. Participate and cooperate in implementation of the Ulster County Transportation Council’s Long-Range Transportation Plan in efforts
-  Objective 5. Participate in regional promotion of historic, cultural and natural attractions, including the Town’s location within a National Heritage Area and as a Hudson River Valley Greenway Community
-  Objective 6. Participate in regional efforts to address climate change
- Objective 7. Improve governmental efficiency on local and regional levels
-  Objective 8. Promote regional identification and protection of water resources
-  Objective 9. Support a regional effort to adopt programs to help citizens access funds to improve home energy efficiency

**Regional Sustainability Guideline**



As a model of sustainability, Hudson Valley, the Town of New Paltz will share resources and education, develop environmentally conscious transportation links, reduce carbon footprints on our borderless environments, thus encouraging responsible development and doing our part to lessen the local impacts of global climate change



## Regional Context Policies

- The Town should participate in coordinated initiatives with neighboring towns to promote economic development beneficial to all
- The Town should focus on New Paltz as a center of employment, education and tourism for Ulster County and the Hudson Valley including the development of jobs related to green technologies and tourism related to historic, cultural, agricultural and natural resources
- Town leaders should participate in the development of regional partnerships to share responsibility for

Objective 10. To continue participation in the regional partnerships of the Shawangunk Mountain Regional Partnership and Shawangunk Mountain Scenic Byway

### ***Recommended Action Steps***

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- a. Develop benchmarks for job development
- b. Participate in Ulster County's efforts to become a Greenway Compact County
- c. Participate in regional land use and transportation planning
- d. Develop cooperative advertising and promotions strategies for tourism and recreation
- e. Start or participate in a regional sustainability movement
- f. Study the impacts of dissolving the Village level of government into the Town and all duplicate services, including police and fire protection
- g. Create gateway structures or signage at major entrances to the town, including on Route 299 off the Interstate 87 off-ramps, according to the Futures Concept
- h. Develop with the Shawangunk Mountain Regional Partnership, regional view protection
- i. Support regional corridor management plans for State and County roads



# Community Character Goal

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σχενιχ,

## Community Character Sustainability Guideline

The Town of New Paltz will make the preservation and enhancement of historic and/or important structures, community facilities and natural landscapes a top priority, maintaining the unique character of the Town and utilizing established resources to the fullest extent possible

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τερ

### Objectives

- Objective 1. Proactively define avenues of preservation that should be used to plan for the retention of the community's character
- Objective 2. Determine policy and procedural approaches to enforce measures to preserve community character
- Objective 3. Identify areas for development and preservation
- Objective 4. Determine qualities that new developments should exhibit in terms of density, type of development, character etc.
- Objective 5. Prioritize and coordinate implementation strategies developed by existing planning and other studies





## Community Character Policies

- The Town will identify environmentally, culturally and naturally sensitive areas and protect them from development impacts
- The Town should preserve significant views and viewsheds as identified in the Town Open Space Plan
- The Town will develop and implement design standards to preserve and enhance historic areas and

### *Recommended Action Steps*

- 📌 a. Working with Town Board and Village leaders, determine preservation strategies in areas of shared interest
- b. Develop and Enforce Design Standards
- c. Assign or undertake assessment of existing studies and present Town Board with matrices of implementation measures and strategies
- 📌 d. Incorporate Complete Streets as an essential design standard promoting community character and equity of access



St. Andrew's Episcopal



## Land Use & Zoning Goal

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### Land Use & Zoning Sustainability Guideline

The Town of New Paltz will adopt a land use plan and zoning code that sets sustainability principles for the location, type and character of new development in the Town consistent with the community's vision for quality and low environmental impact

νατυραλ ενπιρονμεντ ις ενηανχεδ

### Objectives

- Objective 1. Seek a balance of appropriately scaled commercial, industrial and residential development that will help sustain and diversify the tax base and provide jobs 
- Objective 2. Preserve the community character of New Paltz through implementation of a new zoning and density schedule based on the Future Land Use Plan
-  Objective 3. Balance land use decisions with considerations of their potential impacts on characteristics such as transportation network, open space, agricultural land and preservation of cultural and natural resources
-  Objective 4. Identify areas of future development appropriate for GEIS and establish a mechanism for chargeback to developers
-  Objective 5. Focus high quality and mixed use development in targeted areas
-  Objective 6. Identify aquifers and develop aquifer recharge protection



- Objective 7. Adopt Smart Growth policies as well as planning and zoning tools that foster natural resource and open space protection and achieve desired future growth patterns
  
- Objective 8. Identify strategies to limit sprawl and reduce the Town's carbon footprint as a means of achieving climate protection



## Land Use & Zoning Policies

- The Town will promote development consistent with the Future Land Use Plan
- The Town will review development proposals with respect to its compliance with the Comprehensive Plan and with respect to current zoning as well as to the extent to which it promotes the following:
  - ✓ Maintains or improves the community's quality of life
  - ✓ Furthers the community's sustainability goals

### ***Recommended Action Steps***

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- a. Adopt the Comprehensive Plan and Future Land Use Plan
- b. Update the zoning so it is consistent with the Future Land Use Plan
-  c. Update the subdivision code to present-day low impact development methods
-  d. Adopt local Type 1 actions list for SEQRA determinations
- e. Adopt non-residential design standards as part of the zoning amendment process
- f. Identify incentives for development that achieves land use objectives
-  g. Incorporate green building standards into design standards
- h. Develop matrices or checklists for the Town Planning Board to use in evaluating the level to which development proposals are consistent with the Town's objectives for preservation of community character and promotion of quality of life
- i. Adopt new lighting standards based on IESNA Standards to promote the dark skies initiative
- j. Adopt zoning changes to ensure best practices in Stormwater Management
- k. Develop and adopt design guidelines for each growth area in the Town
- l. Develop standards for GIS data for land use permit submissions

## Population & Housing Goal

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## Objectives

- Objective 1. Recognize the potential impacts of increasing growth within New Paltz and manage this growth accordingly
- Objective 2. Define areas according to the most appropriate density and form of residential development
- Objective 3. Ensure there is adequate housing for residents of all socio-economic levels, offering both purchase and rental options
- Objective 4. Provide a variety of types and densities of new residential development.
- Objective 5. Provide neighborhood lifestyle amenities that promote healthy living such as community gardens, bike paths, sidewalks, trails, playgrounds and smoke-free buildings
- Objective 6. Create opportunities for alternative living situations such as co-housing

### Population & Housing Sustainability Guideline



The Town of New Paltz will accommodate responsible levels of growth through the development of residential opportunities that focus on the health of residents, neighborhoods, the community and the environment

## Population & Housing Policies

- The Town will require the development of a variety of housing type opportunities, with a variety of price points and rents
- All new residential subdivisions will be consistent with the future land use plan of the town
- The Town will adopt inclusionary zoning practices that ensure regulations include opportunities for all people regardless of income, a desire to rent or other personal characteristics

### *Recommended Action Steps*

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- a. Update New Paltz zoning code and density schedule to accommodate densities and housing types defined in the future land use plan
- b. Identify existing, underutilized building stock that is viable for redevelopment as mixed use or multi-family residential
- c. Develop new housing that extends, enhances and strengthens existing neighborhoods
- d. Organize new housing development with a focus on sustainability
- e. Adopt zoning that allows for development to include lifestyle amenities
- f. Adopt non-owner occupied housing regulations



Village of New Paltz



## Economic Vitality Goal

Το προμoτε αππροπριατε χομμερχιαλ, αγριχυλτ  
υραλ  
ανδ λιγητ ινδυστριαλ βυσινεσσες το στρενγτηε

### Economic Sustainability Guideline

The Town of New Paltz will capitalize upon opportunities to sustain and expand the local economy by: promoting local entrepreneurs, placing a premium on locally produced products, including food and farm products, developing alternative work commute options and allowing mixed-use and live-work development in appropriate neighborhoods

ν τηε ταξ βασε ανδ προωιδε διωερσε εμπλοψμεν  
τ οππορτυνιτιεσ

### Objectives

- Objective 1. To identify areas within the Town for future industrial and office development ensuring that there is adequate infrastructure and service
- Objective 2. Create opportunities for mixed use development where business and commercial opportunities are integrated into the residential landscape
-  Objective 3. Foster the entrepreneurial spirit and provide the opportunity for the local population to create economic growth
-  Objective 4. Take advantage of natural, cultural and historic resources as a means to grow the local tourism industry
- Objective 5. Expand opportunities for New Paltz residents to enhance their workforce skills





- Objective 6. Partner with education to achieve shared economic development benefits
-  Objective 7. Provide opportunities for visitors enjoying the Town’s natural landscapes to also enjoy the Village of New Paltz
-  Objective 8. Encourage residents to “buy local” for their retail needs
- Objective 9. Create new incentives for business growth
-  Objective 10. Encourage and support the development of green energy enterprises



## Economic Vitality Policies

- The Town will develop industrial and commercial business zones for new development in accordance with the future land use plan
- The Town should encourage entrepreneurial activities through the development of local programming and facilities
- The Town should promote its natural, cultural and historic assets to the tourism industry

### ***Recommended Action Steps***

- a. Update zoning to identify industrial, commercial and mixed use zones according to the future land use plan
- b. Coordinate with SUNY New Paltz in the development of a new business incubation facility in close proximity of the school, utilizing the school's resources and providing opportunity for local entrepreneurs
- c. The New Paltz Regional Chamber of Commerce should continue to engage in regular communication with the local business community to understand their changing needs and communicate those needs to the Town government. The Chamber should also keep local businesses informed of financial opportunities for business stability and growth
-  d. Work with village and Ulster County Tourism to promote natural, cultural and historic amenities in the Town to potential visitors
-  e. Town will encourage residents to "buy local"



Main Street

## Environment, Agriculture & Open Space Goal



# Το πρεσερβε, προτεχτ, ενηανχε ανδ ρεστορε τη ε Τοωνεσ ενπιρονμεντ, ωατερ ρεσουρχεσ, αγριχ υλτυραλ λανδσχαπεσ ανδ οπεν σπαχε νετωορκ

## Objectives

Objective 1. Ensure the availability of clean fresh water for the population of New Paltz now and into the future

Objective 2. Find a sustainable balance between development and conservation

Objective 3. Focus development in a way that has minimal impacts upon the landscape and viewsheds

Objective 4. Minimize the impacts of development on natural resources taking into account natural limitations such as flood plains, topography and significant habitats for wetlands

Objective 5. Continue to implement the 2006 adopted Open Space Plan

Objective 6. Implement recommendations from the New Paltz Farmland Preservation Plan

Objective 7. Provide for and invest in connected greenways, open space areas, land conservation and recreational access

Objective 8. Increase opportunities for recreation along and in the Walkkill River



Objective 9. To protect and enhance the water and shoreline quality of the Walkkill River, streams, flood plains, aquifers and other water amenities

Objective 10. To maintain connectivity between habitat areas that support a diversity of plant and animal species

Objective 11. To maintain air quality and livability, reforest urban and developed areas that have lost tree canopy

Objective 12. Promote the use of emerging environmentally sensitive technologies to reduce the impact of municipal services



### Environmental Sustainability Guideline

The Town of New Paltz will protect and improve its plentiful natural resources, shifting the focus of development impacts from mitigation of potentially harmful impacts to guidelines for development that promotes and improves the character, quality and sustainability of the environment



## Environment, Agriculture & Open Space Policies

- The Town will support the public acquisition of lands that are environmentally sensitive for public recreation or conservation purposes and protection of water resources
- The Town will require land developers to make every effort feasible to retain as much of the natural landscape as possible including trees, wetlands, topography and other important or unique features

### ***Recommended Action Steps***

- a. Pass the revised Wetlands Law protecting wetlands and watercourses
- b. Complete the local Farmland Protection Program and begin its implementation
- c. Work with NYS Dept. of Agriculture and Markets to implement state farmland protection programs, utilizing grants, conservation easements and purchase of development rights
- d. Complete and adopt the Stormwater Ordinance, currently in draft form
- e. Designate and Protect Critical Environmental Areas (SEQRA designation)
- f. Utilize partners and funding sources to identify aquifer locations, quality and capacities
- g. Work with Ulster County, NYSDEC and the US Natural Resources Conservation Service to conduct riparian planting and reinforcement along waterways to protect from erosion
- h. Prohibit new residential development in the 100-year floodplain
- i. Work with County Department of the Environment to establish protection of lands including stream corridors, reservoirs, groundwater aquifers and floodplains
- j. Develop an urban and community forestry program to take advantage of state assistance for urban and community reforestation
- k. Adopt a policy for Town departments to minimize contamination from runoff of road salt and sand, configure drainage ditches and culverts to delay and lessen stormwater runoff into streams and wetlands, minimizing environmental impacts of impervious surfaces
- l. Adopt an Environmental policy for all Town departments
- m. Encourage the use of infiltration of stormwater to preserve groundwater supplies
- n. Update subdivision and site plan codes to adopt best practices in landscape planning
- o. Adopt conservation overlay zoning



# Transportation Network Goal

Το δευτερογενές ατμοσφαιρικό δίκτυο που προ-  
βλεπεται  
διευρυνει ατμοσφαιρικα οφελη που αφορα

## Transportation Sustainability Guideline

The Town of New Paltz will host a transportation system that lessens dependence upon the automobile, targeting alternative transit solutions that include pedestrian, bicycle and public transit options, independent of fossil fuels and giving residents and visitors sustainable means for traveling within New Paltz and throughout the Hudson Valley

ε, εφικτα, προμοτε ηθαλη λιφειλεσ ανδ  
ρεδυχε τηε Τωνεσ  
οπεραλλ χαρβον φοοτριντ

### Objectives

- Objective 1. Create a new “front door” to the Town and Village, welcoming travelers along major thoroughfares
-  Objective 2. Create a multimodal transportation system that adequately accommodates motorists, cyclists, pedestrians and public transit users
-  Objective 3. Increase opportunities for residents to use alternative forms of transportation including bicycles, walking and public transportation





- Objective 4. Wholly integrate New Paltz with the regional transportation system
- Objective 5. Increase safety throughout the transportation system
-  Objective 6. Become a regional leader in lessening the community's dependence on fossil fuels and single-occupant vehicles and improving air quality
- Objective 7. Reduce traffic congestion, especially on Route 299
- Objective 8. To continue collaboration of Town, Student Association, UCAT and SUNY on the provision of the Loop Bus for public transportation and find opportunities for other such collaborations.

Dine Hill Trailways Bus Leaving New Paltz Depot





## Transportation Policies

- The Town of New Paltz will continue to encourage the development of alternatives to the automobile, promote public transit, bicycling and walking to reduce traffic congestion, encourage healthy lifestyles, and minimize New Paltz' carbon footprint

### ***Recommended Action Steps***

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- a. The Town will seek partners and funding sources to implement recommendations in The New Paltz Transportation-Land Use Study
- b. Adopt a Town alternative transportation map identifying priority streets requiring sidewalks/multiuse paths to complete the non-motorized transportation network
- c. Complete the connection of the Wallkill Valley Rail Trail with the Hudson Valley Rail Trail as identified in the New Paltz Transportation-Land Use Project
- d. Study the expansion of local public transportation service, including extensions that connect to neighboring municipalities and recreational opportunities including the Ulster County Fairgrounds and the Shawangunk Mountains
- e. Create “urban transition zones” at major entry points into the town and village according to the Futures Concept
- f. Develop multimodal transportation facilities in the focused growth region according to the futures concept
- g. Develop access management regulation consistent with the recommendations of the New Paltz Transportation and Land Use Project
- h. Develop new Town highway standards
- i. Develop a planning map identifying areas where “Complete Streets” are to be developed
- j. Require interconnection between developments where topography and habitat is not compromised
- k. Advance short-term, mid-term and long-term recommendations of the 2006 Transportation Land-Use Project

# Infrastructure & Utilities Goal

Το μαινταιν εξιστινγ ανδ δεπελοπ νεω ινφραστ  
 ρυχτυρε ασσετσ τηατ αφφορδαβλψ ανδ αδεθθα  
 τελψ προωιδε φορ  
 εξιστινγ ανδ φυτυρε νεεδσ

## Objectives

Objective 1. Provide utility infrastructure to areas targeted industrial, commercial, dense residential and mixed-use development, in accordance with the future land use plan

Objective 2. Explore public infrastructure systems, including inter-municipal or independent systems, stabilizing cost and capacity issues

 Objective 3. Create an atmosphere of cooperation between the Town and Village, in which shared infrastructure and development goals are identified and met cooperatively, consistent with the future land use plan

 Objective 4. Develop and enforce policies regarding water conservation as a means of reducing demand for water and demand for sewage treatment capacity

 Objective 5. Identify aquifer resources and aquifer recharge areas and develop strategies for

recharge  
 area  
 protection



Utility right of way East of Interstate 87

**Infrastructure  
Sustainability  
Guideline**



The Town of New Paltz will fund site infrastructure to serve as the backbone of sustainable development, strategically planning for and accommodating new growth in areas defined by the Futures Concept



## Infrastructure & Utilities Policies

- The Town will explore ways to provide new/expanded infrastructure in areas identified by the future land use plan for industrial, commercial, residential or mixed-use development
- The Town will encourage new development to

### ***Recommended Action Steps***

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- a. Establish a municipal bond rating to facilitate the borrowing of funds for major infrastructure improvement projects
- b. Engage the Village of New Paltz in discussion to combine infrastructure systems/service equitably for all Town and Village residents
- c. The Town Planning Board should work with Village of New Paltz to study the potential for future water source(s) that do not rely upon the Catskill Aqueduct to New York City
- d. The Town should seek to extend the wastewater infrastructure in order to reduce the potential for contamination of nearby surface and groundwater
- e. Town should extend sewer system in order to allow for a higher density of development defined by the future land use plan
- f. Adopt a Town Water and Conservation Resources Plan including an ordinance requiring water efficient fixtures in new construction certified by the Water Sense Program and reuse of grey water
- g. Develop and maintain a comprehensive inventory of the Town's infrastructure
- h. Formulate a multi-year capital improvement program and promote its implementation
- i. Establish infrastructure reserve fund to provide for major repair and replacement
- j. Develop an energy efficiency action plan with tools for evaluation

## Historic & Cultural Resources Goal



# Το πρεσερπωε ανδ ενηανχε τηε ηιστοριχ ανδ χυ λτυραλ ρεσουρχεσ ιν τηε Τοων οφ Νεω Παλτζ

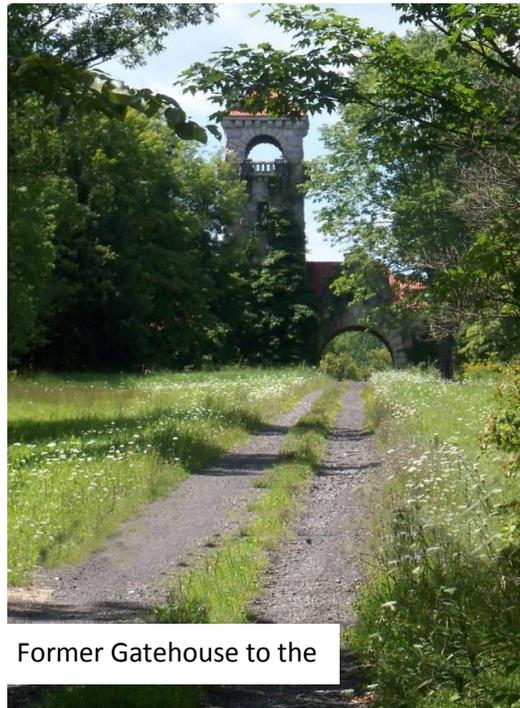
## Objectives

- Objective 1. Preserve local historic resources
- Objective 2. Create new and enhance existing cultural resources in New Paltz
- Objective 3. Promote historic, arts and cultural resources as tourism draws
- Objective 4. Provide information about current historic amenities
- Objective 5. Continue to support the Town and Village Historic preservation commissions in their efforts to inventory and place historic resources and districts on local, state and federal registers of historic places, and to include important landscapes in pre-Huguenot history in the inventory of historic amenities

### Historic & Cultural Sustainability Guideline



The Town of New Paltz will preserve, revitalize, interpret and enhance its historic and cultural resources to sustain them for residents and visitors for this generation and the generations to come



Former Gatehouse to the



## Historic & Cultural Resources Policies

- Town will work in cooperation with public and private partnerships to provide for the protection and preservation of historic and natural landscape resources
- Town will make every effort to gather and provide

### ***Recommended Action Steps***

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- a. Implement a New Paltz Historic District Plan to meet the aforementioned objectives
- b. Improve public awareness of historical and cultural resources through the development of educational materials and utilization of public access television and the Town website
- c. Install public information kiosks
- d. Maintain the comprehensive listings of historical properties and landscapes including those that are eligible for designation and make the information available to the public
- e. Town to work with the New Paltz Regional Chamber of Commerce and Ulster Tourism to promote New Paltz as a destination for cultural and historic tourism
- f. Ensure that new development does not diminish historic structures, aesthetics and value of historic properties identified by the Reconnaissance-Level Historic Resource Survey
- g. Adopt zoning regulations that include design standards requiring the preservation of historic or important architectural features on buildings undergoing redevelopment



# Parks & Recreation Goal

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 λ οππορτυνιτιεσ  
 τηατ προμοτε αχτιωε λιωινγ

## Objectives

- ❏ Objective 1. To provide New Paltz residents with ample opportunities to engage in recreational activities to promote active living
- ❏ Objective 2. To increase access to recreational amenities, such as the Walkkill River and the Shawangunk Mountains
- ❏ Objective 3. To implement a system of multi-use striped rail, pocket parks and community gardens and continue to develop and implement a regional system of multi-use rail trails
- ❏ Objective 4. Link major population centers and recreation areas in the Town and Village via multi-use recreational trails
- Objective 5. Expand recreational facilities in underserved areas of the Town
- Objective 6. Enhance access to regional recreational facilities
- Objective 7. Provide new opportunities for year-round indoor recreation
- Objective 8. Develop collaborations with educational facilities to increase recreational opportunities, including those geared towards youth for after-school hours
- Objective 9. Develop zoning and development regulations which foster the

**Recreation  
Sustainability  
Guideline**



The Town of New Paltz will build a strong base of active and recreational amenities to promote stewardship of the environment, preservation of the area’s scenic qualities as well as alternative forms of transportation and the healthy lifestyles they foster





private development of recreational businesses

 Objective 10. Maximize recreational opportunities at existing facilities

Town of New Paltz outdoor



## Parks & Recreation Policies

- The Town of New Paltz will continue to support the development of opportunities for residents to promote active living
- The Town of New Paltz will continue to identify areas that require additional access to recreational opportunities, especially along the Wallkill River

### ***Recommended Action Steps***

- a. Explore the potential for creating new opportunities for swimming recreation, including the possibility of expanding the use of SUNY New Paltz facilities by the public
- ☑ b. Identify opportunities for additional access along the Wallkill River for recreational opportunities and the development of an ecological interpretive center
- ☑ c. Work with the Village and County to develop a more complete multi-use trail system that combines new trails with the rail-trail and multimodal roadways to link all population centers and recreational facilities
- ☑ d. Develop 5-10 acre neighborhood parks in residential areas north and east of the Village.
- ☑ e. Identify land for acquisition for future parks
- ☑ f. Develop the proposed Millbrook Preserve greenway as a means to secure lands for passive recreation, wildlife viewing and linkage to multiuse trails
- ☑ g. Commission a parks and recreation master plan
- h. Develop community programming in community recreational facilities
- i. Develop park and recreational facility guidelines
- j. Explore opportunities to develop a dog park
- ☑ k. Work with the NYSDEC to create a cooperative boat launch facility on the Town-owned parcel along the Wallkill River on Springtown Road



# Community Facilities & Services Goal

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σερπιχε δελιπερψ ιν λοχατιονσ αχχεσσιβλε το  
αλλ Τοων  
ρεσιδεντσ

## Objectives

- Objective 1. To provide New Paltz residents with adequate and efficient fire, ambulance and police protection
- Objective 2. Utilize many ways to get information to the public and ensure public access to emerging technologies
- Objective 3. To provide New Paltz residents with a high level of public education
- Objective 4. To increase opportunities for alternative and continuing education in the Town
-  Objective 5. To ensure that all public and governmental facilities in the Town are as accessible as possible for to all municipal employees, residents and visitors
- Objective 6. Open and transparent operation of Town government by means of televised meetings on public access channel
- Objective 7. Continue to review, implement and update the Town Emergency Preparedness Plan
- Objective 8. Continue to coordinate emergency preparedness with SUNY, the New Paltz Central School District and Ulster County
-  Objective 9. To provide Town employees with safe workplace environments and facilities

### Community Facilities Sustainability Guideline

The Town of New Paltz will have high standards of sustainability in the operation and development of community facilities through implementation of Leadership in Energy and Environmental Design (LEED) practices and other accepted principles to consciously minimize carbon footprints and avoid potentially negative ecological impacts including flooding and storm water runoff and to enhance the environment





## Community Facilities & Services Policies

- The Town of New Paltz will make every effort to increase efficiency and decrease duplication of efforts in the provision of all public services
- The Town of New Paltz will ensure that any new

### ***Recommended Action Steps***

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-  a. The Town will engage in the study on duplication of municipal services for which a grant was applied
- b. The Town and Village will work with SUNY New Paltz to develop new campus infrastructure that is sustainable and provides permeable connections between the University and the neighboring community
-  c. Enforce high standards for design aesthetics and site plans for new public facilities, consistent with the surrounding neighborhood and employing green and sustainable design
-  d. Work with BOCES, SUNY New Paltz, Ulster County and the New Paltz School District to explore the potential expansion of opportunities for sharing of publicly funded facilities
-  e. Work with Village to evaluate current service delivery and identify what services could be provided for more effectively and efficiently through consolidation
- f. Evaluate opportunities to increase residential use and enjoyment of existing public facilities, including governmental buildings, recreational facilities and SUNY New Paltz
- g. The Town will evaluate its energy use in all facilities and equipment and take action steps to cost effectively reduce those uses



## 2.3 Designing the Future

With the Goals, Objectives and Policies set forth as the foundation for the future direction of New Paltz, the process begins for designing the future character of the Town. This process is composed of three major sections: the Futures Concept, the Future Land Use Plan and the Community Build-Out Analysis.

The design of the Town begins with an idea, the Futures Concept. The Futures Concept simply represents an idea for how the Town should be developed. It does not identify specifics, but rather, it is a tool to visually identify opportunities and potentials. The Futures Concept was developed by integrating the results from the public input process with the inventory analysis of existing conditions within the town. This concept then forms the basis upon which the Future Land Use Plan is developed. The Future Land Use Plan combines ideas from the Futures Concept with a consideration of existing land use patterns. It defines how new development and land uses should be organized in the future. The Plan is intended to serve as the basis for future updates of the Town's Zoning Regulations. Finally, the Community Build Out Analysis is an exercise to calculate the development potential of the town. It identifies the maximum level of growth that can be achieved according to each the current zoning ordinance as well as if the Future Land Use Plan is implemented. It is a valuable tool for the Town to assess how well the Future Land Use Plan can serve its needs and also for the Town to identify what infrastructure and services that it may potentially need to provide for the future population.

## 2.4 Futures Concept

The Futures Concept for the Town of New Paltz is a graphic representation of the potential organization of land uses in the Town. The concept for New Paltz has been developed to reach a number of the Town's objectives for growth: sustainability, preservation of the community's character, addressing housing affordability and demand, open space and agricultural land preservation and mitigation of traffic impacts. The concept also identifies areas for development, including proposing an area to accommodate public and private sector growth, related to the presence of the University. Figure 2-1 on the following page is the graphic Futures Concept.

Other uses proposed by the Futures Concept include mixed-use growth area and residential areas. The concept envisions a conservation area broadly covering everything from the Western border of New Paltz through the Wallkill River floodplain. An expanded trail network builds off of the existing Wallkill River Rail Trail, adding spurs to access the River and offering connections throughout the Village to new trail areas in the eastern area of the Town and ultimately to the Highland Rail Trail.

The Futures Concept proposes the establishment of the planned Millbrook Preserve in the northern portion of the Village. Integrated with trail and pedestrian connections, this will become the primary park in the Town for passive recreation with a focus on the natural landscapes of the environment and highly connected to other natural and recreational features of the Town.

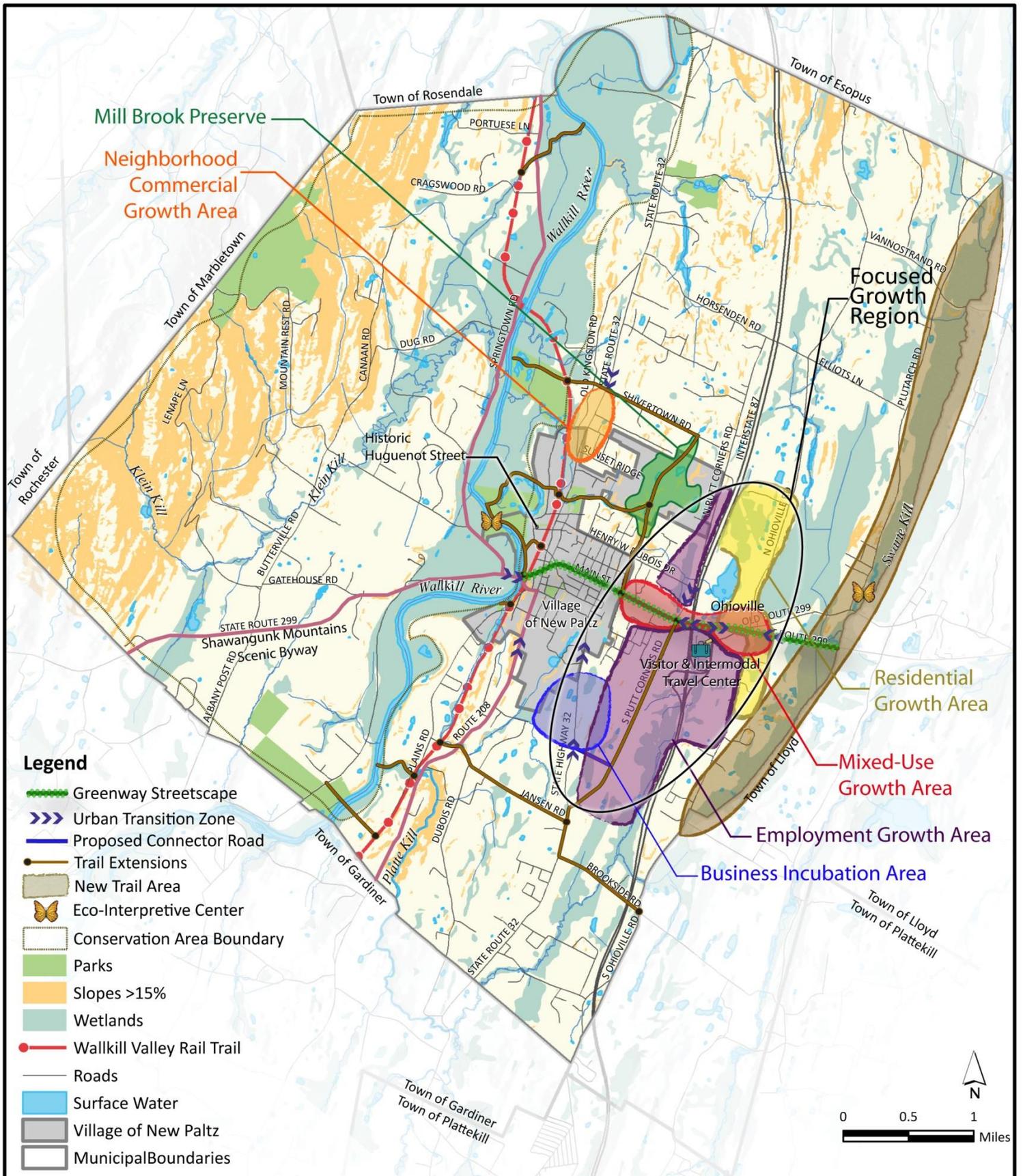


Figure 2-1: Futures Concept

2010

# The Town of New Paltz Comprehensive Plan

New Paltz, New York



The Futures Concept continues to reflect the concern for the environment and the enjoyment of the outdoors with a pair of eco-interpretive centers. These centers are intended to provide information to visitors about the area's outdoor recreation centers and also to help them understand the fragility and importance of preserving the region's natural and scenic resources. A visitor and intermodal travel center located immediately adjacent to the Thruway interchange is intended as a more traditional source of visitor information including events, shopping, accommodation and dining information. The visitors center would also serve as an intermodal transportation hub with services catering to those utilizing the park and ride as well as providing a location for future inter-municipal transportation service. The concept also envisions that the current town hall site on Veterans Drive would seek a public or private reuse concept, possibly as a public safety complex, in favor of a more accessible location for the Town Hall within the Mixed-Use Growth Area along Route 299. A series of urban transition zones are proposed in the Futures Concept. These zones are located along major roadways at points where travelers are entering higher density and urban areas to give a welcoming presence into the Town with decorative landscape and/or streetscape features and provide traffic calming elements such as medians or bulb-outs. The zones also link with the trail systems in the town, reflecting the local ethic of multi-modal transportation and outdoors activity participation. A greenway streetscape is recommended along Route 299 from the border of Lloyd through to the Wallkill River. Working together, the town and village have an opportunity to ensure continuity along Main Street as the streetscape would provide a thematic unity to Main Street and organized access to support the businesses community.

The spirit of the Futures Concept is the identification of a "Focused Growth Region" for the town. The growth region would become a "new doorway" to the town. Concentrating growth here prevents sprawl and minimizes growth's impact on traffic conditions in the village. The concept requires analysis for potential additional sanitary sewer and water infrastructure service but it takes full advantage of existing capacities in the town. This Town Growth Region encompasses open space with areas for mixed-use, residential, commercial and light industrial development. The characteristics of the Town Region Area are described below.

## 2.5 Future Land Use Plan

The Future Land use Plan is intended to serve as the basis for future updates of the Town's Zoning Regulations. The Future Land Use Plan combines ideals from the Futures Concept with a consideration of existing land use patterns, but does not include overlay districts. The Plan focuses on preserving historic assets, open space and farmland, while creating economic and residential opportunity.

### **Rural Preservation**

As identified throughout the Comprehensive Plan, among the most valuable assets that the Town of New Paltz has are its scenic rural landscapes, with the Shawangunk Mountains serving as an impressive backdrop. More than one half of the spatial area of the Town in the Future Land Use Plan is set aside for agriculture, conservation, parks and protected open space. These areas include everything west of the Wallkill River, land in the northeast corner of the town, and some larger properties in the southernmost locales. These land uses intend a low development density, causing minimal impact upon scenic views.

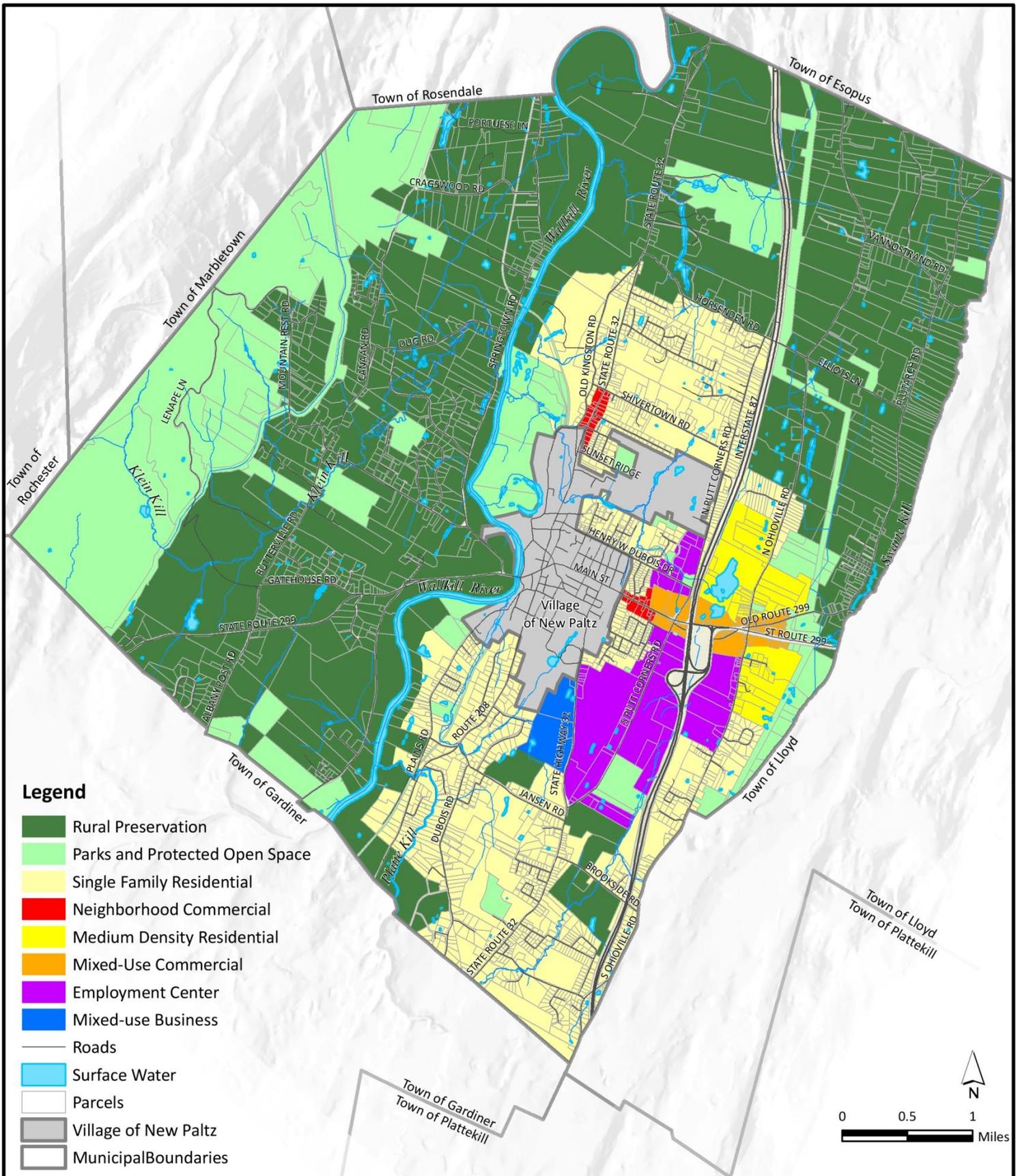


Figure 2-2: Future Land Use

2010

# The Town of New Paltz Comprehensive Plan

New Paltz, New York



Also included in these districts is the entire Wallkill River and its floodplain. This will maintain the continued protection of the river and its resources. These areas will include a heavy focus on recreational opportunities. New multi-use trails will be developed proximate to the eastern edge of the town, forging connections existing trails, parklands and major developed areas of the town. A pair of eco-interpretive centers, on the Wallkill River and near the Wetlands on the eastern edge of town will offer educational opportunities for New Paltz residents and visitors.

### **Parks and Protected Open Space**

Approximately 15% of New Paltz is designated as protected open space. These areas represent land that has either been conserved or is municipally owned for public infrastructure or use. The majority of this land is concentrated along the Shawangunk Ridge, which includes the Mohonk Preserve. Additional lands under this designation include all town-owned parks, the Ulster County Fairgrounds, public school grounds and a major utility right of way running north-south, east of Interstate 87. The Future Land Use Plan has expanded upon previous inventories of protected open space in New Paltz, adding approximately 500 acres to further the goal of protecting the rural character and beauty of the Town.

### **Single-Family Residential Neighborhoods**

Within presently traditional residential neighborhoods north, south and adjacent to the Village, there will continue to be low-density residential development. The majority of this area is already built out with similar types of housing. Some of the major undeveloped parcels have been identified for agriculture and conservation use as a means to maintain the rural character of this portion of the town. These developments will continue to provide opportunity in the town for lower density, single family residential development while maintaining the rural character of surrounding lands.

### **Neighborhood Commercial**

Two Neighborhood Commercial districts are proposed, one located along State Route 32, between the Village border and Shivertown Road, and on Route 299, between the Village border and the proposed mixed-use commercial district. Each area features an eclectic mix of commercial and residential properties. The commercial properties consist of local and national retailers, services and food establishments that cater to the local population, as well as to those of closely neighboring townships. Generally, these commercial structures are smaller in scale with minimal setback from the street, with structures designed to promote pedestrian connectivity and access. Also included in this area are community facilities such as the present location of the New Paltz Town Hall and Ulster County B.O.C.E.S. on Route 32. Intermingled with the commercial properties are various residential properties. Designating this location as a mixed use zone will enable the continued enhancement of the land to become a more cohesive blend of compatible residential and smaller commercial properties. The focus will be upon commercial development, however the will also be the potential for residential units to be constructed on the upper floors of commercial structures. The future of the Route 32 location has the potential to be a small neighborhood center serving the immediate and surrounding residents. An additional Mixed-Use Growth Area is located adjacent to the Neighborhood Commercial district, which will be discussed in the “New Paltz Town Growth Region” section following.



### 2.5.1 ***New Paltz Town Growth Region***

The major focus of the Future Land Use Plan is what has been identified as the Town Growth Region, located along the axes of Route 299 (Main Street) and Interstate 87. The Town Growth Region is a focused area of development with the intention of concentrating high quality development in one appropriate area of the town, while preserving the character, open space, farmlands and natural resources plentiful throughout the rest of New Paltz. The Town Growth Region accounts for less than five percent of all land in New Paltz and is comprised of a mix of industrial, commercial, residential and recreational opportunities, in compatible development patterns.

This plan takes a proactive approach, recognizing the extremely high likelihood that substantial new development that will continue to occur surrounding the Interstate 87 interchange. Rather than allowing the land to develop in a haphazard fashion, causing inconsistent design and a non-uniform streetscape, this plan sets out standards for land use, site planning and design that will allow I-87 to become a major catalyst for development that enhances the already tremendous character of the Town. The growth area is also designed in a fashion that can accommodate substantial growth, when necessary, while limiting negative impacts upon the landscape of the rest of the town. The Town Growth Area is comprised of the following elements:

#### **Central Business – Mixed Use Commercial**

Approximately 95 acres of land fronting Main Street/Route 299 on both sides of the Thruway entrance. The area should be constructed in an urban streetscape layout, with structures and primary access built out to the street and parking situated to the rear. The amount of potentially developable building space depends upon the level of land coverage that is permitted. The potential ranges from 1.9 million square feet if 30% of the land is built upon to 3.1 million square feet if 50% of the land is built upon. As a comparison, the Galleria Mall in Poughkeepsie features 1.1 million square feet of retail space. The existing Stop and Shop Plaza, included in the Mixed-Use Growth Area, encompasses nearly 150,000 square feet of space. This would be almost 10% of the Central Business area at 30% coverage. The square footage for the Central Business area is calculated based upon 1.5 floors of commercial. Residential development could be accommodated on floors above the commercial uses, with potential of 250 to 400 new units, depending upon density.

#### **Employment Center**

Located behind the central business area west of the Thruway. There are 420 acres of land that could be developed. With two story buildings covering 30% of the area, employment center can accommodate 5.5 million square feet of office space. Increasing this coverage to 50% of the land area will bring potential development to 9.1 million square feet. Some of this area could also be used for light industrial uses.



### **Business Incubation Area**

Recognizing the spatial constraints that the present SUNY New Paltz campus faces in its current location, a Business Incubation Area has been designated to potentially accommodate the expansion of the institution and private development. This land use area, measuring 90 acres will function as a mixed use district that will allow for the creation of commercial and industrial space developed in connection with the College. This location provides the ideal opportunity for the development of business and industrial incubation facilities, taking advantage of educational opportunities at the college as well as a location along what has become the town's primary industrial and large commercial development corridor along South Putt Corners Road and State Route 32. At low density, the area can accommodate 1.8 million square feet of commercial space, or up to 3 million at high density. Residential development, composed of condominiums, loft-style apartments and live-work flex space, could be provided on floors above commercial uses, with potential of 250 to 400 new units. The development patterns should occur in an urban fashion where facilities are closely connected to campus via pedestrian, bicycle and auto transit.

### **Medium Density Residential**

Upon 190 acres east of Interstate 87, along North and South Ohioville road, present an opportunity for a medium-density residential neighborhood. By concentrating higher density residential development than typically exists in New Paltz subdivisions, outside of the Village, to a small area surrounding the Central Business area on the east side of the Thruway, future demand for housing can be met without changing the rural character of the rest of the town.

It is also important to create a concentration of population in order to drive business development. These areas can develop at a range of eight to 12 units per acre. These densities of development are typical for the construction of townhouses or garden apartment units. Adequate open space can be incorporated into these developments while maintaining these densities. At a density of eight units per acre, the area could accommodate 1,500 units. At 12 units per acre, the medium density residential area could provide for up to 2,300 dwelling units.

All build-out potential is a net-total of the land area, meaning that it removes potential new infrastructure, roads and public rights of way from the potentially developable land. The build-out potential for the Town Growth Area is summarized in Table 2.3 on page 45.

## **2.6 Community Build-Out Analysis**

New Paltz has a significant amount of vacant land and open space that can still be developed. How the Town will actually be developed is impossible to predict. In this section, a build-out analysis was performed to demonstrate what kinds of development patterns are possible under a given set of conditions. The purpose of this analysis is to show how development can be controlled with different land use policies. In this analysis, three major scenarios were analyzed for their potential development:

- Full build-out of all vacant and agricultural land based on existing zoning regulations
- Potential full build-out based upon low density application to the Future Land Use Plan
- Potential full build-out based upon high density application to the Future Land Use Plan



These analyses were performed using a Geographic Information System (GIS). A parcel layer was intersected with a zoning or future land use layer, creating a layer with current and future land use attributes. The new layer was intersected with a constraints layer, consisting of steep slopes, floodplains, federal wetlands and state wetlands. These areas were considered undevelopable and removed from the build-out. Depending upon the scenario, assumptions were made as to how a given land use would be developed in a build-out. The areas of these parcels were then summarized to obtain an overall area that will be built-out in each future land use category. An additional 20% was then removed to account for public right of ways and open space.

Based on the zoning district or future land use, calculations were performed on the resulting areas to establish the possible number of residential units, commercial space, and industrial space that could be developed. Residential units are based on the maximum density permitted in each of the residential zoning districts or the minimum lot size. Commercial space is based on the maximum building coverage in the commercial districts. Industrial space is based on the maximum building coverage in the industrial zones. Both the Commercial space and the industrial space assume only one floor of development.

The build-out analysis assumes that there is an unlimited demand for space in Town of New Paltz. Constrained areas were considered un-developable and were eliminated from the calculations in each scenario. Community and public service properties were also assumed to remain as their current use and were also removed from the calculations.

**2.6.1 Scenario 1**

The first scenario demonstrates how the Town would be built out if all vacant parcels and agricultural is developed based on the maximum densities allowed by the current zoning ordinance in the Town. For this scenario, all of the land area, except for community and public service properties and constrained areas, were summarized by existing zoning classifications. The following calculations were used for each of the zones:

Town Zoning Districts

- A-3 Acres ÷ 3 = Residential Units
- A-1.5 Acres ÷ 1.5 = Residential Units
- R-1 Acres = Residential Units
- RV Area ÷ 5,000 = Residential Units
- HN Acres x 4.5 = Residential Units
- B-2 Area x 0.5 = Commercial Space
- I-1 Area x 0.35 = Industrial Space

Village Zoning Districts

- R-1 Area ÷ 15,000 = Residential Units
- R-2 Area ÷ 7,260 = Residential Units
- R-3 Area ÷ 3,630 = Residential Units
- P-B Area ÷ 5,000 = Residential Units
- B-2 Area x 0.9 = Commercial Space
- B-3 Area x 0.5 = Commercial Space
- G Area = Commercial Space

Based upon these calculations, the following tables show the amount of new development that would be possible if all vacant and agricultural land were built out to the maximum allowable capacity. The numbers in the table are rounded off to the nearest 100 units or 1,000 square feet.



Table 2-1 Town Build-Out Capacity  
(excluding village)

Zone	Residential Units	Commercial Space (ft <sup>2</sup> )	Industrial Space (ft <sup>2</sup> )
A-3	500		
A-1.5	400		
R-1	1,000		
RV	300		
MHN	300	-	
B-2	-	631,000	-
I-1	-	-	3,153,000
<b>Totals</b>	<b>2,500</b>	<b>631,000</b>	<b>3,153,000</b>

Source: peter j. smith & company, inc.

Table 2-2 Village Build-Out Capacity

Zone	Residential Units	Commercial Area (ft <sup>2</sup> )
R-1	300	
R-2	500	
B-2		115,000
B-3		19,000
G		15,000
<b>Totals</b>	<b>800</b>	<b>149,000</b>

Source: peter j. smith & company, inc.

Roughly 3,300 new housing units could be accommodated in the Town and Village of New Paltz if the zoning did not change. About 880 thousand square feet of new commercial space would be developed at full build out. The amount of developable land that is zoned for industrial uses could yield over 3.1 million square feet of new industrial development. This analysis does not account for the possibility of commercial uses developing in the industrial zones. The analysis also does not account for the possibility of developing large residential parcels that have the potential to be subdivided.



### *Previous Build-out Analysis (2007)*

In February 2007, The Town of New Paltz had a build-out analysis completed by Behan Planning Associates. The Study found the potential for 3,000 new household and 4.6 million square feet of commercial development. The consultant used Community Viz, a GIS software, to complete the analysis. The numbers from the 2007 build-out differ slightly from the results presented above. This is due to several difference in the methodology. The Community Viz program runs two types of analyses; a spatial build-out and a numeric build-out. The spatial build-out eliminates parcels that are too small to build on. However, some of the parcels eliminated were the result of intersecting the Zoning and Land Use layers and not the result of a substandard parcel. The numeric buildout uses the same function for calculating new development as presented in this analysis. The numbers presented by Behan Planning Associates is slight lower (300 units) than presented here. Their number reflects the spatial build-out. A review of the appendix in their study shows that the spatial build-out give equivalent results as this study.

Commercial and industrial development was combined in the 2007 study. This is a common practice because most commercial uses are permitted in an industrial zone. When combining the results, the 2007 study produces approximately ½ million more square feet of commercial development. This study assumed that only one story development would occur at the maximum building coverage. Up to three stories are permitted in some of the commercial district. The 2007 study averaged the possible number of stories and increased their floor area ratio (FAR) accordingly. The difference in the FARs used accounts for variation in the amount a possible new commercial development.

### **2.6.2 Scenarios 2 & 3**

As a means to show the potential capacity for development in New Paltz according to the Future Land Use plan, two development scenarios are presented for each land use to show varying density levels for development. Within the Town Growth Region identified in the Futures Concept, the build-out is conducted for all parcels including parcels already developed, in addition to vacant and agricultural parcels. This method of development and redevelopment allows the capacity analysis to accurately represent potential development according to the new densities desired in the Future Land Use Plan. The build-out for the remainder of the town, outside the Town Growth Region, considers new development on all presently vacant or agricultural parcels. New densities are applied according to the Future Land Use Plan and the build-out is conducted according to the maximum potential density. To identify a realistic amount of developable area, 20% of the acreage in each land use is removed to account for transportation and infrastructure, such as new roads. A best attempt to match the future land uses with current zoning districts was made in order to validate calculations. The calculations are as follows:



### *Future Land Use*

#### Rural

- Existing Agriculture remained Agriculture
- Vacant Parcels
  - Low Density: Area in acres/5 = # of residential units
  - High Density: Area in acres/3 = # of residential units

#### Single-Family Residential

- Low Density: Area in acres/1 = # of residential units
- High Density: Area in acres/0.5 = # of residential units

#### Neighborhood Commercial

- Low Density: Area in square feet x 0.30 = Commercial Square Feet
- High Density: Area in square feet x 0.50 = Commercial Square Feet

### **Town Growth Area**

#### Employment

- Low Density: Area in square feet x 0.30 = Commercial Square Feet
- High Density: Area in square feet x 0.50 = Commercial Square Feet

#### Mixed-Use Commercial

- Low Density Commercial: Area in square feet x 0.30 x 1.5 = Commercial Square Feet
- Low Density Residential: Area in square feet x 0.30 x 0.50/2,500sf = # of residential units
- High Density Commercial: Area in square feet x 0.50 x 1.5 = Commercial Square Feet
- High Density Residential: Area in square feet x 0.50 x 0.50/2,500sf = # of residential units

#### Medium Density Residential

- Low Density: Area in acres x 8 = # of residential units
- High Density: Area in acres x 12 = # of residential units

The results of these calculations were then added to the existing development to get a total build-out.

### *Low Density Build-Out Scenario*

Based upon these assumptions, the Future Land Use Build-Out, at low density, produces 3,000 new residential units, including the Village of New Paltz. Of those units, 2,000 are within the Town Growth Region, 500 of which are units within mixed-use commercial buildings. The remaining 1,500 units would be developed outside of the growth area. Also, at low density, 9.3 million square feet of commercial/light industrial space could be built out in New Paltz, including the Village. Within the Town Growth area 9.2 million square feet of commercial space would be built out between the Employment (5.5 million square feet), Mixed-Use (1.9 million square feet) and Business Incubation (1.8 million square feet) districts. Beyond the Town Growth Area, the Neighborhood Commercial Districts along State Routes 32 and 299 have the potential for 55,000 square feet in new commercial/light industrial space.



*High Density Build-Out Scenario*

Replacing the lower densities with higher densities for the Future Land Use Plan, an increased level of development is possible. At high densities, the Future Land Use Plan produces 5,000 new residential units, including the Village of New Paltz. Of those units, 3,100 are within the Town Growth Area, 800 of which are units within mixed-use structures. The remaining 1,850 units would be built outside of the growth area. Also, at high density, 15.3 million square feet of commercial/light industrial space could be built out in New Paltz, including the Village. Within the Town Growth area 15.2 million square feet would be built out between the Employment (9.1 million square feet), Mixed-Use Commercial (3.1 million square feet) and Business Incubation (3 million square feet) districts. Outside of the Town Growth Area, the Neighborhood Commercial Districts along State Route 32 and Route 299 have the potential for 91,000 square feet in new commercial/light industrial space. The following tables summarize the results for build-out scenarios two and three:

**Table 2-3 Build-Out Potential – Town Growth Region  
(Full redevelopment of all land)**

Future Land Use	Area ft <sup>2</sup>	Developable Area ft <sup>2</sup>	Acres	Residential Units: Low Density	Residential Units: High Density	Commercial/Industrial Space ft <sup>2</sup> : Low Density	Commercial/Industrial Space ft <sup>2</sup> : High Density
Employment	22.7 mil	18.2 mil	415			5.5 mil	9.1 mil
Mixed-Use Commercial	5.2 mil	4.1 mil	95	250	400	1.9 mil	3.1 mil
Medium Density Residential	10.3 mil	8.2 mil	190	1,500	2,300		
Business Incubation Area	5 mil	4 mil	90	240	400	1.8 mil	3 mil
<b>Total</b>	<b>43.2 mil</b>	<b>34.5 mil</b>	<b>790</b>	<b>1,990</b>	<b>3,100</b>	<b>9.2 mil</b>	<b>15.2 mil</b>

Source: peter j. smith & company, inc.

**Table 2-4 Build-Out Potential – Beyond Growth Region (excluding Village)  
(Development of agricultural and vacant land)**

Future Land Use	Area ft <sup>2</sup>	Developable Area ft <sup>2</sup>	Acres	Residential Units: Low Density	Residential Units: High Density	Commercial/Industrial Space ft <sup>2</sup> : Low Density	Commercial/Industrial Space ft <sup>2</sup> : High Density
Conservation-Agriculture	121.9 mil	97.5 mil	2,240	450	750		
Low Density Residential	30.4 mil	24.3 mil	560	550	1,100		
Neighborhood Commercial	230,000	180,000	5			55,000	91,000
<b>Total</b>	<b>152.5 mil</b>	<b>122 mil</b>	<b>2,805</b>	<b>1,000</b>	<b>1,850</b>	<b>55,000</b>	<b>91,000</b>

Source: peter j. smith & company, inc.



Table 2-5 Total Build-Out Growth Potential (including Village)

	Area ft <sup>2</sup>	Developable Area ft <sup>2</sup>	Acres	Residential Units: Low Density	Residential Units: High Density	Commercial/Industrial Space ft <sup>2</sup> : Low Density	Commercial/Industrial Space ft <sup>2</sup> : High Density
<b>Total Development Potential</b>	<b>206 mil</b>	<b>164.8 mil</b>	<b>3,785</b>	<b>3,000</b>	<b>5,000</b>	<b>9.3 mil</b>	<b>15.3 mil</b>

Source: peter j. smith & company, inc.

### 2.6.3 Summary of Build-Out Scenarios

Scenarios two and three, representing build out analyses of the Future Land Use Plan at varying densities, each are able to accommodate a similar or larger development capacity for the Town of New Paltz than the present zoning code, while providing a reduced impact upon more than 95% of the land area in the town. Considering that in each of these scenarios, the land in the Town Growth Area is built-out from scratch at maximum density, the total development impact is even less because the potential development replaces current structures. The majority of development in these scenarios is concentrated within the Town Growth Area which accounts for less than four percent of all land area in New Paltz. Upon the remaining 95% of the land, the future land use plan reduces the amount of development in the town, in comparison to the present zoning law, minimizing impact upon the valuable landscape. Rezoning New Paltz according to the Future Land Use Plan will allow for the Town to accommodate future residential growth needs, significantly increase the commercial tax base, create healthy and attractive neighborhoods and preserve the rural character of the town.

## 2.7 Recommendations & Implementation

The Town of New Paltz is a highly desirable location for both commercial and residential development. Its location along a major interstate highway, proximate to North America’s largest metropolis, combined with the scenic rural character of a historic village at the edge of the Shawangunk Mountains give the potential for significant levels of new development to occur. Consequently, it is up to the Town and its residents to ensure that the future development is in character with the town and adds to the local quality of life. In commissioning the update of the Comprehensive Plan, the Town of New Paltz has taken a proactive approach in regards to development issues over time. It recognizes the pressures that potential new development places upon the existing environment, character and quality of life in and the need for planning to ensure that new development has the most positive impact.

### 2.7.1 Priority Recommendations

The recommendations and implementation section includes a series of more than 90 direct action steps for achieving the defined vision for the future of the Town. At the forefront of these steps are some priority actions that need immediate attention:



*Adopt the Comprehensive Plan*

The Town of New Paltz must immediately put the adoption of the Comprehensive Plan Update into motion to ensure that the community has its defined vision for the future and action plan for how to achieve that vision.

*Create an Ongoing Public Process*

The Town of New Paltz Comprehensive Plan is a dynamic public document. It should be accessible to accessible to the local population, offering residents, business and developers every opportunity to be well informed about the vision for the future of the Town. The Plan should be prominently featured on the Town’s website in PDF or an interactive format. The Town should also develop multi-faceted public information program that allows residents to be informed of all Comprehensive Plan news as well as related developments, events and/or meetings. The program should include, but not be limited to news updates on the Town website, an electronic list-serve and posting in the local newspaper.

*Update Zoning Regulations*

An update and consolidation of all land use regulations and the zoning code is an immediate recommendation. This would include:

- Revise zoning code
- Adopt revised subdivision regulations
- Develop and adopt design standards

These measures will allow the Town to direct growth to appropriate areas for the protection and enhancement of the environmental and visual character of the Town. Revision of the Town’s zoning should address the following issues that arose during the development of the Comprehensive Plan Update:

- The code should reflect the Future Land Use Plan, not the current pattern of land uses
- The primary focus of a new zoning ordinance should be to encourage positive developments rather than just to strictly eliminate potentially threatening developments
- Development, implementation, and enforcement of design controls will improve the continuity of development and the visual impacts of development
- A general reorganization of the Code will make it easier to use



### 2.7.2 *Implementation Guidelines*

As New Paltz seeks to implement the actions necessary to realize its vision of the future as expressed in the Comprehensive Plan Update, the Town should follow a set of guidelines, designed to provide a framework for addressing the recommended actions in the plan, as well as actions that are proposed and implemented in the future:

- Guideline 1** The appropriate boards and commissions should be assigned the responsibility of developing strategies and actions to implement the Comprehensive Plan Update
- Guideline 2** The Comprehensive Plan Update is a binding document and its recommended measures should be adopted and implemented
- Guideline 3** The Town should support thorough environmental review under the State Environmental Quality Review Act in considering new development proposals even when they are consistent with the Comprehensive Plan Update
- Guideline 4** The Town should expedite review and approval of development proposals deemed consistent with the Comprehensive Plan Update, land use and other regulations
- Guideline 5** Revisions, amendments and deletions of Goals, Objectives and Policies or to the Comprehensive Plan Update itself should be recommended by the Comprehensive Plan Committee and referred to the Town Council for review and possible action

## 2.8 Implementation Matrix

As the Town of New Paltz adopts this Comprehensive Plan as a guiding document for the future, the most important phase becomes the actual implementation. It is essential to develop strategies to ensure that implementation occurs and the vision developed in the Comprehensive Plan comes to life. The implementation matrix below is a series of action-oriented tactics to bring the plan into reality. The Implementation Strategy is organized in a way that is straightforward, useful and comprehensive as the plan itself. The recommendations are arranged in a matrix according to the 11 major investigative fields included in the inventory. There are more than 90 recommended actions in the matrix intended to guide development in New Paltz over the next 20 years. For each action, a timeframe and, if available, an estimated cost are given for completing the item. Responsibility is assigned for each recommendation, designating the parties that must carry out the action. It is anticipated that new actions for implementation will be developed during the five-year update to replace those that have been successfully implemented.



Table 2-6 Implementation Matrix

Action		Responsibility	Estimated Cost	Timeframe
<b>General &amp; Overall</b>				
1	Adopt the Comprehensive Plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Town Supervisor</li> <li>• Comprehensive Plan Committee</li> </ul>	N/A	Adopt immediately; Review Policy Annually; Update Plan Every 5 Years
2	Improve Public Involvement, Awareness and Understanding; Develop List-Serve to Inform Residents of Events and Meetings	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Webmaster</li> <li>• Comprehensive Plan Committee</li> <li>• Residents</li> </ul>	\$4,000 - \$5,000	Immediate & On-Going
3	Foster a collaborative relationship with advisory boards, community groups and other local entities such as the school board	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Town Council</li> <li>• Various Town Departments, Agencies, Committees &amp; Commissions</li> <li>• Residents</li> </ul>	Varies	Immediate & On-Going
4	Use the Comprehensive Plan Committee to continually revise and update the Comprehensive Plan and its goals, policies and objectives	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Planning Board</li> <li>• Comprehensive Plan Committee</li> </ul>	N/A	On-Going
<b>Regional Context</b>				
5	Develop benchmarks for job development	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Ulster County Development Corporation (UCDC)</li> <li>• Hudson Valley Economic Development Corporation (HVEDC)</li> <li>• Industrial &amp; Commercial Incentive Board</li> </ul>	Varies	1-3 Years



Action		Responsibility	Estimated Cost	Timeframe
6	Participate in Ulster County's efforts to become a Greenway Compact County	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Environmental Conservation Board (ENCB)</li> <li>• Ulster County Department of the Environment</li> </ul>	Varies	1-3 Years
7	Participate in regional land use and transportation planning	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Planning Board</li> <li>• Town Engineer</li> <li>• County Planning Board</li> <li>• Ulster County Transportation Council</li> </ul>	N/A	Immediate & On-Going
8	Develop cooperative advertising and promotions strategies for tourism and recreation	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Ulster County Tourism</li> <li>• New Paltz Regional Chamber of Commerce (NPRCC)</li> </ul>	\$10,000 - \$15,000	1-3 Years
9	Start or participate in a regional sustainability movement	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Environmental Conservation Board (EnCB)</li> <li>• Open Space Committee</li> <li>• NYS Dept. of Environmental Conservation (NYSDEC)</li> </ul>	N/A	Immediate & On-Going
10	Conduct a Study for dissolving the Village level of government into the Town, including all services. Final conclusions should include several scenarios each including different extents to which the government & services will merge (e.g. full dissolution of gov't & services/ facilities, facilities only, duplicate services only, etc.)	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Village of New Paltz</li> </ul>	\$50,000-\$75,000	1-3 Years



Action		Responsibility	Estimated Cost	Timeframe
11	Create “gateways” at major entrances to the town, including on Route 299 off the Interstate 87 off-ramps, according to the Futures Concept	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Ulster County Transportation Council (UCTC)</li> <li>• Transportation Implementation Committee (TIC)</li> </ul>	Primary Gateways: \$25,000 Secondary Gateways: \$5,000 - \$10,000	5-7 Years
<b>Community Character</b>				
12	Develop and Enforce Design Standards	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Planning Board</li> </ul>	\$30,000 - \$40,000	1-3 Years
13	Work with the Village to Draft an Historic Preservation Plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Village of New Paltz Planning Board</li> <li>• Historic Preservation Commission</li> <li>• NYSDEC</li> </ul>	\$30,000 - \$50,000	5 - 7 years
14	Assign or undertake assessment of existing studies and present Town Board with matrices of implementation measures and strategies	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Residents</li> </ul>	N/A	1-3 Years
<b>Land Use &amp; Zoning</b>				
15	Adopt the Future Land Use Plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Planning Board</li> <li>• Residents</li> </ul>	N/A	Immediate
16	Update the zoning code so it is consistent with the Future Land Use Plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> </ul>	\$60,000 - \$70,000	1-3 Years
17	Draft a Town Growth Region Master Plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Residents</li> </ul>	\$70,000 - \$100,000	3-5 Years



Action		Responsibility	Estimated Cost	Timeframe
18	Update the subdivision code to present-day low impact development methods	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> </ul>	Included In zoning code update	1-3 Years
19	Adopts local Type 1 actions list for SEQRA determinations	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> </ul>	Varies	1-3 Years
20	Develop commercial and industrial development design standards	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Planning Board</li> </ul>	Included in overall design standards	1-3 Years
21	Identify incentives for development that achieve land use objectives	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Planning Board</li> </ul>	Varies	3-5 Years
22	Incorporate green building standards into design standards	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• NYSDEC</li> <li>• Building Inspector</li> </ul>	Included in Design Standards	1-3 Years
23	Develop matrices or checklists for the Town Planning Board to use in evaluating the level to which development proposals are consistent with the Town's objectives for preservation of community character and promotion of quality of life	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> </ul>	N/A	Immediate & On-Going
<b>Population &amp; Housing</b>				
24	Update New Paltz zoning code and density schedule to accommodate densities and housing types defined in the future land use plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> </ul>	Including in Zoning Update	Immediate
25	Identify existing, underutilized building stock that is viable for redevelopment as mixed use or multi-family residential	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Historic Preservation Commission</li> <li>• Residents</li> <li>• Private Developers</li> <li>• Building Inspector</li> </ul>	Varies	1-3 Years



Action		Responsibility	Estimated Cost	Timeframe
26	Develop new housing that extends, enhances and strengthens existing neighborhoods	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Private Developers</li> </ul>	N/A	Immediate & On-Going
27	Organize new housing development with a focus on sustainability	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Private Developers</li> </ul>	N/A	Immediate & On-Going
<b>Economic Vitality</b>				
28	Update zoning to identify industrial, commercial and mixed use zones according to the future land use plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• UCDC</li> </ul>	Included in Zoning Update	Immediate
29	Coordinate with SUNY New Paltz in the development of a new business incubation facility in University Center along State Route 32, according to the Future Land Use Plan, utilizing the school's resources and providing opportunity for local entrepreneurs	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• SUNY New Paltz</li> <li>• Business Community</li> <li>• UCDC</li> <li>• NPRCC</li> </ul>	Varies	3-5 Years
30	The New Paltz Regional Chamber of Commerce should continue to engage in regular communication with the local business community to understand their changing needs and communicate those needs to the Town government. The Chamber should also keep local businesses informed of existing financial opportunities for business stability and growth	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• NPRCC</li> <li>• Business Community</li> </ul>	N/A	Immediate & On-Going
31	Work with village and Ulster County Tourism to promote natural, cultural and historic amenities in the Town to potential visitors	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Village of New Paltz</li> <li>• Ulster County Tourism</li> </ul>	Varies	Immediate & On-Going



Action		Responsibility	Estimated Cost	Timeframe
32	Develop a "Buy Local" Campaign	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Village of New Paltz</li> <li>• NPRCC</li> <li>• Local Business Community</li> </ul>	\$10,000 - \$40,000	1-3 years
Environment, Agriculture & Open Space				
33	Pass the revised Wetlands Law protecting wetlands and watercourses	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Planning Board</li> </ul>	N/A	1-3 Years
34	Complete the local Farmland Protection Program and begin its implementation	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Open Space Committee</li> <li>• EnCB</li> <li>• NYS Department of Agriculture &amp; Markets (NYSDAM)</li> </ul>	\$40,000 - \$50,000	1-3 Years
35	Work with New York State Department of Agriculture and Markets to implement state farmland protection programs, utilizing grants, conservation easements and the purchase of development rights	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Open Space Committee</li> </ul>	N/A	1-3 Years
36	Complete and adopt the Stormwater Ordinance, currently in draft form	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• EnCB</li> <li>• Ulster County Sewer &amp; Water Conservation District</li> <li>• Town Engineer</li> <li>• Planning Board</li> </ul>	N/A	Immediate
37	Develop a management program for routine inspection and maintenance of wastewater treatment systems	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Engineer</li> <li>• Ulster County</li> <li>• Department of Health</li> <li>• NYSDEC</li> <li>• Department of Water and Sewer</li> </ul>	N/A	Immediate



Action		Responsibility	Estimated Cost	Timeframe
38	Develop and enforce local laws strictly regulating application of chemicals on lands overlying aquifers	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Planning Board</li> <li>• EnCB</li> <li>• Ulster County Soil &amp; Water Conservation District</li> <li>• NYSDEC</li> </ul>	Including in Zoning Update	1-3 Years
39	Conduct riparian planting and structural reinforcement along stream and river banks to protect them from erosion	<ul style="list-style-type: none"> <li>• EnCB</li> <li>• Ulster County Soil &amp; Water Conservation District</li> <li>• Ulster County Department of the Environment</li> <li>• NYSDEC</li> <li>• US Natural Resources Conservation Service</li> </ul>	N/A	1-3 Years
40	Work with County Department of the Environment to establish protection of lands including stream corridors, reservoirs, groundwater aquifers and floodplains	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• EnCB</li> <li>• Ulster County Department of the Environment</li> <li>• Ulster County Soil &amp; Water Conservation District</li> </ul>	N/A	1-3 Years
41	Develop an urban and community forestry program to take advantage of state assistance for urban and community reforestation	<ul style="list-style-type: none"> <li>• EnCB</li> <li>• Department of the Environment</li> <li>• NYSDEC</li> </ul>	Varies	3-5 Years
42	Designate Critical Environmental Areas and create effective ways to protect them	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• ENCB</li> <li>• NYSDEC</li> </ul>	Varies	3-5 Years
43	Identify the location, quality and capacity of aquifers in New Paltz	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• ENCB</li> <li>• NYSDEC</li> <li>• Department of Water &amp; Sewer</li> <li>• Town Engineer</li> </ul>	Varies	3-5 Years
44	Restrict new residential development in the 100-year floodplain	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> </ul>	Included in the Updated Zoning Code	1-3 Years



Action		Responsibility	Estimated Cost	Timeframe
45	Adopt a policy for Town departments to minimize stream contamination from runoff of road salt and sand, lessen stormwater runoff into streams and wetlands, minimizing the impact of impervious surfaces upon wildlife	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• All Town Departments</li> </ul>	N/A	Immediate & On-Going
46	Adopt an Environmental Policy for each Town department	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• All Town Departments</li> </ul>	N/A	Immediate & On-Going
47	Encourage the reuse of stormwater to preserve groundwater supplies	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Department of Water &amp; Sewer</li> </ul>	N/A	Immediate & On-Going
<b>Transportation</b>				
48	The Town will seek partners and funding sources to implement recommendations in the New Paltz Transportation-Land Use Project	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Village of New Paltz Planning Board</li> <li>• UCTC</li> <li>• Bicycle &amp; Pedestrian Committee</li> <li>• TIC</li> </ul>	N/A	Immediate & On-Going
49	Develop an Alternative Circulation Plan identifying priority streets requiring sidewalks/multi-use paths to complete the non-motorized transportation network	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Highway Department</li> <li>• Bicycle &amp; Pedestrian Committee</li> </ul>	\$25,000 - \$30,000	1-3 Years
50	Complete the connection of the Wallkill Valley Rail Trail with the Hudson Valley Rail Trail as Identified in the New Paltz Transportation-Land Use Project	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• UCTC</li> <li>• Bicycle &amp; Pedestrian Committee</li> <li>• TIC</li> </ul>	\$1.3 Million (\$260,000 local match)	1-3 Years
51	Study the expansion of local public transportation service, including extensions that connect to neighboring municipalities and recreational opportunities in the Shawangunk Mountains	<ul style="list-style-type: none"> <li>• Ulster County Area Transit (UCAT)</li> <li>• UCTC</li> <li>• Residents</li> <li>• TIC</li> </ul>	N/A	3-5 Years



Action		Responsibility	Estimated Cost	Timeframe
52	Develop multi-modal transportation facilities	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• UCAT</li> <li>• UCTC</li> <li>• Ulster County Department of Planning</li> <li>• Transportation Implementation Committee</li> </ul>	Included In Town Growth Area Master Plan	3-5 Years
53	Develop access management regulation consistent with recommendations of the New Paltz Transportation-Land Use Project	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Town Council</li> <li>• Planning Board</li> <li>• NYSDOT</li> <li>• TIC</li> </ul>	N/A	1-3 Years
54	Develop new Town highway standards	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Highway Department</li> <li>• Town Engineer</li> </ul>	N/A	3-5 Years
55	Require interconnection between developments where topography and habitat is not compromised	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• NYSDEC</li> </ul>	Varies	5-7 Years
<b>Infrastructure &amp; Utilities</b>				
56	Establish a municipal bond rating to facilitate the borrowing of funds for major infrastructure improvement projects	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> </ul>	N/A	1 - 3 Years
57	Engage the Village of New Paltz in discussion to combine infrastructure systems/service equitably for all Town and Village residents	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Village of New Paltz</li> <li>• All Municipal Departments</li> </ul>	Included In Dissolution Study	3-5 Years
58	The Town Council should study the potential for future water source(s) that do not rely upon the Catskills Aqueduct to New York City	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Village of New Paltz</li> <li>• Department of Water &amp; Sewer</li> <li>• Ulster County Department of Health</li> <li>• Ulster County Department of Planning</li> <li>• Town Engineer</li> </ul>	Varies	5-7 Years



Action		Responsibility	Estimated Cost	Timeframe
59	The Town should seek to extend the wastewater infrastructure in order to reduce the potential for contamination of nearby surface and groundwater	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Ulster County Department of Health</li> <li>• Department of Water &amp; Sewer</li> <li>• Town Engineer</li> <li>• NYSDEC</li> </ul>	Varies	3-5 Years
60	Town should extend the sewer system in order to facilitate development as defined by the future land use plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Ulster County</li> <li>• Department of Health</li> <li>• Town Engineer</li> <li>• Department of Water &amp; Sewer</li> <li>• Planning Board</li> </ul>	Varies	5-7 Years
61	Adopt a Town Water Conservation and Resources Plan including an ordinance requiring water efficient fixtures in new construction certified by Water Sense Program and the reuse of grey water	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• ENCB</li> </ul>	Varies	3-5 Years
62	Develop and maintain a comprehensive inventory of the Town's infrastructure	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Town Engineer</li> <li>• Department of Buildings &amp; Grounds</li> <li>• Department of Water &amp; Sewer</li> <li>• Department of Recreation</li> <li>• Highway Department</li> </ul>	Varies	Immediate & On-Going
63	Formulate a multi-year capital improvement program and promote its implementation	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Engineer</li> <li>• Department of Water &amp; Sewer</li> <li>• Highway Department</li> </ul>	Varies	1-3 Years
64	Establish an infrastructure reserve fund with annual contribution to provide for major repair and replacement	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Town Council</li> </ul>	N/A	1-3 Years



Action		Responsibility	Estimated Cost	Timeframe
65	Develop an energy efficiency action plan with tools for evaluation	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• ENCB</li> </ul>	N/A	3-5 Years
<b>Historic &amp; Cultural Resources</b>				
66	Implement the Historic Preservation Plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Historic Preservation Commission</li> </ul>	Included in Drafting Historic Preservation Plan	5-7 Years
67	Improve public awareness of historical and cultural resources through the development of educational materials and utilization of public access television and the Town website	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Ulster County Tourism</li> <li>• Historic Preservation Commission</li> <li>• NPRCC</li> </ul>	Varies	5-7 Years
68	Install Public Information Kiosks	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Ulster County Tourism</li> <li>• Historic Preservation Commission</li> </ul>	\$8,000 - 10,000 Each	5-7 Years
69	Maintain the comprehensive listings of historical properties and landscapes including those that are on or eligible for local, state and national historic designation and make the information available to the public	<ul style="list-style-type: none"> <li>• Historic Preservation Commission</li> <li>• Town Historian</li> <li>• Ulster County Historian</li> <li>• NYS Office of Parks, Recreation &amp; Historic Preservation (NYSOPRHP)</li> <li>• Residents</li> </ul>	N/A	Immediate & On-Going
70	Work with the New Paltz Regional Chamber of Commerce and Ulster Tourism to promote New Paltz as a destination for cultural and historic tourism	<ul style="list-style-type: none"> <li>• NPRCC</li> <li>• Ulster County Tourism</li> <li>• Historic Preservation Commission</li> </ul>	N/A	Immediate & On-Going
71	Ensure that new development does not diminish historic structures, aesthetics and value of historic properties identified by the Reconnaissance-Level Historic Resource Survey	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Historic Preservation Commission</li> </ul>	N/A	Immediate & On-Going



Action		Responsibility	Estimated Cost	Timeframe
72	Adopt zoning regulations that include design standards requiring the preservation of historic or important architectural features on buildings undergoing redevelopment	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Zoning Board of Appeals</li> <li>• Historic Preservation Commission</li> <li>• NYSOPRHP</li> </ul>	Included In Zoning & Design Standards Update	1-3 Years
<b>Parks &amp; Recreation</b>				
73	Commission a parks and recreation master plan	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Department of Recreation</li> </ul>	\$40,000 - \$50,000	1 - 3 Years
74	Explore the potential for creating new opportunities for swimming recreation, including the possibility of expanding the use of SUNY New Paltz facilities by the public	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Town Council</li> <li>• SUNY New Paltz</li> <li>• Department of Recreation</li> <li>• Residents</li> </ul>	Included in Parks and Recreation Master Plan	3-5 Years
75	Identify opportunities for additional access along the Wallkill River for recreational opportunities and the development of an ecological interpretive center	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Department of Recreation</li> </ul>	Included in Parks and Recreation Master Plan	3-5 Years
76	Work with the Village and County to develop a more complete multi-use trail system that combines new trails with the rail-trail and multimodal roadways to link all population centers and recreational facilities	<ul style="list-style-type: none"> <li>• Village of New Paltz</li> <li>• UCTC</li> <li>• Department of Recreation</li> <li>• TIC</li> <li>• Bicycle/Pedestrian Committee</li> <li>• Wallkill Valley Rail Trail (WVRT)</li> </ul>	Included in Parks and Recreation Master Plan	On-Going
77	Develop 5-10 acre neighborhood parks in residential areas north and east of the Village.	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Department of Recreation</li> </ul>	Included in Parks and Recreation Master Plan	5-7 Years

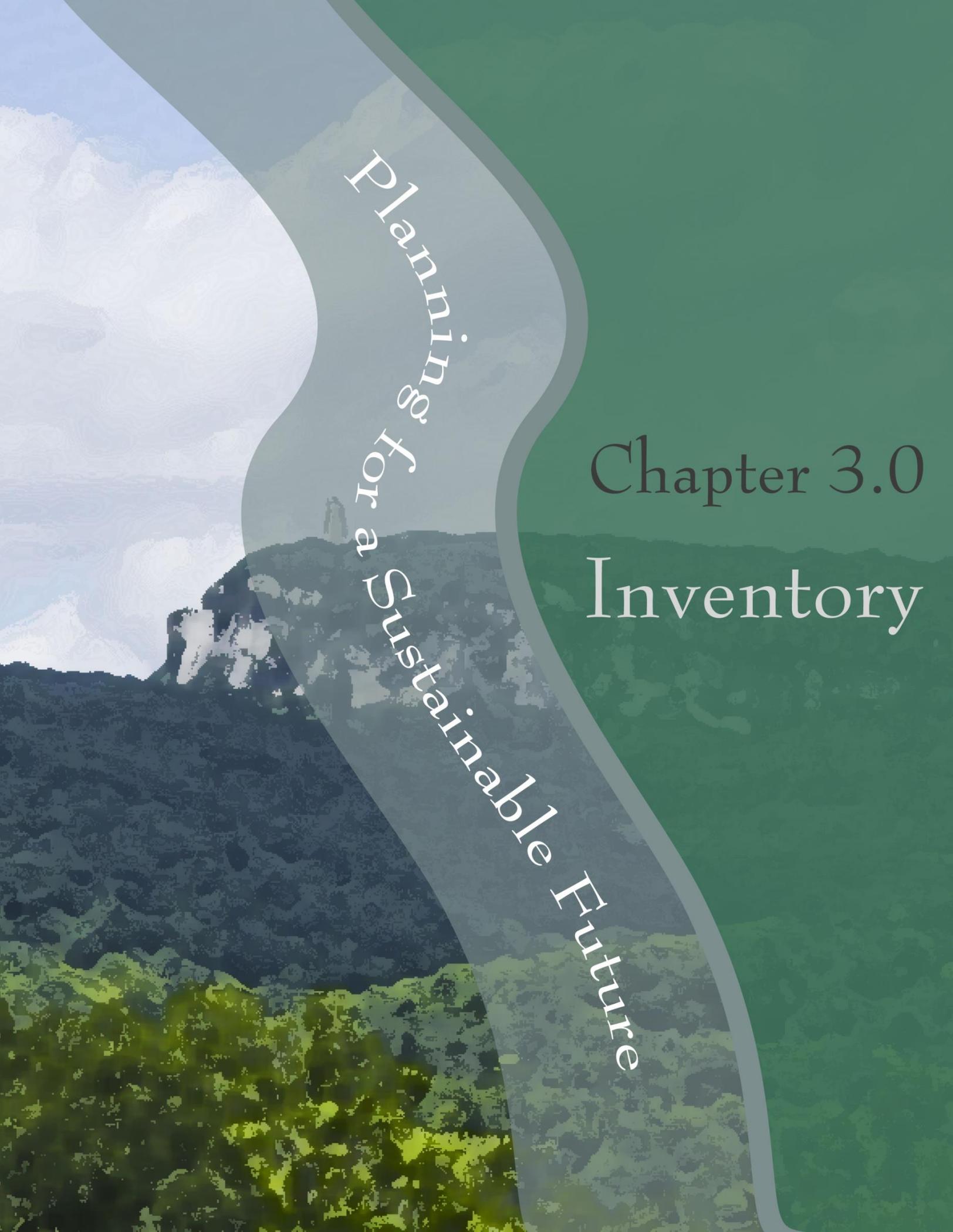


Action		Responsibility	Estimated Cost	Timeframe
78	Identify land for acquisition for future parks	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Department of Recreation</li> <li>• Open Space Committee</li> </ul>	Included in Parks and Recreation Master Plan	1-3 Years
79	Develop the proposed Millbrook Preserve greenway as a means to secure lands for passive recreation, wildlife viewing and linkage to multiuse trails	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Open Space Committee</li> <li>• EnCB</li> <li>• Department of Recreation</li> <li>• Village of New Paltz</li> </ul>	N/A	1-3 Years
80	Work with the NYSDEC to create a cooperative boat launch facility on the Town-owned parcel along the Wallkill River, on Springtown Road	<ul style="list-style-type: none"> <li>• WVRT</li> <li>• NYSDEC</li> <li>• Department of Recreation</li> </ul>	Varies	3-5 Years
81	Develop community programming in our community recreation facilities	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Department of Recreation</li> </ul>	Varies	3-5 Years
82	Develop park and recreational facility guidelines	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Department of Recreation</li> </ul>	Included in Parks and Recreation Master Plan	1-3 Years
83	Explore opportunities to develop a dog park	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Department of Recreation</li> </ul>	Included in Parks and Recreation Master Plan	1-3 Years
<b>Community Facilities &amp; Services</b>				
84	Work with Village to evaluate current service delivery and identify what services could be provided for more effectively and efficiently through consolidation	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Supervisor</li> <li>• Village of New Paltz</li> <li>• All Town Departments</li> <li>• Residents</li> </ul>	Included In Dissolution Study	Immediate & On-Going



Action		Responsibility	Estimated Cost	Timeframe
85	The Town and Village will work with SUNY New Paltz to develop new campus infrastructure that is sustainable and provides interconnections between the University and the neighboring community	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• SUNY New Paltz</li> <li>• Planning Board</li> </ul>	N/A	Immediate & On-Going
86	Enforce high standards for design aesthetics and site plans for new public facilities, consistent with the surrounding neighborhood and employing green and sustainable design	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Planning Board</li> <li>• Zoning Board of Appeals</li> <li>• Building &amp; Grounds Department</li> </ul>	N/A	Immediate & On-Going
87	Work with BOCES, SUNY New Paltz and the New Paltz School District to explore the potential expansion of opportunities for alternative and continuing education	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• UCDC</li> <li>• B.O.C.E.S.</li> <li>• SUNY New Paltz</li> <li>• New Paltz School Dist.</li> <li>• Residents</li> </ul>	Varies	3-5 Years
88	Evaluate opportunities to increase residential use and enjoyment of existing public facilities, including governmental buildings, recreational facilities and the State University Campus	<ul style="list-style-type: none"> <li>• Town Council</li> <li>• Department of Recreation</li> <li>• SUNY New Paltz</li> <li>• Village of New Paltz</li> </ul>	N/A	3-5 Years

Source: peter j. smith & company, inc.



Planning  
for a Sustainable Future

# Chapter 3.0 Inventory



## The Inventory of the Town of New Paltz

The comprehensive plan is constructed in part on the foundation laid by an understanding of the general conditions in the community at the time of the planning process. This understanding is informed by the inventory of the community. The inventory, a snapshot in time, sets the context of the historical and recent development of the town. This information – along with the public input program – helps the community craft a vision of a preferred future. The inventory documents local characteristics and trends regarding resident population composition, land use, the natural environment, economic development, historic context and service provision. It also serves as a comprehensive source of current information that can be used to secure state and federal funding and provide a foundation for public-private partnerships.

In Accordance with New York State Town Law, Section 272 a. *Town Comprehensive Plan*, the Town of New Paltz’s comprehensive plan considers the existing inventory of conditions. Specifically, section 272 a. defines the following as necessary to developing a comprehensive plan

1. *Legislative findings and intent. The legislature hereby finds and determines that:*
  - d. *The great diversity of resources and conditions that exist within and among the towns of the state compels the consideration of such diversity in the development of each town comprehensive plan.*
2. *Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adopted to the special requirements of the town:*
  - o. *Any items which are consistent with the orderly growth and development of the town.*

The inventory serves as a compendium document of relevant facts, statistics and conditions of the Town of New Paltz, which is used to set the context for the vision of the comprehensive plan. It has taken into account previous studies, plans and reports that the Town and surrounding communities have commissioned.

The inventory is organized into 11 sections and an appendix that each assesses a different category of conditions in the Town. The first four sections are:

- character areas
- existing land use & zoning
- population & housing
- economic vitality



These basic categories offer a snapshot of the Town and the trends that impact the total population.

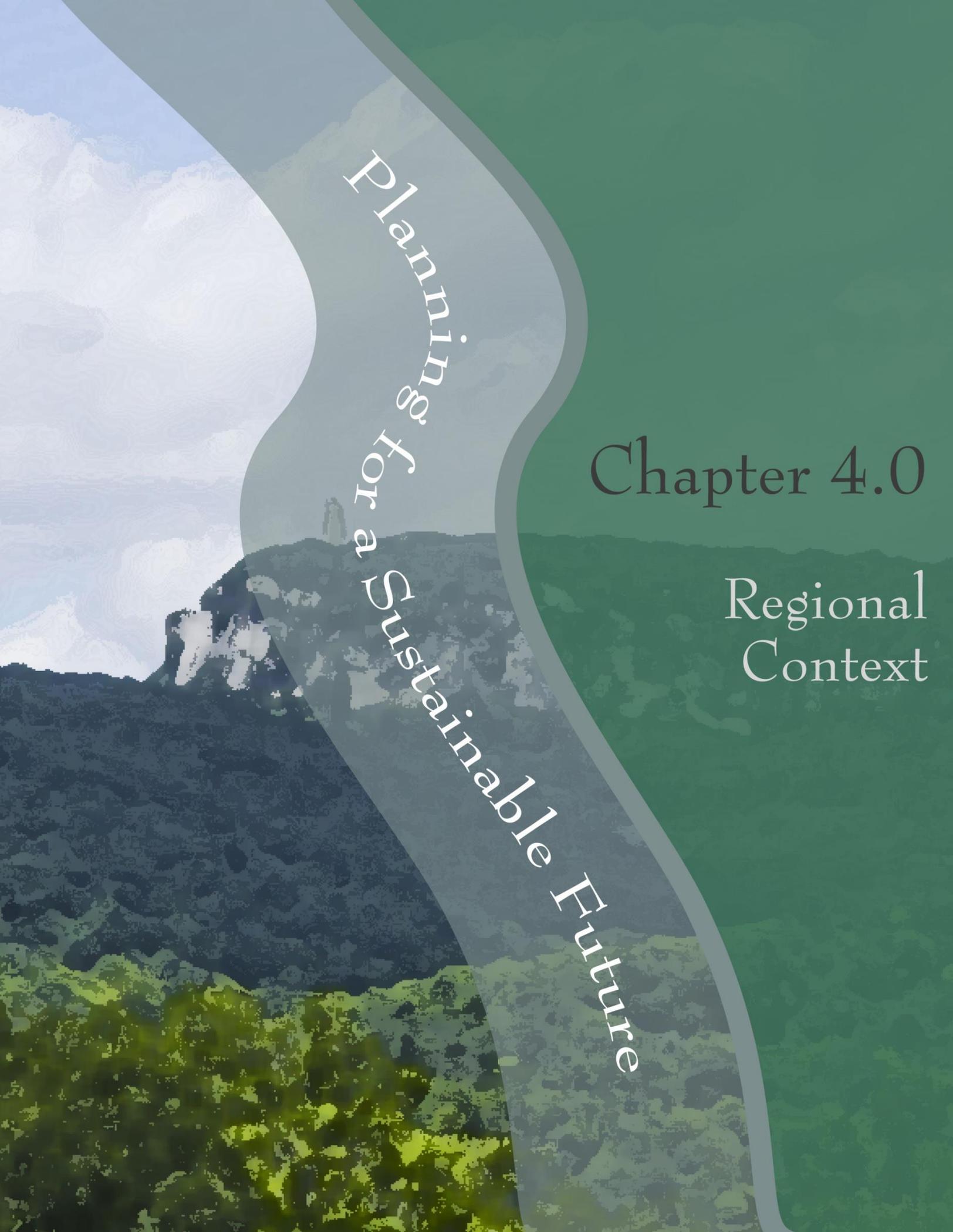
The next three chapters provide an in-depth analysis of specific characteristics. These chapters include:

- environment, agriculture & open space
- transportation network
- infrastructure & utilities

These sections identify the most significant aspects of their topics with respect to what is pertinent to developing a vision for the future direction of the Town. The next three elements are:

- historic & cultural resources
- parks & recreation
- community facilities & services

These sections are relevant to exploring the amenities of New Paltz that are publicly available for the use of residents and visitors. Finally, the public input element summarizes the input from Town of New Paltz residents through the public input program and summarizes the process by which the comprehensive plan is drafted.



Planning  
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## Chapter 4.0

### Regional Context



# Regional Context

## 4.1 Overview

A community is defined not only by its own unique characteristics, but also by its place within the surrounding region. The regional context of a place can identify the purpose for its original establishment, its evolutionary role and its ongoing importance. It is vital to recognize the impacts of the region upon the Town, as well as the function that the Town serves for the region. A comprehensive plan must take into account the planning that has already occurred in adjacent communities, understanding the direction of the region as a whole and consider ways in which they can work together to achieve common goals.

In preparing a plan, it is integral that each element is viewed in context with the vision, goals and elements identified for adjacent and nearby regional communities. It also presents the Town of New Paltz in the geographic context of its region encompassing Ulster County, the Hudson Valley and the New York City Metropolitan Area.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the regional setting in which the plan will be developed and implemented. Specifically, this section recognizes the following element of *Section 272 a.*:

- 3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*
  - b. consideration of regional needs and the official plans of other government units and agencies within the region*

## 4.2 Regional Setting

The regional setting of the Town of New Paltz is significant and must be considered on three levels:

- Within Ulster County,
- As a part of the Hudson Valley and
- In its proximity to New York City.

New Paltz is a unique locale within each of these geographic contexts. The Town both offers and gains amenities and opportunities to each of these contexts. It is important that the comprehensive plan consider these contexts within the plan's vision for the future.



## 4.3 Ulster County

The Town of New Paltz is located within Ulster County, NY. Strategically located along the Hudson River, the County was originally settled by the Dutch who ventured north of what is now New York City, following the expedition of the river by Henry Hudson in the early 1600's. Ulster County provided a location with abundant natural resources along a direct water connection to New York City, ideal for an agrarian settlement.

Present day Ulster County is composed of 24 municipalities, including 20 towns, three villages and one city (Kingston). The county has 178,000 residents; New Paltz accounts for approximately 14% of them. The County's defining features are its location along the western shore of the Hudson River, as well as the eastern portion of the Catskill Mountains. This geography gives the County its unique character and aesthetic as a collection of communities among a scenic natural environment.

The Town of New Paltz is a significant economic hub for the County: Three of its 10 largest employers are located within the Town, including SUNY New Paltz, the largest educational institution in the County. The Town serves as a major draw for visitors, due to both the college as well as the Shawangunk ('gunks') Mountains, which is the home of the Mohonk Mountain House, the 265-room luxury resort and one of the most popular destinations in the Catskills. The town continues to play an important economic role in the future development of the county.

### 4.3.1 *Ulster Tomorrow*

In 2007, Ulster County, in conjunction with the Ulster County Development Corporation (UCDC) and the Ulster County Industrial Development Agency (UCIDA), drafted *Ulster Tomorrow: A Sustainable Economic Development Plan for Ulster County*. The plan identifies four major goals for economic development in the County:

- Focus the economic development process,
- Improve economic development capacity,
- Energize economic development services and
- Strengthen key industries.

There were 15 strategies outlined to achieve these goals. The plan identifies Ulster's major advantages that should be exploited in order to spur economic growth, including: a quality available workforce, educational resources, a high quality lifestyle, good health care and a high-level of access to other major markets, most notably being New York City. Key industries that the plan targets for growth are tourism, green and renewable energy technologies, knowledge-based industries and agricultural viability. Within the vision for this plan is a statement that these goals "will be achieved through a cooperative system-wide effort to strengthen existing key businesses in the region, capitalize on our natural resources and physical strengths, and identify and cultivate new opportunities."<sup>1</sup> The Town of New Paltz, as an

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<sup>1</sup> Ulster County. 2007. *Ulster Tomorrow*. p. 3-22.



educational and employment center within the County should be actively involved with county-wide collaboration efforts to strengthen the regional economy.

**4.3.2 2030 Long-Range Transportation Plan**

In 2005, the Ulster County Transportation Council (UCTC) drafted the Long-Range Transportation Plan. The UCTC is the Metropolitan Planning Organization (MPO) designated by the Federal Highway Administration. It is responsible for guiding transportation planning and allocating federal transportation funds. The Long-Range Transportation Plan will guide transportation planning in Ulster County for a 25-year period, through 2030. In total, the plan recommends \$1.2 billion in transportation improvements over the time span.



Figure 4-1 –



The plan projects significant growth for Ulster County through 2030. The plan projects that population will rise by nearly 50,000 (26%) and employment will grow by 50%. As a result of this growth, traffic volume and demands are also projected to increase. The plan must accommodate this growth when considering transportation needs over the 25 year period. The Long-Range Transportation Plan is a “corridor-based” plan which considers the transportation systems, land uses, and travel markets between each community and destination in Ulster County. The plan identifies a set of five primary corridors:

- Corridor 1, along the Hudson River, adjacent to the eastern border of New Paltz,
- Corridor 2, along I-87 and the Wallkill River, which includes all of New Paltz,
- Corridor 3, along US 209, north of New Paltz,
- Corridor 4, along NY 28, north of New Paltz and
- Corridor 5, along NY 299, through New Paltz.

The major recommendations are made according to each of the corridors. The Town of New Paltz should recognize each recommendation that impacts its transportation system, both directly and indirectly in planning a transportation system that not only serves the local population, but is also cohesive with the long-term goals of the region. Specifically, recommendations for each of the corridors that have highest impact upon the Town of New Paltz include:

**Corridor 1 – Hudson River**



- Initiate a corridor study for NY 299
- Incorporate shoulder improvements on highway rehabilitation projects

#### **Corridor 2 – I-87 & Wallkill Valley**

- Implement recommendations of the ongoing New Paltz Traffic Study (New Paltz Transportation Land-Use Project)
- Encourage capital investment by the NYS Thruway Authority to relieve congestion at interchanges as well as study congestion on the main line now associated with recreational traffic
- Support designation of scenic byways in the corridor
- Initiate Travel Demand Model (TDM) outreach efforts to employers New Paltz
- Initiate emergency traffic signal preemption program within the Village of New Paltz
- Expand Park and Ride facility along I-87 at NY 299 in New Paltz (Complete)
- Develop pedestrian mobility and accessibility studies and invite sidewalk inventory and repair in New Paltz
- Complete Wallkill Bike-Rail Trail
- Implement recommendations of bike/pedestrian task force

#### **Corridor 3 – US 209 & Rondout-Esopus Valley**

- Complete O&W Rail Trail system from Ellenville to Kingston

#### **Corridor 4 – NY 28 & the Catskills**

- Implement the recommendations of the Ulster and Delaware Railroad Corridor Rail Trail Study

#### **Corridor 5 – NY 299 & Shawangunk Mountains**

- Initiate transportation deficiency study of NY 299 corridor
- Support designation of scenic byways on the corridor
- Apply access management to commercial areas
- Initiate TDM outreach efforts to employers within commercial districts in New Paltz
- Implement ITS investments related to traffic detection and control, traveler information, and signal communications along NY 299, US 44 and NY 52
- Initiate bicycle and pedestrian accommodations inventory and deficiency assessment for 44/55 NY 52 corridor

These are the recommendations which are most relevant to the Town of New Paltz. The plan also provides a series of county-wide strategies for implementation on a consistent basis for all towns.<sup>2</sup> As with the corridor-specific recommendations, New Paltz must also consider each of these strategies in its own transportation planning. Following the regional planning initiatives in its own planning, will ensure that New Paltz develops its own transportation as an integral piece of a quality region-wide system.

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<sup>2</sup> Ulster County Transportation Council. 2005. 2030 Long Range Transportation Plan. p. 28-75.



### 4.3.3 *Southern Ulster Trail Report*

With a goal of developing a long-term approach to the creation of a comprehensive system of scenic roads, bikeways, sidewalks, open space, rail trails and waterways, the Southern Ulster Alliance the Southern Ulster Trail Report in 2005. The document provides an inventory of existing trails and their conditions within six southern Ulster municipalities including New Paltz. The study area is comprised of a large and diverse network of trails offering quality scenic, recreational and commuting routes. The report identifies areas in which existing trails can be improved or new ones established to create better connections for the existing trail network.<sup>3</sup> The Town of New Paltz has completed or is in the process of implementing trail projects that are a part of the Southern Ulster Trail Report including the Wallkill Valley Rail Trail and the Walking Link across the Wallkill River. The Town continues to develop its trail network as a part of the larger southern Ulster network.

## 4.4 Hudson Valley

New York State's Hudson Valley is a nine-county region in southeastern New York State, stretching from just north of New York City to south of Albany, and including Ulster County. The region is considered the fastest growing in New York State with a population of more than 2 million and an annual growth rate of 4.2%. The region is known as a center for high-tech companies, most notably IBM, which employs more than 15,000 workers in Somers, Poughkeepsie, Fishkill and Hopewell Junction. IBM is the region's largest employer by a magnitude of five times the size of the next-largest employer. IBM's operations in the Hudson Valley are centered on computer hardware and microchip engineering and production. In 2008, IBM announced that it will invest an additional \$1.5 billion in New York State, which includes development of new facilities as well as an upgrade to the existing Fishkill facility in the Hudson Valley.

### 4.4.1 *Hudson Valley Economic Development Corporation*

The Hudson valley Economic Development Corporation (HVEDC) is the lead agency for business attraction, retention and expansion for the entire Hudson Valley region. The organization promotes itself as the "one-stop" shop for companies looking to relocate or expand in the region. It has identified five primary industry clusters that the Hudson Valley needs to target its economic growth:

- biotechnology/pharmaceutical,
- semiconductor/microelectronics,
- financial/insurance,
- information technology and
- research and development.

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<sup>3</sup> Southern Ulster Alliance. 2005. Southern Ulster Trail Report.

HVEDC cites the region’s ideal location in proximity to major metropolitan areas, including Boston, New York City, Philadelphia and Washington, D.C. HVEDC works with local and state development departments to offer a series of incentives and financial assistance to new and expanding companies, including Empire Zone benefits, tax credits, tax exemptions, working capital and employee training. The organization also prioritizes essential infrastructure improvements and workforce development as a means of making the Hudson Valley more business friendly. HVEDC’s overall goal is to spur economic development in the Hudson Valley that also preserves the scenic landscape and high quality of life of the region.<sup>4</sup>

#### 4.4.2 Hudson River Valley National Heritage Area

In 1996, the Hudson River Valley was designated by the federal government as a National Heritage Area, one of 40 such areas in the United States. Recognizing the importance of the region’s many natural, historic and cultural amenities, an authority for the protection and promotion of these amenities was established and funded through the National Park Service and the US Department of the Interior. The mission of the Hudson River Valley National Heritage Area Program is to “recognize, preserve, interpret the nationally significant cultural and natural resources of the Hudson River Valley for the benefit of the Nation.” This program values state and local collaboration in order to ensure the goals of the region are met. A management committee was organized that includes representatives from various national, state and local agencies to ensure the continued preservation and promotion of the Hudson River Valley.<sup>5</sup>

Figure 4-2 - New Paltz in Context



#### 4.5 New York City Proximity

Perhaps among the most significant assets of the Town of New Paltz, and the Hudson Valley in general, is the area’s close proximity to the largest metropolitan area in North America. With a metropolitan population of nearly 20 million, including more than 8 million

<sup>4</sup> Hudson Valley Economic Development Corporation. 2008. 2008 Annual Report. <<http://www.hvedc.com/webpages/documents/AnnualReport2008.pdf>>.

<sup>5</sup> Hudson River Valley National Heritage Area. 2009. <http://www.hudsonrivervalley.com/about.aspx>



residing within the city itself, New York City provides its surrounding areas with tremendous amenities and opportunities for growth.

This is a double-edged sword for residents of New Paltz and the Hudson Valley, who cherish their proximity to the City and depend to a certain extent on its markets but who also cope with crowds of urbanites seeking the open space, natural beauty and recreation amenities the area boasts in plenty. Among the major assets that are available to regions nearby New York City are: a highly developed multimodal transportation system, millions of jobs, an enormous workforce, major cultural institutions, recreational opportunities and an important location on the global map. Conversely, regions like the Hudson Valley provide City residents an opportunity for growth within a beautiful, natural setting. Planning in the Town of New Paltz must take into account the amenities that New York City provides, as well as its demands for growth, considering how it should be accommodated within the future vision of the Town.

#### 4.5.1 *Transportation*

Among the major advantages of the Hudson Valley region's proximity to New York City (NYC) is the high number of quality transportation options that are available. A major network of highways traverses the region, connecting western and upstate New York to New York City. There are seven interstates in total, including I-87 running north-south through the Town of New Paltz. There are six international airports within a reasonably short driving distance of New Paltz. Stewart International west of New Paltz at the intersection of I-87 and I-84 is the closest; however, there is also Albany International to the north and Westchester County Airport, which primarily serves the corporate market. The New York City area also offers three major airport facilities: JFK, LaGuardia and Newark.

The Hudson Valley has five major passenger rail lines offering service to more than 75 stations in the region. Amtrak offers national rail service running north-south through the region from Albany to New York City, including a station in Poughkeepsie.<sup>6</sup> Regional rail is also offered to the Hudson Valley. Metro-North Railroad runs two primary lines from Grand Central Terminal in Manhattan that directly serve the region. The Hudson Line runs daily service to the City of Poughkeepsie and the Port Jervis Line runs throughout Orange County to Port Jervis.<sup>7</sup> There is also freight rail service in the region from CSX and Norfolk Southern Railroads.<sup>8</sup> The wide variety transportation options available to the Hudson Valley as a result of its location in proximity to the New York Metropolitan Area provide a distinct advantage for local residents as well as companies looking to do business in the region.

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<sup>6</sup> Hudson Valley Economic Development Corporation. 2009. Transportation Infrastructure Fact Sheet. <[http://www.hvedc.com/webpages/infrastructure\\_trans.aspx](http://www.hvedc.com/webpages/infrastructure_trans.aspx)>

<sup>7</sup> Metro North Railroad. 2009. <<http://www.mta.info/mnr/html/fares.htm>>

<sup>8</sup> Hudson Valley Economic Development Corporation. 2009. Transportation Infrastructure Fact Sheet. <[http://www.hvedc.com/webpages/infrastructure\\_trans.aspx](http://www.hvedc.com/webpages/infrastructure_trans.aspx)>



The Town of New Paltz takes advantage of the advanced regional transportation through the establishment of connections, across municipal borders, into the network. New Paltz public transportation is provided for through Ulster County Area Transit (UCAT). A continuous ‘loop’ bus circulates the Village, Monday through Friday, providing connections between major shopping and employment areas with SUNY New Paltz and the New Paltz Bus Depot. Providing connections to the regional network, UCAT also operates a ‘link’ bus, which runs between the New Paltz Depot and the Poughkeepsie rail station.<sup>9</sup> There, riders can board a Metro North commuter rail train to New York City. UCAT also provides bus service to the City of Kingston and municipalities between.

#### 4.5.2 *Bedroom Community*

New York City workers are moving increasingly far away from their jobs, as economic, social and technological changes have fueled growth in commute distances. In 2000, 181,000 Hudson Valley residents commuted to the New York City metro area for their work. This equates to 18% of the entire Hudson Valley workforce of approximately 1 million people. The proximity to New York City has a direct affect upon the number of commuters, as Westchester and Rockland Counties, the two closest to New York City have the majority of workers commuting out of their counties. In Ulster County, 2.6% (2,193 workers) of the employed workforce commutes to New York City. The following table summarizes the distribution of workers commuting to the New York City metro area from the Hudson Valley counties:

Table 4-1 Commuters from Hudson Valley to New York City Metro (2000)

Hudson Valley County of Residence	Commuters to New York City Metro
Columbia County	856
Dutchess County	6,039
Greene County	652
Orange County	14,460
Putnam County	7,592
Rockland County	27,286
Sullivan County	1,448
Ulster County	2,193
Westchester County	120,476
<b>TOTAL</b>	<b>181,002</b>

Source: United States Bureau of the Census and peter j. smith & company, inc.

Four major evolutions in the workforce have contributed to the trend of increased long-distance commuting into New York City.

- First, there is growing specializations in jobs that require a more specific skill set for employees. As a result, employers need to look further, geographically, to find the right person for a

<sup>9</sup> Ulster County Area Transit. 2009. < <http://www.co.ulster.ny.us/ucat/>>



particular job. Similarly, workers may need to be willing to travel further to find a job that fits them.

- Second, residents are increasingly looking for “specializations” in their homes. Individual amenities from style and size to neighborhood and school district continue to be increasingly important, while concerns about transportation distances become less important. So, residents are willing to travel further in order to find the right home.
- Third, transportation is becoming less expensive, relative to increasing earnings. In the Hudson Valley, especially, there are plenty of options for long-distance commuters including highway, rail and even air, for those who can afford it.
- Fourth, advances in information technology have resulted in greater flexibility for employees and employers. Increasing trends in telecommuting make living farther from the office less onerous when fewer trips can be arranged.<sup>10</sup>

#### 4.5.3 **Second Homes**

A product of increasing affluence is the presence of a strong market for second homes. New York City residents, accustomed to some of the most expensive real estate prices in the nation, often venture north seeking good value for their dollar, as well as a weekend escape from the city. In light of the 2009 recession, many city residents are choosing to buy in the Hudson Valley because of the perception of a more stable housing market during the recession in comparison to NYC. Prices in the Hudson Valley have dropped 10-15% from 2008 to 2009. This is compared with an estimated 30% drop in New York City over the same period.<sup>11</sup>

The weaker 2009 housing market has evolved the interest in local second home real estate. New York City renters, often paying more than \$2,000 a month for one bedroom or studio apartments, are seeing the weak market as an opportunity to enter into home ownership. While they are still priced out of the market in Manhattan, they are experiencing less competition for homes in surrounding regions like the Hudson Valley. Often, the apartment will remain their primary residence while the second home will be utilized recreationally.<sup>12</sup>

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<sup>10</sup>Bram, Jason and McKay, Alisdair. 2005. “The Evolution of Commuting Patterns in the New York City Metro Area.” Current Issues in Economics and Finance. Federal Reserve Bank of New York. p. 3-6.

<sup>11</sup> Toy, Vivian S. “The New Country Squires.” July 5, 2009. The New York Times. <<http://www.nytimes.com/2009/07/05/realestate/05cov.html>>

<sup>12</sup> Toy, Vivian S. “The New Country Squires.” July 5, 2009. The New York Times. <<http://www.nytimes.com/2009/07/05/realestate/05cov.html>>



#### 4.5.4 **Catskill Aqueduct**

The Town of New Paltz serves an important role in the daily health of New York City residents. Approximately 40% of water consumed by New York City is sourced from the Catskill Mountains, via the Catskill Aqueduct. At the time of its completion in 1917, the aqueduct was an engineering marvel. Stretching 163 miles, the water is obtained from the Ashokan Reservoir in Olive. The aqueduct traverses the western portion of the Town of New Paltz, through the Shawangunk Mountains. All municipal water service in the Town and Village of New Paltz is originally sourced from the aqueduct.<sup>13</sup>

The New Paltz community has expressed a desire to eventually remove itself from the aqueduct water supply and establish its own, potable, system. Under the current agreement, Town of New Paltz residents are charged unusually high water rates because they are subject to New York City pricing and are also charged a markup cost by the Village of New Paltz. There is also the possibility that the Town could lose its water supply temporarily or permanently. As New York City continues to grow, its water demands will increase and potentially create a situation where they can no longer afford to provide water to New Paltz. In order to ensure continued water service to its residents, the Town would have to begin to develop a new water source, not connected to the New York City system.

## 4.6 Conclusion

The contexts of Ulster County, the Hudson Valley and New York City provide the Town of New Paltz with an extremely important regional setting in which to plan its future. Each has different importance to the Town, providing opportunities for New Paltz to take advantage of as well as concerns that the Town must consider.

Ulster County is the next level of government above the Town of New Paltz. The County Planning Department engages in planning for the entire 24-municipality area. Drafted by the department in 2007, *Ulster Tomorrow* envisions a strengthened economy throughout the County, focusing upon the development of tourism, green technology, knowledge-based industry and agriculture. The Town of New Paltz must identify where it fits within this economic vision, becoming an important piece of a successful region. Similarly, in conjunction with the County, the Ulster County Transportation Council drafted the 2030 Long Range Transportation Plan in 2005. Anticipating future growth of the economy, this plan prioritizes the major transportation projects and strategies that are needed over that time span to continue to sustain and improve the County's transportation infrastructure. New Paltz should consider all plan recommendations in their own transportation planning, implementing strategies that directly impact the Town as well as projects occurring in adjacent communities that will have indirect impacts upon the Town.

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<sup>13</sup> Flynn, Alfred Douglas. "The World's Greatest Aqueduct." 1909. Harper's Monthly. <<http://www.catskillarchive.com/rrextra/dnaque.html>>

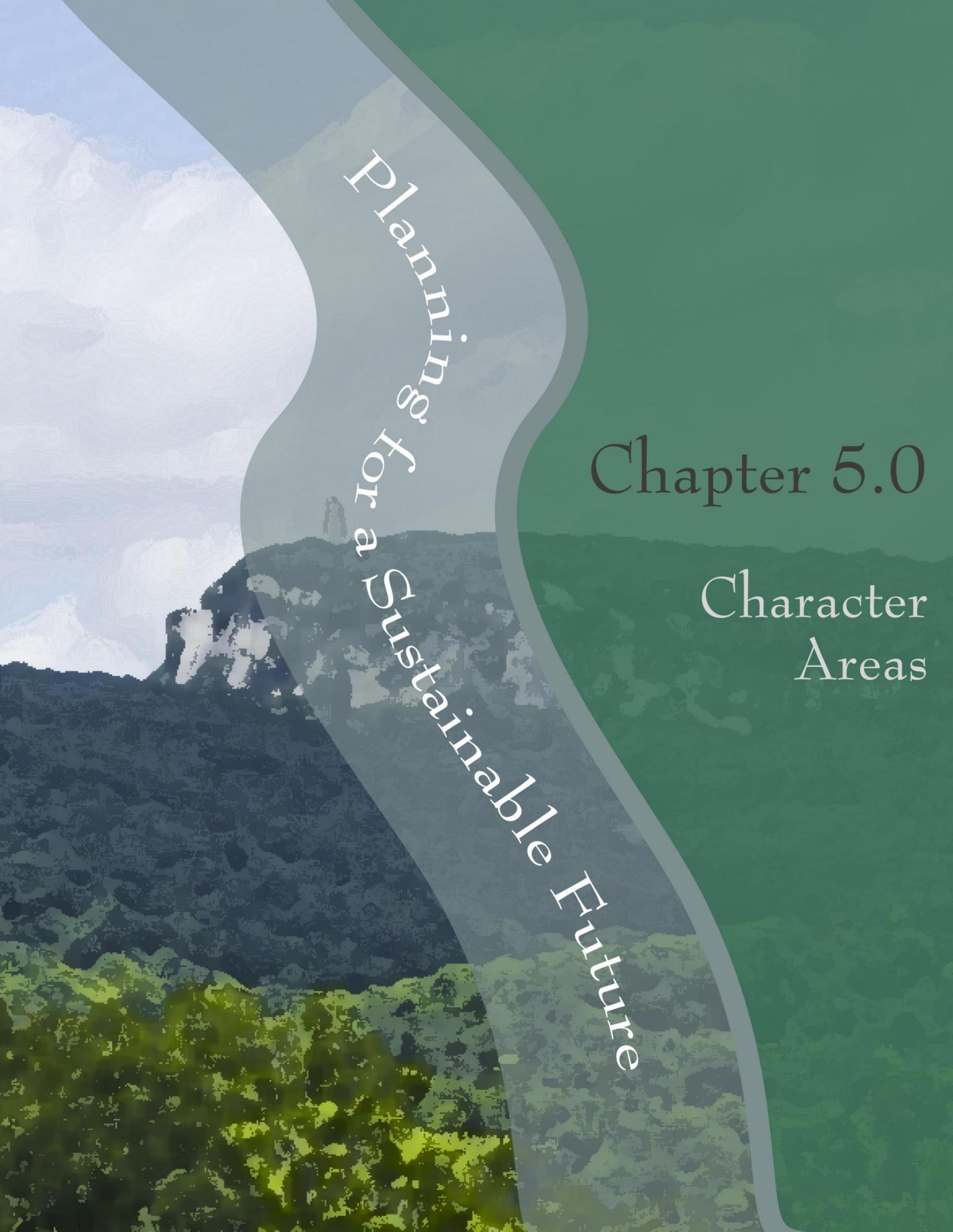


The Hudson Valley gives New Paltz the context of an economically growing region among a scenic and historic landscape. Hudson Valley Economic Development Corporation (HVEDC) is the regional agency, promoting the entire area. It functions as a “one stop” shop for attracting industry to the region. HVEDC organizes various financial incentives and assists in site selection for new and expanding businesses. The Town of New Paltz should coordinate with HVEDC to align its own economic development goals and ensure that it has a unique place within the efforts of HVEDC. The Hudson Valley is also a national Heritage Area. This designation recognizes the region’s many important natural and cultural landscapes and provides for their future preservation.

The Town’s relative proximity to the New York City Metropolitan area is also a significant opportunity that can be further taken advantage of. Because of NYC’s presence, New Paltz and the Hudson Valley are provided with major amenities that few similar regions across the United States have. New Paltz has a highly developed, multi-modal transportation system available that includes numerous options for highway, rail and air travel. There is also considerable potential to continue to develop the local housing market and interest from New York City residents to either relocate or purchase a second home grows. In planning for growth, the Town must consider potential demands or pressures for housing from NYC.

New Paltz must consider all regional factors in planning for its future. Development should occur in a manner that New Paltz becomes an important piece of the entire region, taking advantage of adjacent opportunities and growing in complement with neighboring communities.





Planning  
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## Chapter 5.0

### Character Areas



## Character Areas

Communities evolve over time and the character areas and neighborhoods are a reflection of a community's physical geography overlain by its history, culture and social structure. The Town of New Paltz is a product of a dynamic and exciting settlement history influenced by mountains, escarpment faces, rolling hills, wetlands and a river valley. The unique character of New Paltz is reflected through this combination of people and culture with local topography, climate and natural environment.

The purpose in defining character areas within the town is to better understand the evolution of the community, preserve what makes it unique and define its overall character. Analyzing the components that define the local character also helps to guide future community zoning and design standards. Character areas are districts that have homogeneous defining qualities that are defined by native and man-made landscapes and development patterns. In general an assessment of the character of a community includes: topography, views, geography, vegetation, land use, buildings and roads. In an urban environment character areas are usually expressed in neighborhoods, in rural areas they are expressed primarily through the character of the landscape.

### 5.1 Methodology

Character Areas are defined by the general characteristics of an area and by the views into and out of the area. The character defining elements were inventoried through a review of the zoning map, land use plan, aerial photography and through field observations. Homogeneous areas were defined and mapped and common traits were defined in the field.

The character areas themselves are mapped along with the general viewsheds. A more detailed analysis of the viewsheds is in the town's Open Space Plan. The character areas map outlines areas of broad common qualities. However, in detail, there are numerous contradictions and generalizations made to facilitate the understanding of community character. Each area is identified with nomenclature that best describes the zone. Traits observed were: land use, lot size, set back, building style, landscape, street-scape, age of development, signage, fencing, architectural appurtenances and views.

### 5.2 Summary of Character Areas

Each of the character areas is summarized below. The character areas were each given a title that reflects their quality. The views are considered as part of each character area and not in a separate analysis. Figure 5.1 on the following page illustrates the location of each character area and important views.



### 5.2.1 Highway Commercial

The highway commercial area is primarily a service node surrounding the I-90 Thruway interchange on both the east and west sides. It is fairly flat with no distant views.

The built form is characterized by commercial uses: hotels/motels, restaurants, strip mall and auto related uses. Building styles are generally 1970's and 1980's suburban commercial. The area is characterized by large lots and setbacks. Landscape is minimal.



NYSDEC Region 3 Offices



### 5.2.2 Ohioville

The Hamlet of Ohioville represents the remnants of the historic crossroads of the New Paltz Turnpike and Ohioville Road. The hamlet originated following the Revolutionary War as New Paltz grew. Ohioville reached its peak development in the early 20th century, with road improvements and the development of the turnpike into a state highway. Much of the historic hamlet structures have since been removed for the development of Interstate 87 in 1953. Today, the Hamlet retains its own unique identity from New Paltz, due to its location, which is separated from the Village of New Paltz by Interstate 87.<sup>14</sup> Ohioville offers both historic style commercial and more modern commercial buildings. The northern portion along the highway corridor is residential. The area is relatively flat with no distinct views.



Small retail and rural

The area is characterized by large commercial lots and small residential lots. Buildings are older with some historic homes approximately eight hundred to twelve hundred square feet on small lots. Buildings are predominantly stone or wood siding. There are no predominant architectural features however some porches are prevalent. The residential area is dominated by single family structures with minimal setbacks and a strong relationship to the street. Some commercial uses are mixed with the residential. Large commercial uses are dominated by poorly defined at grade parking located in front and side yards.

Ohioville focuses on the highways: State Highway 299, Old Route 299 and North Ohioville Road. There are no side streets. Streets are relatively wide and do not allow parking. There are no curbs or sidewalks. Street trees and residential trees are not predominant in the landscape.

<sup>14</sup> New Paltz Historic Preservation Commission. 2007. National Register Nomination: Ohioville Historic District.

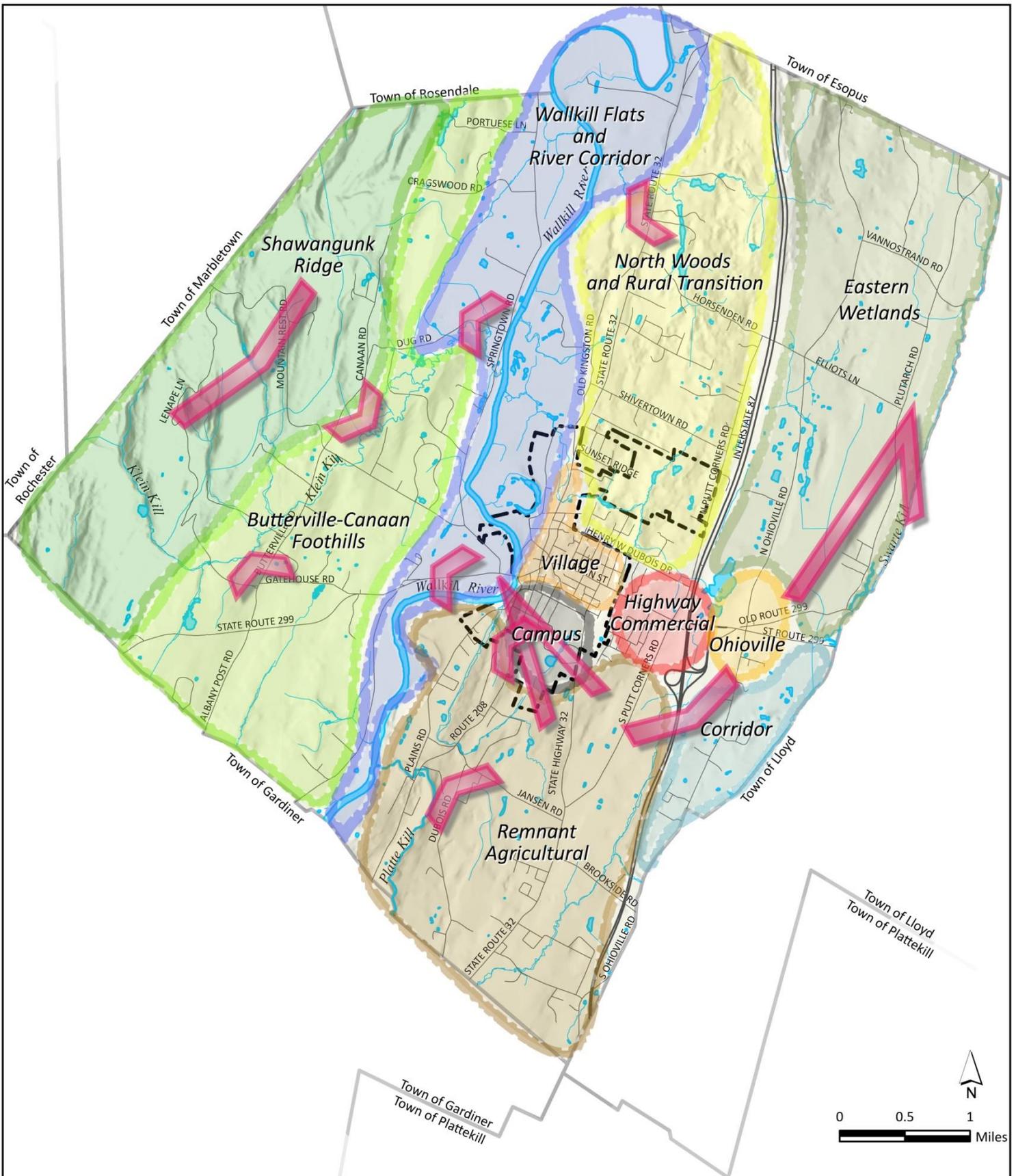


Figure 5-1: Character Areas & Views

August 2009

**The Town of New Paltz Comprehensive Plan**  
 New Paltz, New York



### 5.2.3 Eastern Wetland

The eastern wetland area is located in the north east of New Paltz. An area that has been designated as a significant biodiversity area by the New York State Department of Environmental Conservation, it is dominated by a the large Plutarch/Black Creek Wetland with distant views into and over the wetland to the eastern hills. Swarte Kill Creek and Black Creek traverse the landscape, tributaries of the Hudson River. Rolling topography and wooded uplands surround the wetland dominating the land.

The built form is characterized by historic former farm homes and suburban style infill on large lots with large setbacks and side yards. The area is predominantly single family residential with most homes larger than 2000 square feet. Older homes tend to be wood and stone with architectural appurtenances such as porches; newer homes are constructed of brick and siding with few adornments. Agricultural uses are minimal and include horse farm and orchard.



Plutarch/Black  
Creek Wetlands

The landscape is expressed through narrow country lanes with no shoulders and forest vegetation to the edge. They form a loose grid of winding roads, former trails. There are no sidewalks or pedestrian corridors. There is no predominance of perimeter lot fencing. A unique aspect of the wetland landscape is the abundance of dry-laid field stone fences that line the roads and wind through the former fields that are now reforested.



### 5.2.4 Corridor

The corridor area stretches south of the hamlet along North Ohioville Road, an old north south corridor. Remnant, highway commercial in the form of accommodation/dining and historic residential is interspersed with suburban style residential and small infill subdivisions. There is also a large industrial/warehouse use. The area is relatively flat to slightly rolling with

Multi family

periodic distant views to the east over the wetlands.

The character of the area is predominantly single family residential, large homes approximately 2500 square feet with large front yard and side yards setbacks. The highway is adequate with narrow shoulders. There is no parking or sidewalks. Forest cover and agriculture are minimal most vegetation is characterized by old-field.



Historic Stone



**5.2.5 Remnant Agriculture**

The agriculture area is west of the 187 Thruway and south of the Village of New Paltz. It is dominated by



Historic Agricultural Structures

an open landscape of agriculture and former agriculture mainly in the form of orchards. Forest vegetation is relegated to old-field and regenerating areas. Residential, a variety of office and commercial businesses as well as light industrial and warehousing are interspersed in the landscape especially proximate to the Thruway. Residential areas are characterized with single family, suburban style homes, large setbacks front and side yard and manicured landscapes. Residential building materials include brick and siding.

Commercial building materials include metal siding, stucco, tilt-up concrete panels and wood.

The area is generally rolling and the topography focuses toward west, with views to the west over the river valley. Streets are mixed with adequate to narrow shoulders reminiscent of country lanes. There are no sidewalks or pedestrian ways.

**5.2.6 Walkkill Flats and River Corridor**

The Walkkill flats and river corridor is the area generally to the west of the Walkkill River and contained by the Butternville-Canaan foothills to the west. The valley floor is dominated by and floodway. The rural landscape offers dramatic views across gently rolling hills and transitioning to a more predominant hillside topography. There is minimal development; primarily agricultural buildings. This area is largely located within the Walkkill River floodplain and is prone to flooding.



Rural Streetscape

open fields the fields to

Streets are adequate, however they feature narrow shoulders, despite heavy bicycle use. There are no sidewalks. The Walkkill Valley Rail Trail and the Huguenot Path presently exist in relation to the Walkkill River. The predominant character is unfenced and open with dominant vistas to the west and views of the Village to the east.

**5.2.7 Butternville-Canaan Foothills**

The Butternville-Canaan foothills area rises from the flat land through to the base of the escarpment to the west and includes the Klein Kill creek valley. The upland area is characterized by steep hilly topography, agriculture, historic farmsteads and remnant forests. Views are dramatic in all directions. Roads are narrow and steep with no pedestrian ways.



The Steen House



### 5.2.8 *Shawangunk Ridge*

The Shawangunk ridge is sparsely settled and heavily forested. Roads are steep and narrow with no pedestrian ways. Views are dramatic to the east over the valley. The area has been recognized by the New York State Open Space Plan as an area of significant biodiversity and a top priority for protection. It is also identified by the Nature Conservancy as one of America's "10 Last Great Places."



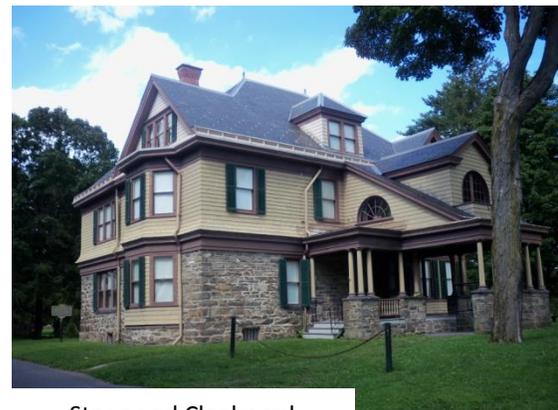
The Mohonk Ridge in the

### 5.2.9 *North Woods and Rural Transition*

The north woods and rural transition area is characterized by suburban infill both residential and highway commercial and transitions from the rural character of the north to the higher density historic character of the Village. Residential is characterized by large lots and setbacks. Streets are adequate in width and shoulders. There are no curbs and sidewalks.

### 5.2.10 *Village*

The first settlement of New Paltz occurred along Huguenot Street in what is now part of the village. The street, running parallel to the Walkill River, features several late 17<sup>th</sup> and early 18<sup>th</sup> century stone structures, mostly residences. These dwellings were constructed in what is referred to as the Patent Period of original settlement of the Town. These first stone structures have since been complimented on surrounding streets with the development of wood-framed houses of largely colonial and neoclassical styles.



Stone and Clapboard architectural

Residential streets within the village are predominantly in good condition. Streets in close proximity to Main Street have curbing and sidewalks, while streets generally more than one block away lack both. A more complete sidewalk system would serve the pedestrian nature of the village well. The Village also experiences heavy bicycle traffic, however the slow speeds of traffic allow for adequately shared roadways.



The present day center of New Paltz is Main Street and directly adjacent blocks between the eastern Village Boundary and the Wallkill River. This portion of the Village is comprised of an eclectic mix of traditional residential, commercial and mixed use structures. This traditional vernacular architecture is densely developed along the main street spine and connecting streets. Buildings are typically 1-3 stories tall, featuring commercial space on the first floor and office or residential on the upper floors. Façade materials range significantly from

brick or stone to clapboard and shingle siding. Main Street is narrow, permitting parking only on one side of the street in order to allow for mostly adequate sidewalks. However, it is this scale of roadway that contributes to the densely vibrant character of the Village.

This portion Village originally grew as a for tourism hub for those visiting the area for recreation in the Shawangunk Mountains. They would arrive by train at the former New Paltz Depot, along what is now the Wallkill Valley Rail trail. Commercial goods, restaurants and small accommodations were available in the Village prior journeying to the ‘Gunks.

### 5.2.11 *Campus*

The architecture of the SUNY New Paltz campus is rooted in the early twentieth century with a collection of early institutional structures constructed in a range of styles. The former New York State Normal School, Old Main, was constructed in 1908 in a classical Style.



The Normal School, alone, had a significant impact upon the development of both the campus as well as the Village of New Paltz. Dozens of new homes were constructed throughout the Village to accommodate both boarders for the Normal School as well as its new faculty. The next wave of significant campus development occurred in the 1930s as a result of the Workers Progress Administration (WPA) program. In 1931 the New Paltz Central High School was constructed in a mix of colonial revival and federal style architecture. This building continues use today as the New Paltz Middle School. Nearby, one year later, WPA funded the construction of the Campus School in similar style, as a facility for elementary teacher training. Along with the Normal School building, the Campus School would eventually become a part of the present day SUNY New Paltz Campus.

Old Main – The former Normal School building had a significant impact upon the development of both the campus as well as the Village of New Paltz.



These original structures have been augmented since the 1960's, as the school expanded, with a diverse array of modern structures of many styles from brutalism to contemporary. The school grounds remains in a campus-style design, with structures connected by greenspace, pathways and campus roads. Its location directly adjacent to the Village core is a major source of economic stimulation and vibrancy.

### 5.2.12 **Conclusion**

The character of New Paltz is defined by its past and is important in defining its future. Character makes New Paltz unique from all other communities; it is an expression of its resident's footprint through time and should be preserved and enhanced as the Town changes and progresses.

New Paltz is at a juncture in its history where design and preservation can direct growth and revitalize historic commercial areas, while maintaining a high quality rural lifestyle. New Paltz is fortunate to have retained the signature natural character of the Town surrounding the Wallkill River, Butternville-Canaan foothills and the Shawangunk ridge. In the future, issues of urban form and rural preservation should be addressed through design standards and concentration of development around historic nodes.

Design standards should be used to create relationships among built forms in existing development corridors at the street, block and site levels. Historical detail in buildings should be preserved and design standards should be used to control elements such as setback, material, color, transparency, orientation, form rooflines, appurtenances and signage on new buildings. In this way new neighborhoods will combine with historic neighborhoods and enhance the built environment of New Paltz, while minimizing the impact upon the natural setting.

New Paltz has an opportunity to build upon its existing character and composition as it redesigns itself to offer high quality residential and commercial development opportunities within an extraordinary natural setting. Enhancing the experience and identity of the town through design and preservation will improve economic opportunities, social interaction and quality of life for residents in the community.

## 5.3 Character Areas Findings

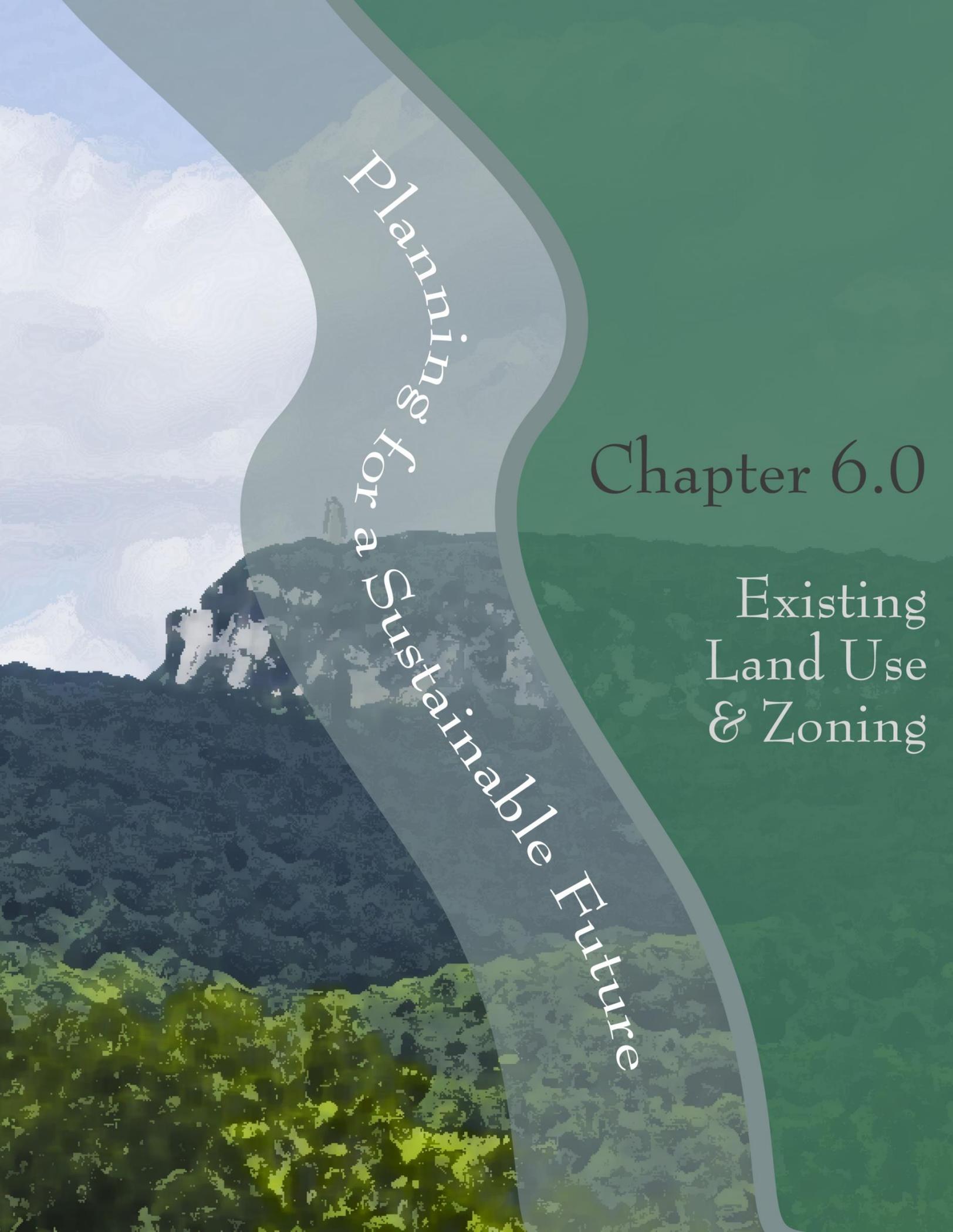
Identification of character areas within the Town is important for defining the type and extent for which each area should be developed. Following are findings on the various character areas within the Town of New Paltz:

- Design standards should be used to preserve and enhance New Paltz's historic areas such as the Ohioville area as well as developing areas like the highway commercial area.
- Views are extremely important to the character of New Paltz, especially in the western areas of the town including the Wallkill flats and river corridor, the Butternville-Canaan foothills and the Shawangunk ridge.
- The predominant form of residential development currently occurring in the town is suburban-style single family homes.



- There are few pedestrian accommodations in the New Paltz, outside of the Village. Bicycle and pedestrian trails should continue to be developed.
- Areas that have experienced little development should be preserved to maintain the rural character of the Town.
- Development should be concentrated around existing corridors, predominantly east of the Village, such as the Ohioville area, the corridor area, and the highway commercial area.
- Older commercial districts need streetscape improvements and design standards.





Planning  
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## Chapter 6.0

### Existing Land Use & Zoning



## Existing Land Use & Zoning

### 6.1 Land Use & Zoning Overview

The existing land use patterns and zoning regulations of the Town of New Paltz serve as the foundation for planning development and creating policy for future use of the land. An inventory reveals the past characteristics of development and provides an outlook of how the Town will continue to grow. This analysis is helpful in assessing the adequacy of the available supply of agricultural, commercial, industrial and residential space. It also identifies existing environmental and open space impacts upon development.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the existing land use and zoning. Specifically, this section recognizes the following element of *Section 272 a.*:

- 3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*
  - c. the existing and proposed location and intensity of land uses.*

### 6.2 Existing Land Use Patterns

As a means of inventorying present land use, parcel mapping and land use information was initially obtained from Ulster County. Each use is classified according to the New York State Real Property Classification System (RPS). The land uses were confirmed and updated through a "windshield" survey by peter j. smith & company, inc. In order to calculate the area of the town dedicated to each of the nine categories of land use, a geographic information system (GIS) computer program is used. Street and roadway right-of-ways were not included in the land areas. Each parcel was designated with one of the following land uses as of January 2009:<sup>15</sup>

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<sup>15</sup> Efforts were made to compare current land use with the land use in 1995, when the last Comprehensive Plan was drafted. However, due to differences in methodology it is not feasible to gain an accurate comparison, since data derived currently is far more localized and exact. Methodology in 1995 possibly utilized Historical Land Use and Land Cover (LULC) maps from the United States Geological Survey (USGS), which consists of land use and land cover classification data that was based primarily on the manual interpretation of aerial photographs. This is an approximation of land use in each area of the Town, not reflective of definite acreage and groups land use into general categories. Text from the 1995 plan which quantified land uses using "approximate" terms lends to the belief that this or a similar methodology was utilized. The 2009 methods are based upon classification of individual parcels according to the New York State Real Property Services code system, providing a more accurate analysis.

Table 6-1 Land Uses 2009  
Town of New Paltz

Land use	Acres	Percent
Agriculture	2,625	13.3%
Commercial	455	2.3%
Community Service	252	1.3%
Industrial	72	0.4%
Public Service	525	2.7%
Recreation	391	2.0%
Residential	9,226	46.8%
Vacant	3,874	19.6%
Wild	2,314	11.7%
<b>Total Land</b>	<b>19,734</b>	<b>100.0%</b>

Source: Ulster County database and peter j. smith & company, inc.

### ***Agriculture (13.3%)***

Agricultural lands are areas actively used for growing crops or raising livestock. In the Town of New Paltz, 2,625 acres of land, 13.3% of the town is used for agriculture. The vast majority of this land is located in the western and southern areas of the Town. Much of the agriculture can be found along the banks of the Wallkill River. Significant crops in production include apples, vegetables, hay and livestock.

### ***Commercial (2.3%)***

Commercial land uses include offices, retail establishments and similar enterprises. Commercial property occupies 2.3% of the Town of New Paltz. The largest concentration of commercial uses exists surrounding the interchange of Interstate 87, along Route 299 (Main St.), centralized at the intersections of Ohioville Road and Route 299; and Putt Corners Road and Route 299, as it leads into the Village. Additional isolated commercial development is along Ohioville Road and Route 32 North. Residential uses in the same structure as commercial uses are classified as commercial.

### ***Community Service (1.3%)***

Community service land uses include schools, churches, cemeteries, government facilities, institutions and medical facilities. There are 252 acres of land, 1.3% of the Town, dedicated to community service in the Town of New Paltz. These properties are located in a non-centralized fashion throughout the town.

### ***Industrial (0.4%)***

Industrial properties are those engaged in manufacturing or warehousing facilities. Land used for industry comprise a very small portion of the town, only two parcels, one on Plains Road and the other along Route 299, making up 0.4% of the total land use in New Paltz.

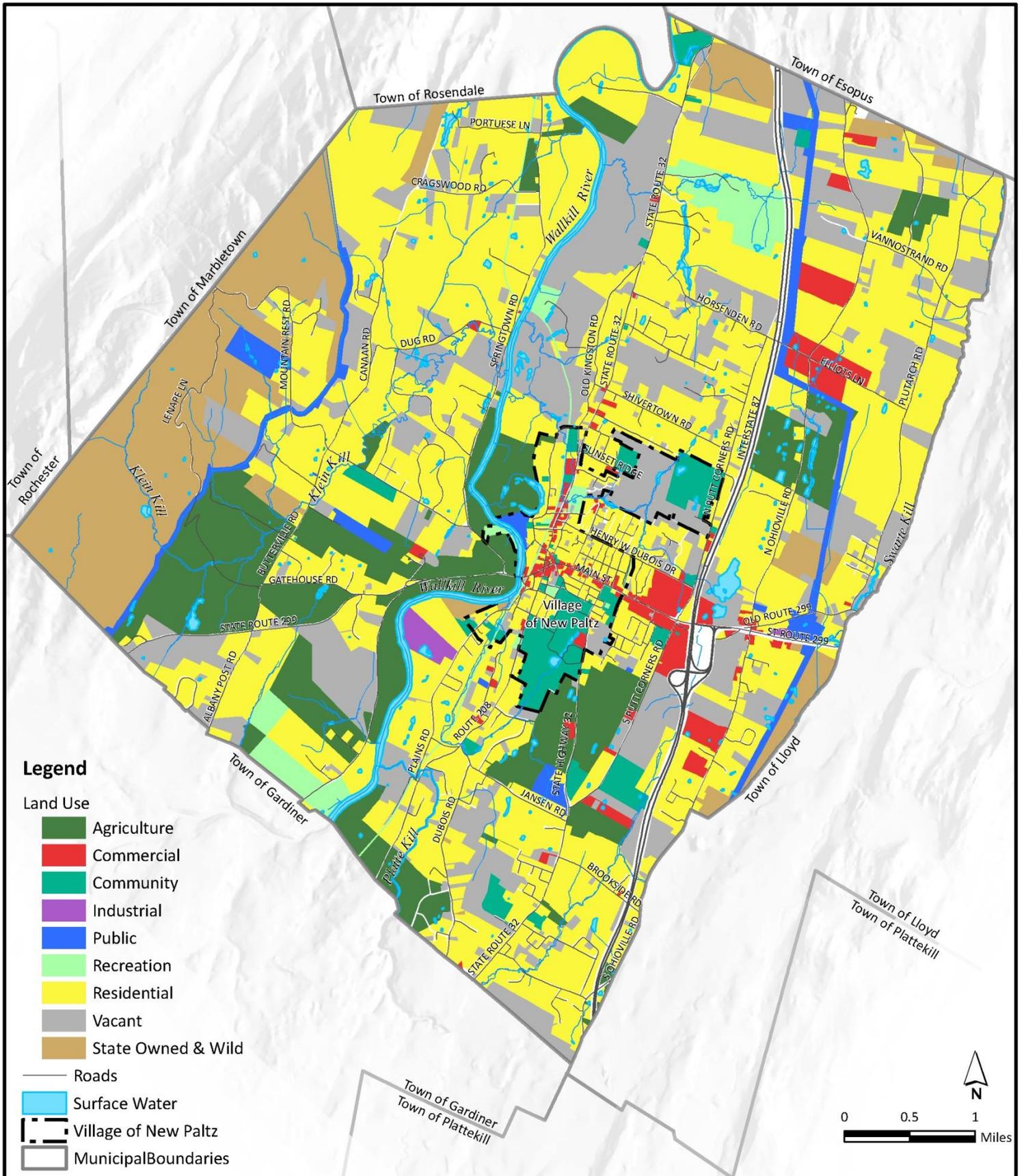


Figure 6-1: Existing Land Use

August 2009

# The Town of New Paltz Comprehensive Plan

New Paltz, New York



### ***Public Service (2.7%)***

Parcels designated as public service are used for utilities such as electric sub-stations, water towers and communication towers. Railroad corridors are also classified as public service. Public service uses account for 2.7% of the Town's land area. Among these uses is the Northern Catskill Aqueduct adjacent to the Mohonk Preserve and a utility right of way, running north to south, east of Interstate 87. Additional public service facilities are scattered throughout the rest of the town.

### ***Recreation (2.0%)***

Land designated as recreation space Recreation space comprises 2.0% of the land in New Paltz. Located on Clearwater Road off Route 32, in the northern area of the town, is a Bicycle Motorcross (BMX) racing track, hosting practice runs, races and special events. Also located on Clearwater Road is Clearwater Park, home to three youth baseball fields. At the opposite end of town, presently, the "Field of Dreams" project is underway, with 35 acres being developed along Libertyville Road. The park will feature four softball fields, tennis, volleyball and basketball courts, and a playground.

### ***Residential (46.8%)***

The residential uses make up nearly half (46.8%) of the total acreage in the Town of New Paltz. Land that is used exclusively for residential purposes is classified as a residential land use. The most fully developed residential areas in the Town are located close to the Village and SUNY New Paltz. Additional concentrations of residential development occur in the south eastern area of New Paltz, in addition to some lower density developments west of the Wallkill River. Across the northern half of the Town exists very low-density residential properties, with individual parcels consisting of several acres. It is important to also note that the New York State Real Property Classification System (RPS) does not separate mixed uses (i.e. residential and commercial) on the same property. In these circumstances, the parcel is generally classified as a commercial use. Therefore, mixed-use properties cannot be represented as a part of the residential inventory.

### ***Vacant (19.6%)***

Vacant land is comprised of parcels that either has not been developed yet, has been abandoned or is undevelopable. There are 3,874 acres, nearly one-fifth (19.6%) of the land in New Paltz classified as vacant. This land is widely distributed throughout the town with the largest tract occurring north of the Village, between Route 32 and the Wallkill River. Portions of the vacant land are not developable due to wetlands, floodplains and steep slopes.

### ***State Owned & Wild (11.7%)***

Land classified as state owned & wild is land that has been set aside for preservation purposes. The Mohonk Preserve on the western edge of the Town of New Paltz comprises nearly all of the 2,314 acres (11.7% of the Town) preserved land in the Town. The preserve was established in 1963 as a private not-for-profit in an effort to protect its landscapes and recreational opportunities from potential future development. State-owned parcels exist on the eastern side of New Paltz, adjacent to an overhead power line right of way.



## 6.3 Land use Regulations

### 6.3.1 Current Zoning Law

The Town of New Paltz is currently divided into eight zoning districts. There are two agricultural districts (A-1.5 and A-3), one each commercial (B-2) flood plain district (F) and light industrial districts (I-1) and three residential districts (MHN, R-1 and RV). In addition to these eight districts, there are two overlay districts: wireless communications facilities overlay district (WCF) and Wallkill River recreation overlay district. These districts are designated to permit the development of facilities within particular locations in the town. The allowed uses and density requirements are established through a schedule of uses, area and bulk regulations. The Planning Board uses site plan review to guide development, including design. The following tables summarize Town zoning showing distribution of zones by area and the density control schedule.

Table 6-2 Existing Zoning Districts - 2009  
Town of New Paltz

ZONE	ZONE Name	ACRES	PERCENT
A-1.5	Agricultural 1.5 District	3,026	14.6%
A-3	Agricultural 3 District	9,441	45.6%
B-2	Highway Business District	288	1.4%
F	Flood Plain District	2,232	10.8%
I-1	Light Industrial District	824	4.0%
MHN	Mobile Home Neighborhood	77	0.4%
R-1	Residential	4,729	22.8%
RV	Variable Density District	95	0.5%

Source: Town of New Paltz

Table 6-3 Density Control Schedule  
Town of New Paltz

District	Minimum Lot Area	Lot Width (feet)	Required Lot Frontage (Feet)	Minimum Yards (Feet)			Maximum Lot Coverage (Percentage)	Maximum Building Height		Minimum Required Open Space (Percentage)
				Front	Side	Rear		Stories	Feet	
A-1.5	1.5 acres	150	150	50	20	50	20%	2.5	35	65%
A-3	3.0 acres	200	200	50	20	50	10%	2.5	35	65%
R-1	1.0 acres	100	100	50	20	50	25%	2.5	35	65%
B-2	7500sqft	75	75	35/65	none	25	50%	3	40	10% or 35%
I-1	15000sqft	100	100	50	25	50	35%	3	40	65%
F	3.0 acres	200	200	50	25	50	10%	2.5	35	65%

Note: For more information on specific zoning regulations, please refer to the Code of the Town of New Paltz, found on the Town's website.

Source: Code of the Town of New Paltz, New York



### ***Agricultural Districts***

There are two agricultural districts located in the Town of New Paltz. Together, they cover more than 60% of the entire town on the eastern and western extremes. The agricultural-3 (A-3) district is intended to preserve existing lands and protect the town's rural character from dense development. It encourages continued agricultural use, maintaining existing open space and natural resources. The zone is also strategically located in areas that have significant environmental constraints to development, such as wetlands, hydric soils and steep slopes. This zone requires a minimum lot size of three acres. The agricultural-1.5 (A-1.5) district differs from A-3 in that it serves as more of a transition between the more densely developed parts of town and farmland or more rural environments. The A-1.5 district allows smaller lot sizes (1.5 acres), permitting a higher concentration of development than the A-3 zone.

### ***Commercial Districts***

The B-2, Highway Business, District provides for a mix of commercial development along roadway corridors leading in and out of the village. Encompassing 1.4% of the Town, the B-2 zone allows for commercial and light industrial uses. The B-2 district requires a minimum lot area of 7,500 square feet. This district occurs in two distinct areas, the primary commercial corridor along Route 299 (Main Street), to the east of the Village and along Route 32, north of the Village of New Paltz. These locations along major arterials provide an advantage, making the zones accessible to serve the regional market.

### ***Flood Plain District***

The New Paltz floodplain district (F), encompasses 10.8% of the total acreage of the Town. This district is defined by the location of the FEMA 100-year base flood elevation boundary, running north to south down the center of the town, along the shores of the Wallkill River. This zone has been established because it covers areas that have been identified by the Federal Insurance Administration as "special flood hazard," due to its location along the River. A minimum lot area of 3.0 acres is required for the floodplain district. All development that occurs within this zone is strictly regulated by all federal, state and/or local governmental and/or agency statutes, ordinances, laws, rules and regulations that have been created to prevent damage from flooding. The area is also subject to the standards and requirements of the National Flood Insurance Program.

### ***Light Industrial District***

The I-1 Light Industrial District comprises 4% of the Town's land area. This district is established to accommodate light industrial uses that are not noxious or polluting with their associated administrative offices. The district regulates development to ensure that it does not have negative impacts upon the surrounding community including health and safety. A minimum lot area of 15,000 square feet has been established. This zone occurs on each side of Interstate 87, along South Ohioville Road as well as North and South Putt Corners Road, centered on the Route 299 interchange east of the Village.



Within the Light Industrial district exists a Planned Commercial Park (PCP) district, which provides locations for moderate-intensity office/commercial buildings in areas outside of the central business corridor, within established light industrial districts. This is an overlay district that must be approved by the Town Board. The B-2 commercial district, industrial and commercial zones combined encompass a total of 5.4% of the Town.

### ***Residential Districts***

Residential zoning districts within the Town of New Paltz encompass 23.7% of the Town's acreage, and occur in three different forms. The largest of these zones is the residential-1 (R-1) district. This district accommodates single-family residences and preserves the primarily exclusive residential areas of New Paltz. The R-1 district has a minimum lot size of one acre and is located north and south of the Village. The variable density district (RV) permits a mix of residential densities throughout the zone, established by the Town board as an overlay district. These sections accommodate multi-family residential developments and are located in 3 distinct pockets to the north, east and south of the Village of New Paltz. The Town has one location for a mobile home neighborhood (MHN) district in the northern-most area of New Paltz, which is also established by the Town Board. The district provides for planned mobile home residential developments, including recreational service facilities. The intent of the district to encourage flexible design of mobile home neighborhoods and the development of bicycle and pedestrian networks to promote good health among residents.

### ***Planned Unit Development***

A Planned Unit Development (PUD) overlay district exists to allow for more flexible land use and design regulations for development. Specifically, in 2008, the code was revised to apply to smaller land use parcels, allow mixed use, promote affordable housing and require that community benefits be specifically proposed by the developer. This overlay district can exist within any other district and must be approved by the Town of New Paltz Board.

### ***Wireless Communications Facilities Overlay District***

The wireless communications facilities (WCF) overlay district is a one-half-mile-wide corridor centered on Route 87 for its entire length in the Town except that area that lies within 1,000 feet from Route 299 in both a southerly and northerly direction. The district permits major wireless communications facilities to be cohesively planned and installed within its boundaries.

### ***Wallkill River Recreation Overlay District***

The Wallkill River recreation overlay district was created to provide a means and procedure by which river-oriented recreational facilities may be located and developed in the Town. This district is implemented along the shores of the Wallkill River, which runs north-south through the center of New Paltz. It is the objective of the Wallkill River Recreational Overlay District to recognize the opportunities presented by the Wallkill River as an area of varied natural resources that can be used and enjoyed by the public while preserving and protecting sensitive wildlife habitat.

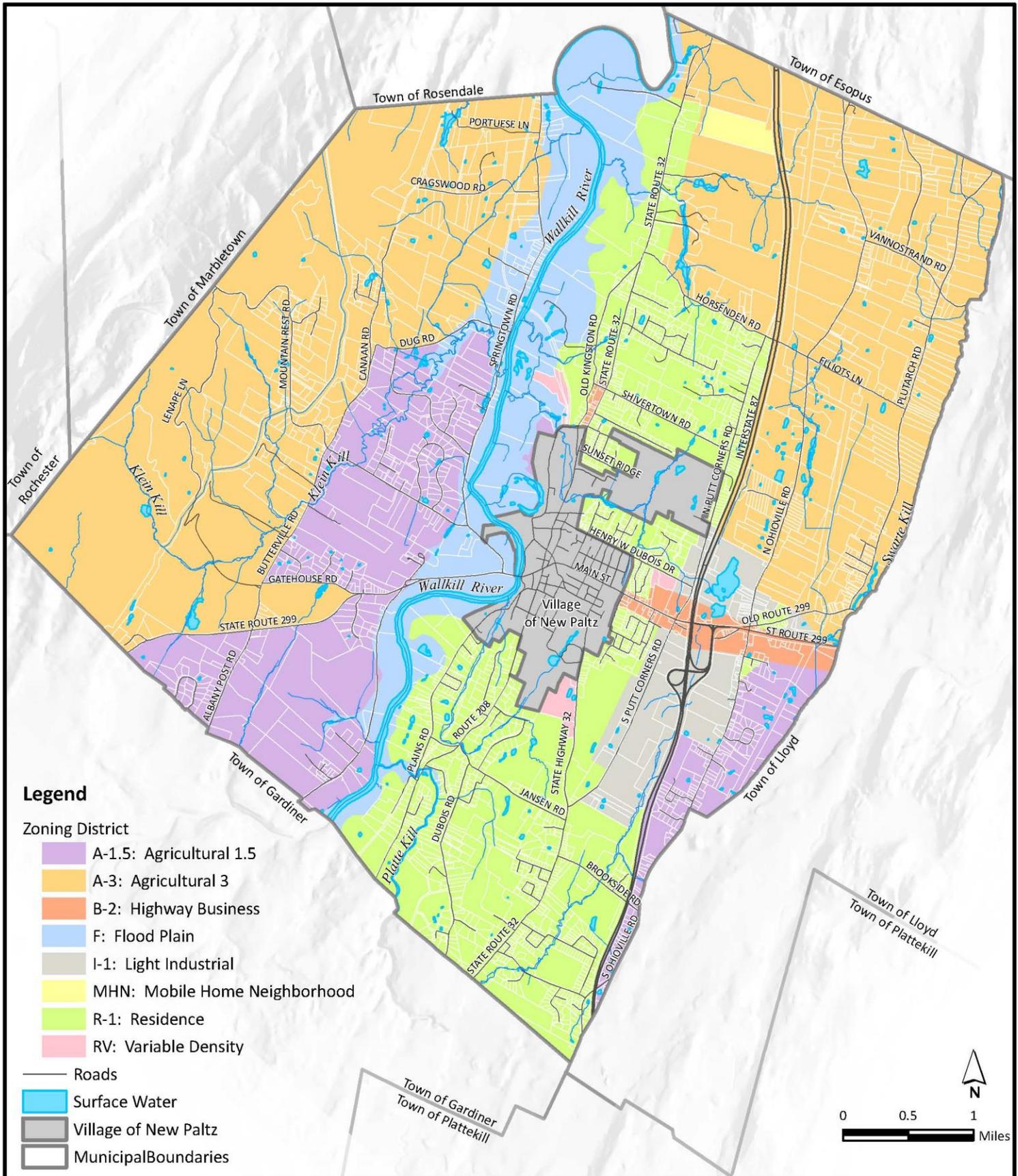


Figure 6-2: Zoning

August 2009

**The Town of New Paltz Comprehensive Plan**  
 New Paltz, New York



## 6.4 Recommended Updates

The existing zoning ordinance for the Town of New Paltz was originally adopted in 1976. Numerous amendments have been made since. An Update of Permitted Use Regulations was prepared in 2004; it was not adopted.

According to the Update of Permitted Use Regulations report, the code should be entirely updated to facilitate redevelopment and improve the character and quality of development. The purpose of zoning is to preserve the health, safety and general welfare of the community. However, zoning should be viewed as a tool to locate and organize the land use in a community, to design the form of the community and to enhance its function.

The new zoning should be more flexible and include mixed uses. The new code should also incorporate design standards. Design standards control the impacts of uses; zoning controls the uses themselves. By using design standards a greater mix of uses is allowed, improving the function and form of the community as well as its economic vitality.

The Ulster County Housing Consortium included an overview of communities zoning in its July, 2005 Ulster County Housing Strategies Report. According to the report, the Town of New Paltz existing zoning's residential districts have densities of one to three acres, have a maximum building height of 35 feet and allow accessory uses. They do not allow multi-family, inclusionary zoning and density bonuses. The primary recommendation of the report that affects the preparation of the future Zoning Ordinance is the implementation of a countywide "housing friendly" zoning policy removing key regulatory obstacles to housing choice and incorporating inclusionary zoning and incentive zoning.<sup>16</sup>

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<sup>16</sup> Ulster County Housing Consortium. 2005. Priority Strategies to Support Housing Development in Ulster County. p.35.

<sup>17</sup> Ulster County Housing Consortium. 2005. Priority Strategies to Support Housing Development in Ulster County. p.35.



## 6.5 Build-out Analysis

In February 2007, a “Build-out and Fiscal Analysis” was conducted by Behan Planning Associates, LLC, for the Town and Village of New Paltz, identifying the potential locations and extent that future development can occur. The report takes into account existing zoning regulations for the Town and Village, as well as the previously drafted New Paltz “Open Space Plan,” which includes a conservation goal of 3,000 acres of land. It incorporates appropriate densities for the various land uses through the use of the CommunityViz software, an extension of Geographic Information Systems (GIS). The Build-out and Fiscal Analysis evaluates the impacts of future development upon the environment, agriculture, historic resources, open space, traffic and financial resources.

The Build-out and Fiscal Analysis report concludes that nearly 7,000 acres of developable land exist in the Town and Village of New Paltz, capable of supporting future development, potentially resulting in 3,000 new single-family homes and 4.6 million square feet of new commercial space.<sup>18</sup> Considering the average annual increase in new residential units since 1993 (34 units, or 1.0% of the total existing housing stock), this land would be fully built out in approximately 64 years. However, a continued growth in demand for housing in New Paltz and the Hudson Valley, generally, from the New York metropolitan area for primary residences and second homes, could more than double the rate of development resulting in full build-out within 20 to 30 years. Continuing at the growth rate experienced in 2007 of 2.7%, it would take approximately 24 years to fully build-out New Paltz. The following table summarizes the build-out analysis:

Table 6-4 Time Until Full Build-Out  
Town of New Paltz

Growth rate	Term Until Full Build-out
1%	64 years
2%	32 years
2.7% (2007 rate)	24 years

Source: Behan Associates, 2007. Build-out & Fiscal Analysis.

The report recommended the following actions:<sup>19</sup>

- Update the comprehensive plan.
- Undertake a Generic Environmental Impact Statement (GEIS) to understand the potential negative impacts of development and determine ways to mitigate those impacts.
- Update zoning to manage future growth in a manner which best preserves the existing environment and resources.
- Adopt design guidelines or standards to ensure that the development is cohesive and has a positive impact on its surrounding environment.

<sup>18</sup> Behan Planning Associates, LLC. 2007. Town & Village of New Paltz Build-out & Fiscal Analysis. p.18.

<sup>19</sup> Behan Planning Associates, LLC. 2007. Town & Village of New Paltz Build-out & Fiscal Analysis. p.16-18.

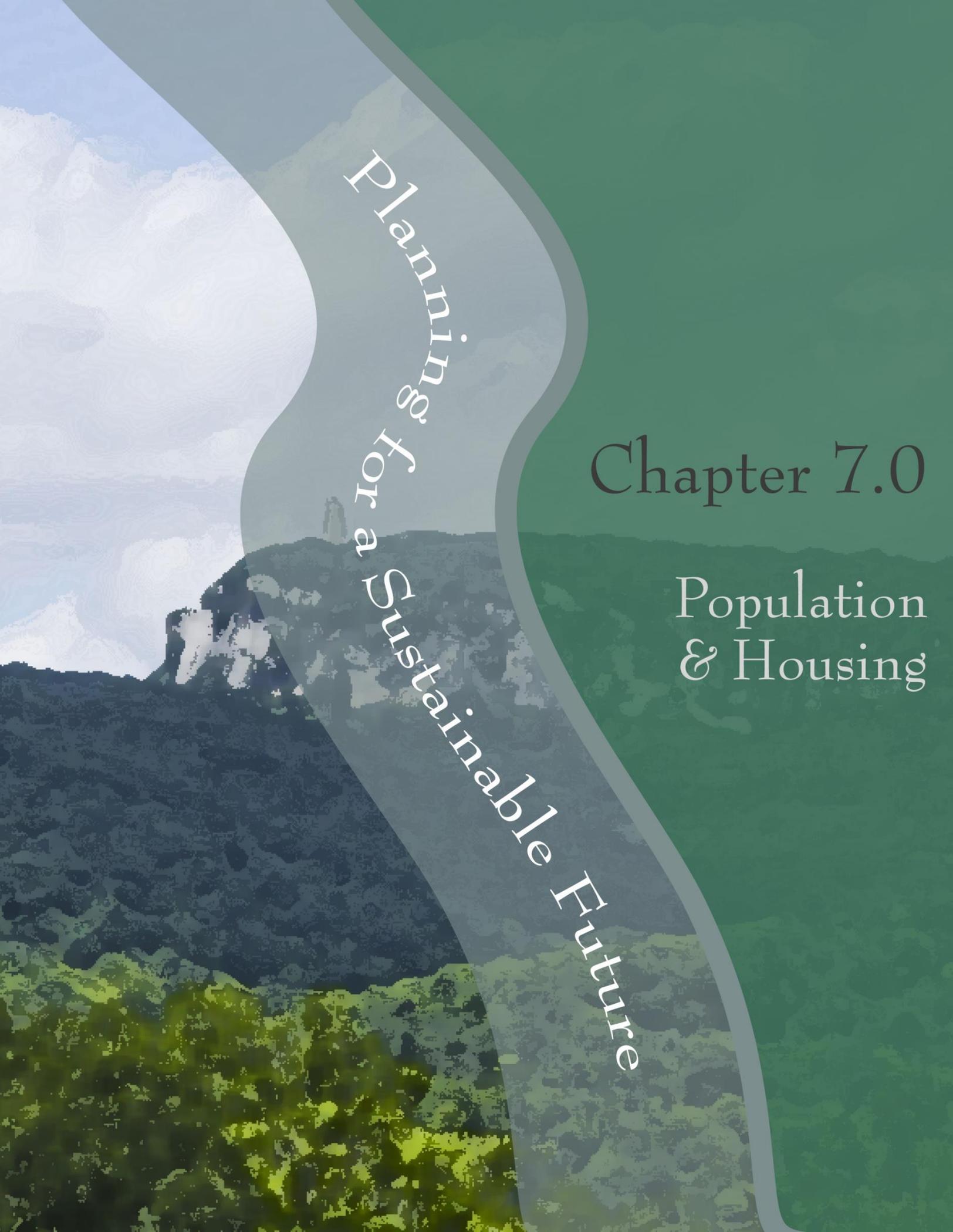


## 6.6 Existing Land Use & Zoning Findings

Land use and Zoning in the Town must be defined to accommodate future growth of New Paltz while also functioning to preserve, enhance, and implement quality community character. Following are findings on the various land use and zoning attributes:

- Within the 2007 Build-out and Fiscal Analysis conducted by Behan Planning Associates, LLC., the following conclusions were made:
  - 7,000 acres of developable land remains in the Town and Village for future growth.
  - At the present rate of growth (1%, annually) full build-out of the town will occur in approximately 64 years. However, anticipating an increase rate of growth (more than 2% annually) full build-out may occur within 20-30 years.
- Nearly one-fifth of the Town's acreage is vacant land (19.6%).
- The present zoning regulations concentrate commercial and higher density residential development at the center of the Town, surrounding the Village, and at major roadway intersections/interchanges.
- The zoning code lacks defined design guidelines or standards.
- An Update of Permitted Use Regulations prepared in 2004 has not been adopted.





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## Chapter 7.0

### Population & Housing



# Population & Housing

## 7.1 Overview

Demographic and housing data is helpful for planning how to manage future growth in the Town of New Paltz. The data presented in this chapter will help the community know more about itself and be consistent with local, regional and statewide growth and development goals. The main focus of the chapter is on the Town's characteristics.

The Town of New Paltz is a small community within Ulster County and New York State. The total town population has remained stable over the last 7 years, with the majority of new residents coming into the community from other parts of the county and New York State. The land within the Town's jurisdiction is generally not densely populated, except for the Village and closely adjacent lands, and it is not expected to become significantly more populated in the near future if everything stays the same. Racially or ethnically, there is very little diversity but major minority groups at the state level are represented.

Access to diverse and affordable housing options is a key factor in creating livable communities. As a community plans for the future, trends in the size and composition of its population should be examined to assure that housing opportunities are available for those who choose to rent or own their home and for those with special needs.

The Town of New Paltz has several housing issues that are shared with other municipalities in the region. One of the key problems is that housing values are relatively affordable, but not affordable enough for the household incomes of its residents according to several studies done by Ulster County.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz' comprehensive plan considers the existing Town population and housing stock characteristics. Specifically, this section recognizes the following elements of *Section 272 a.*:

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

*e. consideration of population, demographic and socio-economic trends and future projections.*

*h. existing housing resources and future housing needs, including affordable housing..*



## 7.2 Population Characteristics

### 7.2.1 Total Population

In 2000, the Town of New Paltz had a total population of 12,830. This is including the population in the Village of New Paltz, which, independently, was 6,037 in 2000. This represented 7.2% of Ulster County’s total population (177,749) in 2000. The population estimates for the Town of New Paltz in 2009 is 13,440.<sup>20</sup> The 2007 Population Estimate for Ulster County is 182,160.<sup>21</sup>

Table 7-1 Population – 2000, 2007  
Town of New Paltz

	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
2000	12,830	6,037	177,749	18,976,457
2009 Estimate	13,440	6,222	182,160	19,554,482

Source: US Bureau of the Census and peter j. smith & company, inc.

#### Natural Increase

Natural increase is the difference between the number of births and deaths in a population. It supplements interpretation of the growth rate because it excludes increases in population due to migration. The following table provides the total number of births per year in New Paltz. There were no total deaths available for New Paltz, so we only provide the death rate for Ulster County.

Table 7-2 Births and Deaths – 2000-2007  
Town of New Paltz

Municipality	2000	2003	2004	2005	2006	2007
Births						
Town of New Paltz	n/a	65	66	65	62	58
Village of New Paltz	n/a	27	32	24	24	24
Town and Village Total	n/a	92	98	89	86	82
Deaths						
Ulster County Total Deaths	1,557	1,515	1,530	1,522	1,457	1,539
Ulster County Death Rate	8.8	8.4	8.4	8.3	8	8.5

Source: New York State Department of Health and peter j. smith & company, inc.

<sup>20</sup> New York State Data Center. Population and Housing Estimates. Retrieved on Feb. 12, 2009 from: <http://www.nylovesbiz.com/nysdc/popandhous/ESTIMATE.asp>

<sup>21</sup> [http://www.health.state.ny.us/nysdoh/vital\\_statistics/2007/table02.htm](http://www.health.state.ny.us/nysdoh/vital_statistics/2007/table02.htm)



*Migration*

The Census determines how many people lived in a different house five years prior to conducting the census. This is used to examine how the population redistributes itself throughout the country, and as a measure of migration. In 2000, there were 2,376 individuals over the age of 5 in the Town of New Paltz who lived in a different house five years prior. Table “Residence 5 Years Prior to 2000 Census” shows from where people moved to New Paltz.

Table 7-3 Residential Mobility – 2000  
Town of New Paltz

Population over age 5 that moved to a different house from:	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Within Same County	32%	18%	52%	57%
Another County within NYS	52%	64%	32%	22%
Another State	11%	11%	12%	11%
Puerto Rico	0%	0%	0%	1%
A Foreign Country	5%	7%	3%	10%

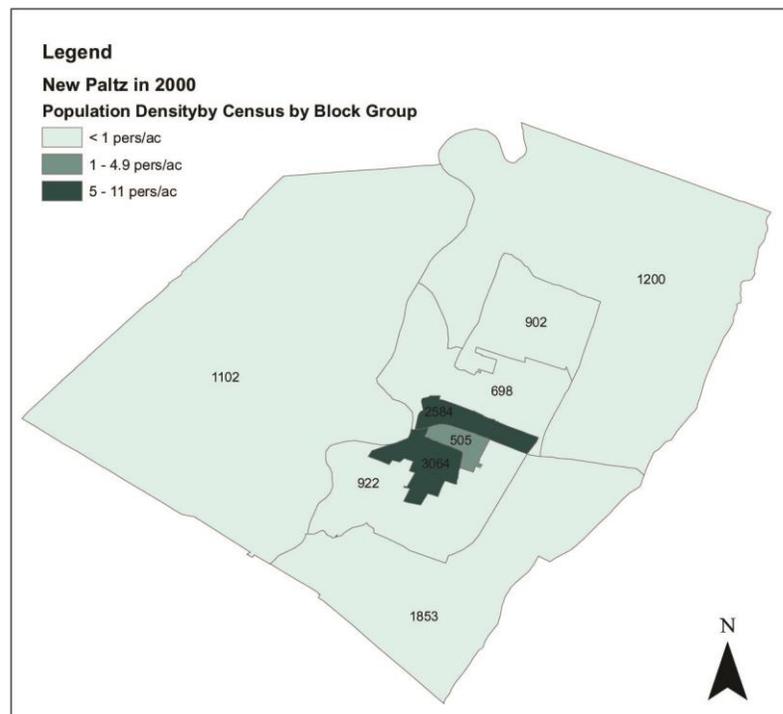
Source: US Bureau of the Census and peter j. smith & company, inc.

Figure 7-1 – Population Density

*Population Density*

Population density is a measure of the number of people who live in a specific geographic area. It shows the degree to which the population is concentrated in a geographic area.

In the case of New Paltz, the smallest geographic units at which 2000 Census data was available were “block groups.” The map to the right shows block group divisions for the Town and Village of New Paltz. The number on each block group is that block group’s total population, while the color represents population density. As shown on the map, the majority of the land in the Town of New Paltz has a density of less than one person per acre.





### 7.2.2 Population Projections

There are no current population projections for the Town of New Paltz. The Village of New Paltz 1994 Master Plan provides a Town projection, including the Village, of 12,200 for the year 2010.<sup>22</sup> However, this projection is outdated because the population in 2000 was clearly past that mark. Projected population for Ulster County in 2030 is 215,719.<sup>23</sup>

### 7.2.3 Race / Ethnicity

The Town of New Paltz is made up predominantly by individuals who have identified themselves as white (78.4%). The second largest racial/ethnic group in town is Hispanic (9.8%), however, 2009 estimates point out that persons of Hispanic origin may also be of any other race. There is greater racial/ethnic diversity in the Village in comparison to the Town as well as Ulster County as a whole, though the data shows that diversity in both the Town and the Village has increased between 2000 and 2009.

Table 7-4 Race / Ethnicity – 2000, 2009 Estimate  
Town of New Paltz

Race/Ethnicity	Town of New Paltz (inclusive of the Village)	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
	2009 Estimate	2000 United States Census			
White	78.4%	79.27%	69.47%	85.63%	61.98%
Black	6.7%	5.2%	7.9%	5.17%	14.71%
Native American	0.2%	0.11%	0.24%	0.23%	0.3%
Asian	5.4%	4.4%	7.2%	0.99%	5.46%
Other	9.2%	2.68%	3.24%	1.86%	2.44%
Hispanic Origin	9.8%*	8.3%	11.92%	6.1%	15.09%

Note: 2009 Estimates note that persons of Hispanic origin may be of any race.

Source: US Bureau of the Census and peter j. smith & company, inc.

### 7.2.4 Age

Age statistics are used to observe population growth patterns. This can help communities think about the implications of growth of certain population groups. For example, a large population in the “Under 18” age category might reflect how large the total population might be in the future if nothing changes. A large population in the “65 +” category might have implications for the kinds of community services for the elderly that might be needed in the future.

<sup>22</sup> Village of New Paltz Master Plan. 1994.

<sup>23</sup> Cornell University, College of Human Ecology, Program on Applied Demographics. Preliminary New York State Projection Data by County. Retrieved on Feb. 12, 2009 from: <http://pad.human.cornell.edu/che/BLCC/pad/data/projections.cfm>



Table 7-5 shows the population influence of SUNY New Paltz, as the 18 to 24 age group is by far the highest (estimated 31.0% in 2009) and even more significantly so in the Village (58.0% in 2000), where the university is located. The numbers for this age group differ greatly from Ulster County and New York State which have concentrations of 8.7% and 9.3% residents between 18 and 24, respectively.

Table 7-5 Age Distribution – 2000, 2009 Estimate  
Town of New Paltz

Age	Town of New Paltz (inclusive of the Village)	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
	2009 Estimate	2000 United States Census			
Under 18	15.7%	16.8%	7.4%	23.4%	24.6%
18 to 24	31.0%	31.0%	58.0%	8.7%	9.3%
25 to 34	10.9%	11.3%	11.5%	12.4%	14.4%
35 to 44	9.9%	13.7%	8.0%	17.5%	16.5%
45 to 54	11.9%	10.8%	5.4%	15.0%	13.5%
55 to 64	10.1%	7.6%	4.4%	9.5%	8.9%
65 +	10.3%	8.9%	5.3%	13.3%	12.9%

Source: US Bureau of the Census and peter j. smith & company, inc.

## 7.3 Housing Characteristics

### 7.3.1 Total Housing Units

The Town of New Paltz had a total of 2,716 housing units in 2000. This was 3.49% of all housing units in Ulster County (77,656 housing units).

### 7.3.2 Occupancy

In 2000, of all housing units in the Town of New Paltz, 95.21% were occupied and 4.78% were vacant. The majority of occupied housing units were occupied by their owners, while the majority of units that were vacant were vacant because they are second homes. This contrasts greatly with the Village of New Paltz, alone, where there is a much higher proportion of renter-occupied housing and where vacant units tend to be vacant because they are waiting to be rented.



Table 7-6 Units in Structure – 2000  
Town of New Paltz

Type of Housing	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Occupied	95.21%	96.63%	86.92%	91.89%
Owner occupied	54.36%	28.72%	68.02%	52.98%
Renter occupied	45.63%	71.27%	31.97%	47.01%
Vacant	4.78%	3.36%	13.07%	8.1%
For rent	25.89%	75.75%	12.06%	26.44%
For sale only	12.5%	12.12%	10.09%	11.20%
Rented or sold, not occupied	5.8%	0%	5.95%	7.02%
Seasonal, recreational, or occasional use	37.05%	12.12%	59.83%	40.19%
For migrant workers	0%	0%	0.47%	0.09%
Other vacant	18.75%	0%	11.58%	15.02%

Source: Source: US Bureau of the Census and peter j. smith & company, inc.

### 7.3.3 Housing Type

The average house in the Town of New Paltz was built in the mid 1960s, as were many throughout the rest of the county. Figure 7.2, on the following page, illustrates the median age of housing stock according to their location within New Paltz. The oldest housing stock, built in the 1960s and prior is centered around the Village and in the northeast section of the town. Housing south and west of the Village is newer, with the most recent median year built occurring in the southern areas. Newer housing exists<sup>24</sup> Table “Units in Structure” shows the percentage of housing units in each jurisdiction according to the number of dwellings in each structure. The predominant housing type in the Town of New Paltz in 2000 was the single-family, detached home (59.79%). The Village of New Paltz shows a smaller concentration on single-family, detached homes (29.39%) and a greater variety of housing types, particularly multi-family housing.

<sup>24</sup> US Census Bureau. H35. Median Year Structure Built. Census 2000 SF3, Sample Data.



Table 7-7 Units in Structure – 2000  
Town of New Paltz

Units in Structure	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
1, detached	59.79%	29.39%	68.33%	41.65%
1, attached	2.99%	5.34%	2.33%	4.94%
2	6.17%	9.16%	8.07%	10.89%
3 or 4	9.12%	15.33%	5.32%	7.29%
5 to 9	8.8%	16.30%	3.93%	5.30%
10 to 19	7.4%	14.31%	2.23%	4.26%
20 to 49	1.38%	2.54%	0.86%	8.08%
50 or more	2.9%	6.52%	1.05%	14.78%
Mobile home	1.34%	1.06%	7.70%	2.70%
Boat, RV, van, etc.	0%	0%	0.12%	0.07%

Source: Source: US Bureau of the Census and peter j. smith & company, inc

#### 7.3.4 Household Size

In 2000, households in the Town of New Paltz consisted predominantly of one or two persons. Single person households were more common in the village, while at the county and state level there was a greater diversity of household sizes.

Table 7-8 Household Size – 2000  
Town of New Paltz

Household Size	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
1-person households	31.20%	40.16%	27.91%	28.09%
2-person households	33.06%	33.36%	33.51%	29.63%
3-person households	16.04%	13.02%	16.19%	16.40%
4-person households	11.6%	7.27%	13.54%	14.17%
5-person households	5.43%	4.79%	6.01%	7.04%
6-person households	1.5%	0.63%	1.86%	2.76%
7+-person households	1.14%	0.73%	0.94%	1.88%

Source: Source: US Bureau of the Census and peter j. smith & company, inc.

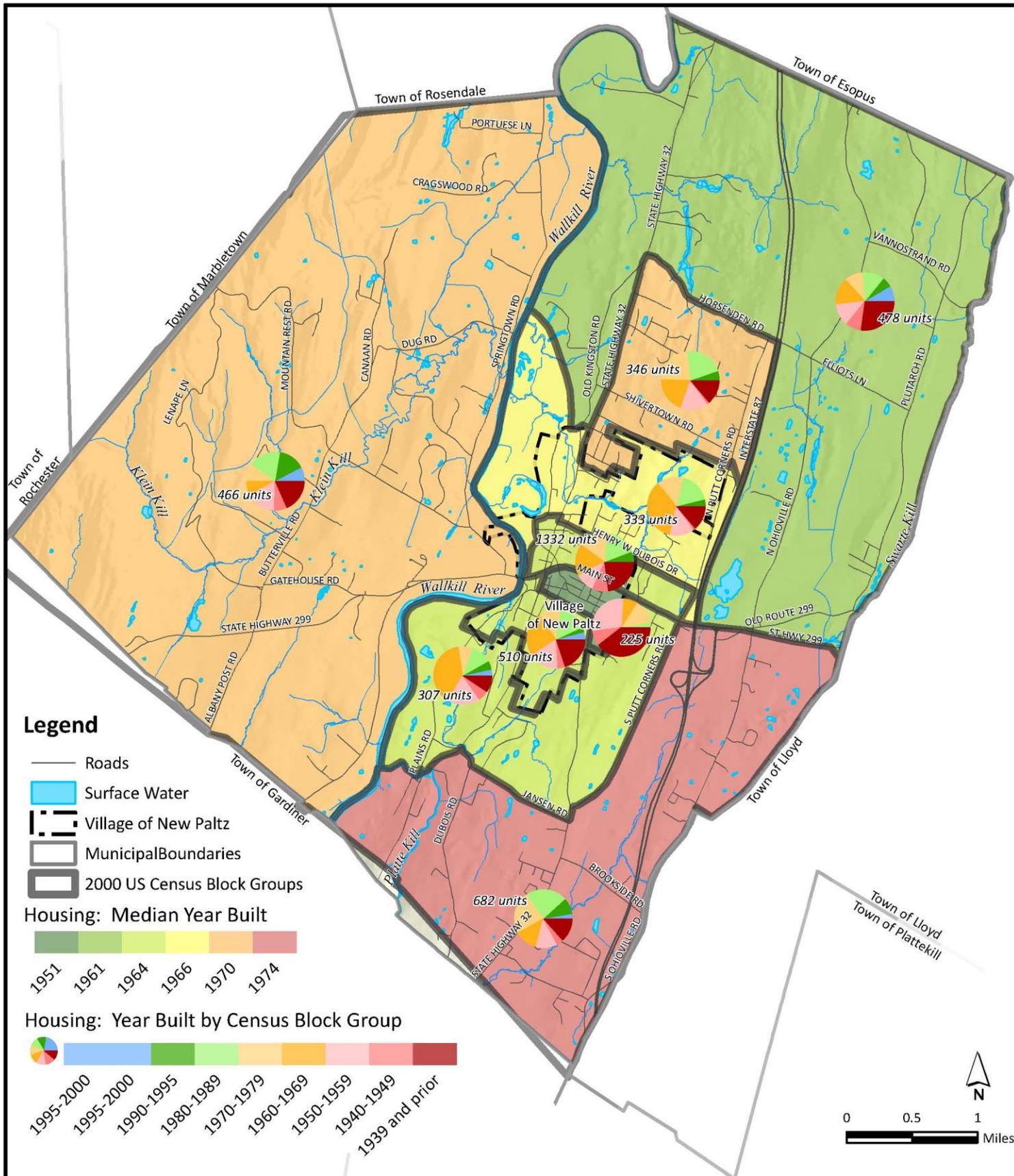


Figure 7-2: Housing - Year Built

August 2009

**The Town of New Paltz Comprehensive Plan**  
New Paltz, New York

**DESIGN** PLANNING, INC.  
peter j. smith & company, inc.  
United States: Buffalo, New York • Canada: Fort Erie, Ontario



### 7.3.5 *Housing Value and Rent*

The median housing value in the Town of New Paltz in 2000 is \$136,200. As shown on the following table, the median housing value coincides with the housing value range in which most housing units in New Paltz are (72% of all units in town are in the \$100,000 to 199,999 range). This is consistent with the typical housing values in the Village of New Paltz, the county and the state, although the range is broader at the state level.

Table 7-9 Housing Value – 2000  
Town of New Paltz

	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Less than \$10,000	0%	0%	0.03%	0.1%
\$10,000 to \$29,999	0%	0%	0.55%	1.22%
\$30,000 to \$59,999	0.71%	0%	5.48%	8.04%
\$60,000 to \$99,999	12.49%	14.99%	32.92%	22.84%
\$100,000 to \$199,999	72.65%	77.78%	51.67%	35.67%
\$200,000 to \$499,999	12.59%	5.43%	8.87%	28.03%
\$500,000 to \$999,999	0.91%	0%	0.36%	3.27%
\$1,000,000 or more	0.66%	1.81%	0.13%	0.83%

Source: Source: US Bureau of the Census and peter j. smith & company, inc.

#### *Rental Housing*

The Ulster County Rental Housing Survey is one of the few sources of information on rental and affordable housing issues in Ulster County. The survey obtains information from two main sources: apartment complex managers contacted directly and asked to complete the survey, and the Rural Ulster Preservation Company's (RUPCO) subsidized housing lists and rent reasonableness comparison logs. The survey provides a general picture of the rental housing market in Ulster County and its municipalities, despite the following methodological limitations:

- Comparing the data between different years must be done with an understanding that the results are affected by changes in the total number of rental housing complexes and in the amount of managers who voluntarily answered the survey each year. In 2000, the response rate for the survey was 63.6% from a total of 42 surveys distributed. In 2007, the response rate was 53.3% from a total of 85.
- The Ulster County Rental Survey does not account for all rental properties. According to the 2000 Census, New Paltz had 2,089 rental units, while the 2007 Ulster County Rental Housing Survey only examined 650 rental properties. In addition, the report indicates that New Paltz was overrepresented in the survey as a result of the distribution method used.
- Figures for New Paltz are not always specified as being from the Town or Village.



**Non-subsidized Rental Housing**

The survey defines non-subsidized housing as “rental housing units, regardless of the number of units in the structure, that did not receive government assistance for their construction and do not have rental rates that rely on income eligibility.”<sup>25</sup>

Table 7-10 Non-Subsidized Rental Housing – 2000-2007  
New Paltz

Type of Unit	# of Units				Average Rent			
	New Paltz		Ulster County		New Paltz		Ulster County	
	2000	2007	2000	2007	2000	2007	2000	2007
Studio	46	0	98	59	\$ 511	-	\$ 495	\$ 562
1 Bedroom	285	161	1,016	956	\$ 636	\$ 884	\$ 599	\$ 763
2 Bedrooms	267	270	982	1,088	\$ 749	\$ 970	\$ 716	\$ 932
3 Bedrooms	1	11	88	95	\$ 775	\$ 1,124	\$ 766	\$ 1,129
Other	1	20	102	138	n/av	n/av	n/av	n/av
Total Units	600	462	2,286	2,336	-	-	-	-

Note: New Paltz figures combine Town and Village data.

Source: Ulster County Rental Housing Survey. 2000 and 2007 & peter j. smith & company, inc.

**Subsidized Rental Housing**

Subsidized housing is defined as “rental units that receive government support in the construction, purchase or rehabilitation of buildings that will house persons with income limitations, [and whose] rents are restricted by the income levels of the occupants.”<sup>26</sup> Subsidized rental units also feature units that have been set aside for target groups, such as seniors, physically handicapped, homeless. The 2000 Ulster County Rental Housing Survey noted that units occupied by individuals using Section 8 vouchers or certificates were not included in the data for subsidized rental housing. Average rent data was not reported for subsidized rental housing. Rents in subsidized rental housing are often based on a percentage of the income or family size of occupants.

Table 7-11 Subsidized Rental Housing – 2000-2007  
New Paltz

Type of Unit	# of Units			
	New Paltz		Ulster County	
	2000	2007	2000	2007
Studio	0	0	224	244
1 Bedroom	110	110	726	1,067

<sup>25</sup> Ulster County Planning Board. Ulster County Rental Housing Survey. 2007. Pg. 5

<sup>26</sup> Ulster County Planning Board. Ulster County Rental Housing Survey. 2007. Pg. 10



Type of Unit	# of Units			
2 Bedrooms	72	72	329	456
3 Bedrooms	4	4	92	150
Other	0	0	16	17
Total Units	186	186	1,387	1,934

Note: New Paltz figures combine Town and Village data.

Source: Ulster County Rental Housing Survey. 2000 and 2007 & peter j. smith & company, inc.

### Vacancies

The Ulster County Rental Housing Survey explains that a 5% vacancy rate is considered a sign of a housing market that is functioning adequately. The report adds that low vacancy rates are beneficial for landlords, while limiting tenant choice and mobility.<sup>27</sup> The Ulster County Rental Housing Survey gives information on market vacancies. Market vacancy rates exclude model units, manager units, units soon to be occupied, units under renovation and units not rentable in their current condition.

In 2000, there were five vacancies among non-subsidized rental units in New Paltz and 44 vacancies in Ulster County. In 2007, vacancies increased in New Paltz (8) and decreased in Ulster County (42). The report mentioned that “landlords [throughout the county] now report needing to advertise to fill vacancies, ...advertising for longer periods with fewer responses than in the recent past, ...[and] needing to show rentals to more prospective tenants before renting the unit.”<sup>28</sup> There is no information available about vacancies in subsidized housing in New Paltz, but given that there were fewer than five vacancies reported for Ulster County, there were likely no vacancies reported in New Paltz in 2000 and 2007.

## 7.4 Property Taxes

Property tax is money collected by a local government based on the value of a property, both land and building. Properties are assessed according to an accepted method of valuation, and the amount collected depends on a given assessment rate. This rate is typically determined by elected government officials. The revenue generated from taxes is used to fund public institutions, facilities and services.

Property taxes are, however, the most unpopular taxes in New York State.<sup>29</sup> According to a report by the State University of New York at New Paltz, taxpayers have a negative perception about property taxes because:

- they are paid once a year as a lump sum
- the amount owed is not linked to the ability to pay
- Tax payers pay for some services that do not do not directly benefit them

<sup>27</sup> Ulster County Planning Board. Ulster County Rental Housing Survey. 2000. Pg. 6

<sup>28</sup> Ulster County Planning Board. Ulster County Rental Housing Survey. 2007. Pg. 7

<sup>29</sup> Benjamin, Gerald and Rachel John. Equity and the Property Tax Burden for Citizens in Ulster County: Discussion Brief #1. Center for Research, Regional Education and Outreach, SUNY New Paltz. 2007.



In New Paltz, residential property tax assessments account for 85% of the Town’s total taxable land.<sup>30</sup> Properties are reassessed regularly with the most recent occurring in 2005 updated in 2007.<sup>31</sup> This frequency of reassessments ensures that the taxes paid by home- and commercial property-owners reflect current market value. Equalization rates measure how close the assessments reflect the market values.

The determinant of the levy is the residential assessment ratio. In 2008, the residential assessment ratio in New Paltz was 99.06%. This means that the Town assessed 99.06% of a property’s full value, and that taxpayers were billed on the basis of 99.06% of the value of their property.

The following table shows that property taxes paid by town residents in 2000 were in a similar range as taxes paid in the village, and the rest of the county and New York State.

Table 7-12 Property Taxes Paid – 2000  
Town of New Paltz

Taxes Paid	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Less than \$ 200	0%	0%	0.59%	0.69%
\$ 200 to \$ 599	0.91%	1.03%	3.47%	3.56%
\$ 600 to \$ 1,499	5.91%	5.68%	21.73%	18.97%
\$ 1,500 to \$ 3,999	40.09%	37.98%	56.37%	42.96%
\$ 4,000 to \$ 9,999	51.16%	55.29%	17.33%	30.35%
\$ 10,000 or more	1.92%	0%	0.4%	3.33%
No real estate taxes paid	0%	0%	0.08%	0.1%

Source: US Bureau of the Census and peter j. smith & company

Current tax data, however, show a very different situation for 2007 and 2008. The average amount of taxes paid in New Paltz for a property with a market value of \$200,000 was over \$1,000; while the average amount of taxes paid in Ulster County was under \$800. This indicates that residents of New Paltz have a relatively higher tax burden than other residents of the same county.

<sup>30</sup> Ulster County Assessor’s Report Totals for the 2008 Assessment Roll. Pg. 1

<sup>31</sup> Ulster County. 2008 Annual Report Ulster County Real Property Tax Service Agency. Pg. 8



Table 7-13 Comparison of Property Assessment and Taxes, 2007 & 2008  
Town of New Paltz and Ulster County

	Town of New Paltz		Ulster County Average	
	2007	2008	2007	2008
Market Value	\$ 200,000	\$ 200,000	-	-
Estimated Assessment	\$ 172,000	\$ 194,000	-	-
Total Tax Bill	\$ 1,261.60	\$ 1,347.96	\$ 771.75	\$ 676.98

Source: 2008 Annual Report Ulster County Real Property Tax Service Agency. Pg. 32

When 2000 and 2008 data is compared, it is clear the residential tax burden in New Paltz has increased, while it has decreased at the county level. Only the City of Kingston and Marlborough have similarly high taxes.

## 7.5 Ulster County Housing Policies

### ***Priority Strategies to Support Housing Development in Ulster County***

The Ulster County Housing Consortium commissioned a study on affordable housing. The study included a SWOT (Strengths, Weakness, Opportunities and Threats) Assessment and collected input from various individuals and organizations in the county. The study concluded that housing affordability is a problem in Ulster County for homeowners and renters alike. It suggests that the lack of affordable housing could be the result of speculative residential development, or the influx of higher income households with jobs in other parts of the Hudson Valley. These households presumably find housing here more affordable than in surrounding counties, and still within an acceptable commuting distance due to good surface transportation access to the region's job centers. The study did not examine if a price bubble might have had an impact on increasing housing prices because price bubbles are typically accompanied by few or no additions to the regional housing stock, and the new housing construction was strong in the county.

The study's key finding was that the imbalance is not self-correcting because it is unlikely that housing prices will decline significantly, or that incomes will increase significantly as well. In spite of this, the report suggested that the situation can be corrected. The study recommended adopting four basic policies that will help correct the imbalance:

- Encourage greater public-private and intergovernmental cooperation
- Prioritize the use of incentive-based approaches, but maintain regulatory requirements to enforce minimum standards
- Reach out and educate municipal officials, developers and the general public about affordable housing issues, regulations and programs
- Implement "best practices" identified in the study with flexibility to make changes that are appropriate to each municipality's situation



## 7.6 Housing Affordability

Affordable housing issues throughout Ulster County are addressed by the Ulster County Housing Consortium. The consortium is an advisory board that coordinates housing efforts and access to HUD funds in Ulster County. It consists of representatives from the Ulster County Planning Board, Ulster County Legislature, the judiciary branch, private sector, Rural Ulster Preservation Company (RUPCO), and the Ulster County Development Board. The Ulster County Department of Social Services, the Department of Aging, and the Department of Mental Health are also involved in affordable housing. The State of New York Mortgage Agency (SONYMA), New York State Affordable Housing Corporation, the New York State Housing Finance Agency are state government agencies that also offer housing programs in Ulster County.

Housing affordability has been recognized as a major issue in Ulster County, and it affects both owners and renters. The County considers housing to be affordable if it consumes 30% or less of the household income.

Table 7-14 Income and Housing Price in Ulster County – 2000-2004  
Town of New Paltz

	Owner	Renter
Income Needed to Afford Housing	\$ 63,995	\$ 29,986
Median Housing Price/Median Rent	\$ 190,000	\$ 740
Household Income Change from 2004 to 2005	2.8 %	n/av
Housing Price Change from 2004 to 2005	15.2%	4.3%*

\*Change per year over 2000-2004 period.

Source: Ulster County Housing Consortium and Economic & Policy Resources. Priority Strategies to Support Housing Development in Ulster County and peter j. smith & company, inc.

Table “Housing Sales in 2004” shows that the Town of New Paltz had the highest proportion of house sales in the County that were affordable only to households on the highest incomes.

Table 7-15 Housing Sales – 2000-2004  
Town of New Paltz

	Total Housing Sales	Percent of Sales Affordable Only to Households with Incomes 120% Greater Than the Median Income
Town of New Paltz	137	84.7 %
City of Kingston	176	69%
Ulster County	969	56.1%

\*Change per year over 2000-2004 period. Source: Ulster County Housing Consortium and Economic & Policy Resources. Priority Strategies to Support Housing Development in Ulster County. July 2005. Pgs. 9, 10, 13



Findings from the “Priority Strategies to Support Housing Development in Ulster County” support the idea that housing in the county is affordable only to households earning higher incomes. In 2004, the low household income was \$24,606, and “more than half of the county’s home sales transactions were affordable only to households who had incomes in excess of 120% of the county household average.”<sup>32</sup> The study went on to say that the rate of the price increase in the sale of single family homes was higher than the rate of increase in household incomes. However, the lack of affordability was greater for homeowners than for renters. The median rent in the county increased by 4.3% each year from 2000 to 2004, and only one third of rental units throughout the county are affordable to very low income households.

The loss of people between ages of 20 to 34 years was also identified as an indicator of the impact of housing affordability in a community. Young people typically earn less than other age groups. If they cannot afford the housing available in the community, they are forced to go elsewhere. Loss of young population has had a significant impact in Ulster County’s housing market since the 1990s, and it is expected to be more influential in the future. The Town of New Paltz, however, may not be as affected by this trend as other communities in the county due to the stream of students entering the community thanks to SUNY New Paltz. From 1990 to 2000, the population between 20 and 34 years in the Town of New Paltz changed by 5.5%.<sup>33</sup>

### ***Countywide Affordable Housing Issues***

“Priority Strategies to Support Housing Development in Ulster County” identified many issues that affect efforts to provide affordable housing throughout the county. Many communities reject affordable housing programs due to misperceptions about who needs and seeks affordable housing, and the impact of affordable housing on the value of surrounding residential properties. Further, many communities do not effectively plan for affordable housing because:

- Additional housing is expected to strain local services and school capacity while increasing property taxes to cover the cost of those services and school expansion
- Public funds available for submarket rate housing are not aggressively pursued (or not pursued at all)
- Municipalities lack planning capacity, having hardly any paid planning and zoning staff, and depending almost entirely on volunteers for reviewing development proposals and assisting in code enforcement
- Lack of funds for comprehensive planning or code enforcement, with which to develop long-term, coherent planning and policy
- There are few organizations (public or private) in Ulster County dealing with housing affordability issues at the time of the study

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<sup>32</sup> Priority Strategies to Support Housing Development in Ulster County. Pg. 8

<sup>33</sup> Ulster County Housing Consortium and Economic & Policy Resources. Priority Strategies to Support Housing Development in Ulster County. July 2005. Pg. 2



- The need for affordable housing is masked by the fact that there is abundant supply of affordable land in comparison to neighboring counties, and that new housing construction is strong at a regional level.

The capacity issue also involves a lack of knowledgeable or trained personnel, who should understand the role of affordable housing in their community, and encourage such housing development as needed. Knowledgeable staff should also be aware there is growing homelessness in the county, and that the characteristics of homeless population are changing as housing becomes less affordable to people. The lack of funding is generally the result of the fact that planning activities at the municipal level are funded mainly by development fees, which are sufficient to cover only the costs of plan review. Low land values and new construction can give the impression that there is something for everyone. Pricing data was not available at the time of the study, preventing the researcher from knowing if the units under construction would be affordable, particularly to young households.

The report also included a list of external threats to affordable housing development in Ulster County. Issues mentioned by the public and agency representatives included:

- Federal housing program budget cuts affecting the Department of Housing and Urban Development (HUD), support for persons with disabilities, tenant vouchers in Section 8 Program, AIDS housing and rural housing services offered by the Department of Agriculture (USDA)
- Developers' unfamiliarity, misperceptions, and lack of experience with affordable housing development makes it difficult to attract them to such projects
- Increasing construction costs, which "add an extra dimension of risk to the developer"

### ***Local Affordable Housing Issues***

Lack of affordable housing continues to be an issue straining the New Paltz Community. Presently, the Town hosts an 8.2% share of Ulster County's affordable housing. However, it is estimated that there is a 831 unit gap in affordable housing in 2010 in town, meaning there is an unmet demand for 831 additional units. This number is expected to grow to more than 1000 units within the next 10 years.<sup>34</sup> Throughout the comprehensive planning process, residents expressed concern with the impact that the university's policy on student housing has on the availability and affordability of housing in New Paltz. Residents observed that the university's policy on housing forces many students to seek rental housing outside campus. There is such high demand for student housing that other prospective renters are squeezed out. Residents also note that housing codes are not enforced on multiple dwellings, further contributing to the deterioration of rental housing. Residents believe that even if formerly student-occupied rental housing were to become available, the units would not be rented out by non-college students because of the poor condition of the unit. Change in ownership is also difficult because the costs of fixing up the units would exceed the cost of the property.

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<sup>34</sup> Economic & Policy Resources, Inc. A Three-County Regional Housing Needs Assessment. June 2009. Pg. 25-29.



### 7.6.1 Fair Market Rent

Fair market rent (FMR) is an estimate of gross rent, which includes rent for shelter and all tenant-paid utilities, except phone, cable or other television and internet services. FMR is used by the US Department of Urban Housing and Development (HUD) to determine payment amounts for the following programs:

- Housing Choice Voucher programs,
- Certain Section 8 contracts,
- Housing Assistance Payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy (Mod Rehab) program, and
- The HOME rental assistance program

FMR excludes non-market rental housing such as public housing, and it is computed to ensure that there is sufficient supply of rental housing for program participants in a given area.<sup>35</sup> The following table shows FMRs for Ulster County in two previous years and the current year.

Table 7-16 HUD Fair Market Rents for Ulster County – 2000-2009  
Town of New Paltz

No. of Rooms	2000	2007	2009
Studio	\$ 437	\$ 620	\$ 742
1 Bedroom	\$ 607	\$ 672	\$ 805
2 Bedrooms	\$ 730	\$ 805	\$ 964
3 Bedrooms	\$ 951	\$ 1,020	\$ 1,221
4 Bedrooms	\$ 1,197	\$ 1,267	\$ 1,517

Source: US Department of Housing and Urban Development and peter j. smith & company, inc.

## 7.7 Population & Housing Findings

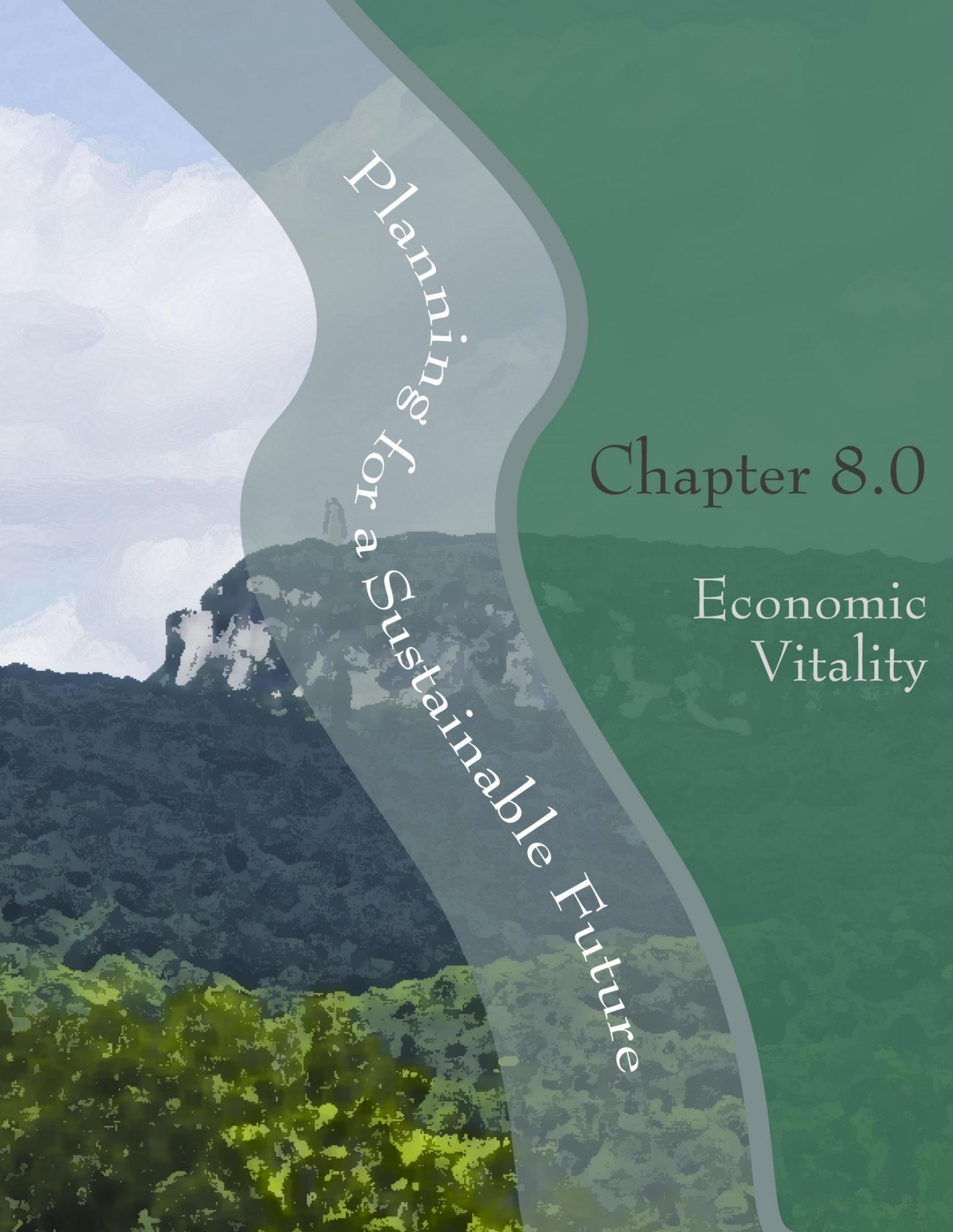
The population and housing conditions in New Paltz is extremely important for determining the future growth needs and potentials for the Town. Following are findings on population and housing:

- The population of the Town of New Paltz is stable. Growth is attributed mainly to newcomers from the region, rather than to natural increase of the population.
- People in the Town of New Paltz are racially/ethnically heterogenous. The largest minorities are Black/African American and Hispanic/Latino.
- The population in the Town of New Paltz is equally distributed across ages, suggesting that the population will grow at a stable rate if conditions remain the same.

<sup>35</sup> US Dept. of Housing and Urban Development. Fair Market Rents: An Overview. Retrieved on Jan. 13, 2009 from: <http://www.huduser.org/datasets/fmr.html>



- Much of the land within the Town's jurisdiction is not densely populated due to physical constraints.
- Affordable housing projects in this region often lack community support because they are perceived by many as having negative impacts on surrounding housing values and public services.
- There is a need for current demographic data for small populations such as the Town of New Paltz. Communities' ability to plan for the future is limited by lack of data, and data available for larger or regional jurisdictions is not always applicable to smaller communities. The upcoming 3-Year Population Estimates from the US Census Bureau will fill a gap, but data not reported in the census and typically collected by other agencies is still needed at the town level.
- A strong housing construction market at the regional level and the abundance of relatively inexpensive undeveloped land in New Paltz have not satisfied the need for affordable housing units in Ulster County. Lack of affordable housing is now considered one of Ulster County's most pressing issues.
- Housing sales in the Town of New Paltz in 2004 were not considered affordable for the majority of households in the area despite the fact that the median housing value in the Town of New Paltz is within the same range as housing values in other parts of Ulster County and New York State. High housing prices in the Town of New Paltz, as throughout Ulster County, are thought to be the result of speculative residential development and/or the influx of higher income households from other parts of the Hudson Valley.
- The total number of subsidized rental housing units in New Paltz has remained the same since 2000, but it has increased at the county level. One-bedroom units are the ones with most demand. In contrast, the number of non-subsidized rental housing in New Paltz has decreased since 2000, while it increased at the county level. Rents have been steadily increasing in both New Paltz and Ulster County.
- According to local developers, affordable housing projects are also constrained by lack of municipal water and sewer infrastructure at proposed development sites.
- Inadequate planning capacity and funding are some factors that the County recognizes affect the supply of affordable housing at the municipal level. Federal and state budget cuts along with a weak national economy, increasing construction costs, and developers' misperception and inexperience with affordable housing development are other major obstacles to addressing affordable housing issues in the years ahead.
- Greater cooperation between municipal and county government is one of the key policies that county planners think can help correct the affordable housing imbalance in Ulster County.
- Vacant housing is not a significant issue in the Town of New Paltz, but a significant percentage of vacant houses is vacant because many houses are used only seasonally. The vacancy rate among unsubsidized rental units in New Paltz and the rest of Ulster County is very low.
- Multi-family housing is uncommon in the Town of New Paltz.



Planning  
For a Sustainable Future

## Chapter 8.0

### Economic Vitality



# Economic Vitality

## 8.1 Economic Overview

The economic characteristics, conditions and trends in the Town of New Paltz and surrounding region serve as the basis for developing economic policies. These policies are designed to preserve and enhance the economic vitality of the town and help increase wealth among its residents. A wide range of economic factors have been taken into account to provide an accurate portrait of the New Paltz economy, relative to other local municipalities, Ulster County, and New York State. A variety of sources have been consulted in an effort to ensure the most precise and up-to-date analysis possible. Additionally, in the effort to distinguish the Village of New Paltz population from that of the rest of the Town, all *Town of New Paltz* data includes *only* those who live outside of the Village. Information presented for the Village of New Paltz is entirely independent from that of the town.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers all aspects of the existing economy. Specifically, this section recognizes the following elements of *Section 272 a.*:

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

- e. consideration of population, demographic and socio-economic trends and future projections.*
- l. specific policies and strategies for improving the local economy in coordination with other plan topics.*

### 8.1.1 **A Visibly Vibrant Economy**

The economy in the Town of New Paltz is a diverse collection of major producers along with an assortment of smaller enterprises. Among the most important contributors to the economic vitality of New Paltz are:

- Education - SUNY New Paltz, a major institution, B.O.C.E.S. and the New Paltz School District
- Public Employees – municipal and state employment
- Industry, Warehousing & Distribution – a collection of larger companies with significant presence in the Town
- Tourism – Fueled by the presence of an historic Village set amongst a striking natural landscape with many recreational opportunities
- Small & Local business – Local establishments provide the pulse of the Town of New Paltz



This mix provides the Town of New Paltz with a highly unique economy. Despite commonalities found in many other similar small communities, where employment is driven by one or two large companies that are not intended to serve the resident population (factories, warehouses, distribution centers, back-office operations, etc...) or the majority of the Town's residents commute to other towns or major population centers for work, the New Paltz economy is driven by entities intended to interact with and serve local residents. Of the five primary contributors to economic vitality, listed above, four of them are dedicated to directly serving residents and visitors of the Town of New Paltz. As a result, New Paltz is a vibrant place in which the local economic activity is prominently visible and intertwined with the everyday life of residents.

SUNY New Paltz is the leading employer in New Paltz. It is also the most significant economic generator in the local community. However, perhaps even more important, it is the primary source of activity, culture and interest in the Town. The College hosts a number of cultural attractions, which are enjoyed by both the student population and local residents. Furthermore, the college attracts thousands of students each year to the Town. These students live within the Town and the Village, requiring services, frequenting food establishments and local retail. As a result the Town and Village are home to a high number of locally owned small restaurants, retail shops and service businesses, vibrant with constant activity.

The local tourism industry brings visitors from throughout the Hudson Valley region who are interested in natural and historic landscapes that New Paltz has to offer. Throughout the warmer months, visitors take advantage of the Town's location along the Shawangunk ridge for a plethora of recreational opportunities, including rock climbing, repelling, hiking and camping. Many of these visitors will then descend upon the Village to eat at local restaurants and peruse the small retail shops.

Those local businesses are established as the heart and soul of the New Paltz economy. In addition to providing employment and economic output, they are also a source of vibrancy. Many are located fronting Main Street in the Village, where customer and business activity is visible and activity spills out onto the streetscape. This activity, taking place within a location of high quality urban design, is what allows the New Paltz Economy to contribute to a feeling of vibrancy in the Town.

New Paltz is unique from many communities because of its highly "visible economy." A byproduct of quality urban development, the Town's centralized urban core, where a diversity of economic activity takes place has created an atmosphere in New Paltz that is full of life and vibrancy, enhancing the local quality of life.



### 8.1.2 *Hudson Valley Region*

The Town of New Paltz and Ulster County are located within the Hudson Valley region. The Hudson Valley, defined as the seven county area including Ulster, Sullivan, Dutchess, Orange, Putnam, Westchester and Rockland counties, is considered to be the strongest regional economy in the state.<sup>36</sup> Located along the Hudson River, the region is a reasonable commute from both the state capital in Albany as well as New York City. This provides the region a competitive advantage in having access to the most significant political and economic resources in New York State. The Hudson Valley Region is well positioned to capitalize upon these resources while also maintaining rural landscapes and small village character.

While the population and economy of New York State are stagnant or declining, the Hudson Valley experienced significant growth from 2000 to 2004, the most recent year for which information is available. According to a study conducted by the Fiscal Policy Institute in 2005, the Hudson Valley's 3.6% population increase between the years 2000 and 2004 was the largest of any region in the state.<sup>37</sup> During the same period, employment in the region grew by 2.8%, while employment in New York State experienced an overall decline (-2.1%). The major sectors in which the Hudson Valley experienced a growth in employment were health care and social services (7,100 jobs), administrative services (5,000 jobs), accommodation and food services (5,600 jobs), support services (5,200 jobs), construction (1,800 jobs), retail (1,200 jobs) and education (1,500 jobs). Conversely, those areas experiencing major job losses were wholesale trade (-8,400 jobs), transportation and warehousing (-6,300 jobs), information (-4,200 jobs) and manufacturing (-3,500).

Although the region performed well in net job and population gains, the actual wages earned for those job were lower than those that were lost. The average salary earned in the sectors which the Hudson Valley gained jobs was \$34,600, which is 39% less than the average salary for sectors that lost employment (\$56,400).

Much of the region's strengths are hinged upon the presence and growth of IBM Corporation, which has invested in two new microchip fabrication plants, creating more than 1,500 new jobs in Fishkill, 30 miles from New Paltz. The region has seen its fortunes ebb and flow with that of IBM. Recently, the company announced that it will cut 2,800 jobs, 400 – 500 of which will likely be at their Fishkill location.<sup>38</sup> Economic development efforts center on diversifying the economy to lessen dependence on one entity.

In general, the Hudson Valley region has a stable and growing economy, especially when compared to the rest of New York State. Its advantageous location between Albany and New York City, combined with a strength in the education industry and the foundations for high tech expansion, poise the region for continued stability and economic growth.

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<sup>36</sup> Fiscal Policy Institute. 2005. The State of Working New York. < [http://www.fiscalpolicy.org/research\\_02.html](http://www.fiscalpolicy.org/research_02.html)>

<sup>37</sup> Ibid.

<sup>38</sup> Finkle, Jim. "IBM cutting about 2,800 jobs, documents show." Reuters. January 7, 2009. < <http://www.reuters.com/article/ousivMolt/idUSTRE50Q22V20090127>>



### 8.1.3 *Municipal Health and Stability*

A review of the Town's budgets from 2003 to 2007 shows that the Town government is in good financial health in regards to revenue, expenditures and outstanding debt service. In 2007, New Paltz' total outstanding debt was reduced to \$188,720, down from \$317,320 in 2003. The total service on that debt was \$33,925 in 2007, compared to a high \$74,261 in 2003 for the review period. During the same period, average rate of revenue growth (7.2%) marginally outpaced average growth in expenses (7.1%).

Specifically, the Town has been able to significantly increase revenue from real property taxes by a total of 38.1% and an average of 9.5% each year from 2003-2007. The actual increase in the property tax base was \$1.95 million, from \$5.12 million to \$7.07 million. Additionally, aid from New York State in the general budget reduced from a high of 9.5% of total revenues in 2005 to 5.2% in 2007.<sup>39</sup>

The current real property tax rate in the Town of New Paltz for town government and town highway is \$6.96 per \$1,000 of assessed value. For town fire, county government and county highway, the rate is \$10.71. The school district tax rate is \$14.97. Each property class is taxed at the same rate. In 2008, the total taxable assessed value in the Town of New Paltz was \$1.25 billion. Residential properties accounted for \$1 billion or 82.3% of this total taxable value and, thus, the total tax burden within the town. Commercial Properties accounted for \$184 million of the total assessed value and 14.7% of the tax burden. Total assessed value of Industrial land was \$3.9 million, carrying less than 1% (0.3%) of the total burden.<sup>40</sup>

The Town of New Paltz does not currently have a municipal bond rating. This directly inhibits the Town's ability to borrow money to finance major public projects such as municipal structures or road, water and sewer improvements. Presently, municipal projects are paid for through a combination of funding sources. There are two examples of current projects being financed without borrowed funds. A new town community center is being financed through \$300,000 in Payment in Lieu of Taxes (PILOT) money from other projects, in addition to \$100,000 in grants. The remainder of the project was funded through the general town budget. The "Field of Dreams" project for new baseball facilities is being financed through a \$250,000 Federal Land and Water Conservation grant, a grant from the New York State Office of Parks, Recreation and Historic Preservation, in addition to local fundraising efforts. In the past, a municipal pool project was paid for through parkland recreation fees and a New York State Office of Parks, Recreation and Historic Preservation grant.

According to Town Supervisor Toni Hokanson it is likely that by 2012 the Town of New Paltz will look to secure a bond rating in order to facilitate the development of larger public projects. One such development that will require more significant financing is a proposed new headquarters for the Town police department, currently located at 23 Plattekill Ave. Improving infrastructure facilities in the town will increase the Town's capacity to attract new private development.<sup>41</sup>

<sup>39</sup> New York State Office of the Comptroller. 2008. Financial Data for Local Governments.

<sup>40</sup> King, Lorry. Town of New Paltz office of the Assessor. February 28, 2009.

<sup>41</sup> Hokanson, Toni. Town of New Paltz Supervisor. January 21, 2009. Personal Interview.



#### 8.1.4 *Tax Burden*

In 2008-2009, according to the Ulster County Real Property Tax Service, property in New Paltz that is exempt from taxes because it is state owned has a higher value than that in any other community in the County. Exemptions for state-owned properties include real property owned by the state or any of its departments. The state-owned properties in New Paltz include SUNY New Paltz and the DEC headquarters. The state pays taxes on the DEC headquarters; the SUNY campus is exempt.<sup>42</sup> The exemption for state-owned property is one of 19 exemption categories including those for veterans, the aged and disabled, farm and agricultural exemptions and more. Ulster County taxing jurisdictions are not required to grant all exemptions although many, like the exemption for state-owned property, are mandatory. In New Paltz, parcels with a total value of \$221.5 million are off the tax rolls because they are state owned.<sup>43</sup> This represents almost \$800,000 in sacrificed revenue. In fact, the property off the tax rolls with state exemptions in New Paltz is 90 percent of all these exemptions county-wide and accounts for 85 percent of sacrificed revenue due to state exemptions across the county.

In addition to property exempted because it is state-owned, parcels with a value of an additional \$96 million are off the tax rolls in New Paltz because they are owned by the town or village, schools, religious organizations, charities and similar organizations. These parcels represent another \$347,000 in foregone revenue. Overall, with three percent of the land area of the county, New Paltz has 17 percent of exemptions county-wide. These exemptions overall represent \$1.26 million in foregone revenues, 13 percent of that sacrificed county-wide.

The state- and wholly-owned exemptions in New Paltz account for 91 percent of all exemptions granted in the Town. The state- and wholly-owned exemptions county-wide are 76 percent of all exemptions granted.

That there is a relatively small proportion of property in the Town that is commercial and industrial – more than 80 percent is residential – placing a high tax burden on homeowners, combined with the large proportion of property off the rolls contribute to a high real estate tax rate in New Paltz. According to the Ulster County Real Property Tax Service, when they are equalized for comparison purposes, general and highway taxes together in New Paltz are the highest in the county. The average tax bill in Ulster County is just about half the New Paltz tax.<sup>45</sup> Add the county tax (\$3.608688 per \$1,000 of assessed valuation) and school tax (\$14.966 per \$1,000) and library (\$0.0039) to the town and highway taxes and the tax bill for a \$200,000 home approaches \$5,000 in 2009.

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<sup>42</sup> Telephone interview with Dorothy A. Martin, Director Ulster County Real Property Tax Service Agency

<sup>43</sup> Martin, Dorothy A., Director; Ulster County Real Property Tax Service Agency, *2008 Annual Report*

<sup>44</sup> These figures are not equalized

<sup>45</sup> Ulster County RPTS *2008 Annual Report*



On top of these levies, there is also a town-wide fire district (\$0.135523 per \$1,000) and numerous other special districts including four water districts and three active sewer districts with rates ranging from \$0.37 per \$1,000 to \$2.56 per \$1,000. In 2008, the Village of New Paltz tax rate was an addition \$4.77 per \$1,000. The table below summarizes the tax rates for the Town of New Paltz and includes Ulster County averages, maximums and minimums for comparison purposes. These rates are equalized.

Table 8-1 New Paltz Tax Rates  
Comparison with Ulster County

	County	Town General	Town Highway	Town + County	School	Total
New Paltz	\$3.50	\$4.86	\$1.32	\$9.68	\$14.52	\$24.20
Average	\$3.50	\$2.02	\$1.55	\$7.07	\$13.56	\$20.63
Ulster County						
Maximum	\$3.53	\$6.31	\$3.76	\$9.82	\$16.45	\$25.13
Minimum	\$3.46	\$0.49	\$0.00	\$4.96	\$9.11	\$14.47

Source: Ulster County Real Property Tax Service Agency and peter j. smith & company, inc.

This is an issue of urgency for homeowners in New Paltz as they fear being taxed out of their homes and worry that their children may not be able to live in New Paltz and raise their families there. Taxes were brought up many times as a local issue that needs to be addressed during the Comprehensive Plan public input process.

## 8.2 Labor Force and Employment

### 8.2.1 Labor Force

The labor force is composed of all residents 16 years and older who are employed or actively seeking employment. An analysis of the labor force in New Paltz and the surrounding region gives an indication of the availability of workers for prospective employers who are considering relocating to or expanding within the Town. In 2000, the Town of New Paltz had population of 10,972 residents age 16 and over, 62.8% (6,890 residents) of whom were in the labor force. Of those in the labor force, New Paltz had an unemployment rate of 8.9%. The percentage of residents in the New Paltz labor force is higher than the rates found for Ulster County (80.6%) and New York State (78.3%). Due to a large student population from SUNY New Paltz, The Village of New Paltz experienced a much lower percentage of workers in the labor force (61.3%) and a significantly greater unemployment rate (13.0%). Estimates released in 2009 show that unemployment has risen for the Town to 10%.



Table 8-2 Labor Force – 2000, 2009 Estimate  
Town of New Paltz

Labor Force	Town of New Paltz (inclusive of the Village)	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
	2009 Estimate	2000 United States Census			
Population 16 and older in labor force:	N/A	62.8%	61.3%	80.6%	78.3%
Percent in labor force unemployed	10.0%	8.9%	13.0%	5.7%	7.1%

Source: US Bureau of the Census and peter j. smith & company, inc.

In 2006, a study was conducted by The Pathfinders consultants to determine the labor availability of Ulster County. The study reported upon the costs, experience, education and readiness of the available workers in the Ulster County “labor shed.” Available workers are identified as “underemployed” individuals who are either: unemployed and actively seeking work or presently employed workers who have indicated an interest in changing jobs.

Available workers comprise a pool of 53,800 people from which new or expanding employers could attract. Additionally, 16,400 people were identified as neither employed nor actively seeking work. However, they would consider reentering the workforce for the proper job. This brings the total potentially available workforce in Ulster County to 70,200.<sup>46</sup>

Table 8-3 Underemployment in Ulster County  
Town of New Paltz

Underemployment Classification	Available Workers
Unemployed & actively seeking work	21,200
Employed but actively seeking work	32,600
Not Seeking work, but would re-enter workforce for the right job	16,400
Total available workforce	70,200

Source: The Pathfinders – Labor Availability Report, 2006.

The report identifies “office” jobs as the field in which the underemployed population of the labor shed has the highest amount of experience and skills. Seventy nine percent of those seeking work are skilled and experienced in office work. This figure is significantly higher than the typical office underemployment rates that were found nationally. Other fields in which Ulster workers have a high rate of underemployment, compared nationally, are medical/health science (New York State’s fastest growing industry), information technology/telecommunications, call centers and quality assurance. Ulster County would have particular strength for attracting companies in these fields compared elsewhere.<sup>47</sup>

<sup>46</sup> The Pathfinders. 2006. The Ulster County, New York Area: Labor Availability Report. p.2.

<sup>47</sup> The Pathfinders. 2006. The Ulster County, New York Area: Labor Availability Report. p.32.



### 8.2.2 *Industry*

The primary employment sectors for the Town of New Paltz in 2000 were educational services (23.7%), health care and social assistance (12.1%) and retail (11.0%). These industries were also among the primary employers in the county and the state, however, their relative importance varied. Comparatively, education skewed a far higher percentage of workers in the Town than each Ulster County and New York State.

Within the Village, the percentage of workers was higher still (27.8%). This is a direct result of the presence of SUNY New Paltz College. Accommodation and food services also showed a significantly higher percentage of the workforce in the Town (10.8%) and Village (14.1%) than the County (6.5%) and State (5.4%). This can be attributed to the number of restaurants within the village as well as the Mohonk House, a major resort and one of New Paltz’s major employers.

A heavy concentration in educational services jobs bodes well for both the Town and Village as this is one of the largest growing sectors in both Ulster County as well as New York State, as noted above. This dependence also provides New Paltz some relative stability as education is an industry that is always a major necessity, it is rarely threatened by competition, cannot be outsourced and is less susceptible to swings in the financial markets.

Table 8-4 Industries of Employment – 2000  
Town of New Paltz

Industry	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Agriculture, forestry, fishing and hunting	0.9%	0.3%	1.3%	0.6%
Mining	0.1%	0.0%	0.1%	0.1%
Construction	3.6%	2.4%	6.8%	5.2%
Manufacturing	7.2%	3.8%	10.0%	10.0%
Wholesale trade	1.6%	1.4%	2.9%	3.4%
Retail trade	11.0%	13.9%	12.4%	10.5%
Transportation and warehousing	2.2%	2.0%	3.9%	4.8%
Utilities	0.2%	0.0%	1.0%	0.7%
Information	3.8%	3.0%	2.8%	4.0%
Finance and insurance	2.8%	1.3%	3.9%	6.7%
Real estate and rental and leasing	1.1%	1.3%	1.3%	2.1%
Professional, scientific, and technical services	4.8%	2.8%	5.5%	6.9%
Management of companies and enterprises	0.0%	0.0%	0.0%	0.0%
Administrative and support and waste management services	2.2%	3.3%	2.8%	3.2%
Educational services	23.7%	27.8%	12.6%	10.4%



Industry	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Health care and social assistance	12.1%	11.3%	13.1%	13.9%
Arts, entertainment, and recreation	1.6%	1.6%	1.7%	1.9%
Accommodation and food services	10.8%	14.1%	6.5%	5.4%
Other services (except public administration)	4.0%	3.6%	5.1%	5.1%
Public administration	6.2%	6.0%	6.6%	5.2%

Source: US Bureau of the Census and peter j. smith & company, inc.

### 8.2.3 Occupations

In 2000, the predominant occupations for residents of the Town of New Paltz were professional and related occupations (32.4%), office and administrative support (13.7%), and sales (10.8%). These fields account for nearly 60% of the occupations of Town residents and a significantly higher proportion than in the Village, County and State, indicating that the Town has a relatively large white-collar workforce.

Table 8-5 Occupations – 2000  
Town of New Paltz

Occupation	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Management, business, and financial operations	8.9%	4.6%	11.3%	13.5%
Professional and related	32.4%	28.7%	24.2%	23.2%
Healthcare support	1.5%	1.9%	2.5%	3.0%
Protective service	2.4%	2.6%	2.9%	2.8%
Food preparation and serving related	9.5%	14.9%	5.0%	4.5%
Building and grounds cleaning and maintenance	2.0%	1.6%	3.1%	3.4%
Personal care and service	5.5%	7.0%	3.0%	2.9%
Sales and related	10.8%	12.8%	10.6%	10.8%
Office and administrative support	13.7%	16.9%	14.8%	16.3%
Farming, fishing, and forestry	0.5%	0.3%	0.6%	0.3%
Construction and extraction	3.0%	3.1%	5.9%	4.3%
Installation, maintenance, and repair	2.1%	0.4%	4.0%	3.2%
Production	4.5%	2.4%	6.7%	6.4%
Transportation and material moving	3.3%	2.9%	5.4%	5.4%

Source: US Bureau of the Census and peter j. smith & company, inc.



### 8.2.4 Industry Labor Trends

Employment trends for Ulster County were examined from year-end 2000 to year-end 2007. Twenty industry sectors were studied to determine the employment growth rate of each for the County. The data reported is an average total employment for each industry, annually.

During the eight-year period, the industries surveyed experienced a total employment growth of 0.4%, or 213 employees, from 60,585 employees in 2000 to 60,798 employees in 2007. The peak was reached in 2001 with 62,270 employees and the lowest level was 59,575 in 2005, following a consistent four-year decline in employments. Of the 20 industries studied, 11 experienced an overall employment growth during the eight-year period while nine experienced a decline.

The greatest growth was experienced in the administrative and support and waste management and remediation services industry, increasing by a total of 100.9% from 1,438 employees to 2,865 employees. Utilities had the fastest growth at 67.9%, annually, for a total industry employment growth of 486.9% and 157 employees. Real estate, rental and leasing experienced the most consistent growth, increasing 48.4% and 265 employees. It was the only industry that did not experience any years of decline during the entire eight-year period, averaging 6.5% growth annually. Among the largest employing sectors in Ulster County, educational services added 639 employees, for a 7.8% growth.

Manufacturing and Information were the two industries that experienced the greatest amount of decline during the eight-year study period, losing 28.2% (1772 employees) and 54.4% (1093 employees) of their employees, respectively. Other industries losing employment include the professional, scientific, and technical services industry which experienced a total decline of 14.4% and 258 employees as well as wholesale trade which lost 356 jobs, a decline of 20.2%.<sup>48</sup>

Table 8-6 Industry Employment Trends for Ulster County (2000-2007)  
Town of New Paltz

Industry	Total Growth (2000 – 2007)	Average Annual Growth
Agriculture, forestry, fishing and hunting	13.6%	1.9%
Mining	-9.9%	-1.4%
Construction	17.9%	2.6%
Manufacturing	-28.2%	-4.0%
Wholesale trade	-20.2%	-2.9%
Retail trade	0.25%	0.04%
Transportation and warehousing	-1.8%	-0.3%
Utilities	486.9%	69.6%
Information	-54.4%	-7.8%
Finance and insurance	-0.9%	-0.1%
Real estate and rental and leasing	48.4%	6.9%

<sup>48</sup> New York State Department of Labor. 2008. <<http://www.labor.state.ny.us/workforceindustrydata/index.shtm>>



Industry	Total Growth (2000 – 2007)	Average Annual Growth
Professional, scientific, and technical services	-14.4%	-2.1%
Management of companies and enterprises	-25.2%	-3.6%
Administrative and support and waste management services	100.9%	14.4%
Educational services	7.8%	1.1%
Health care and social assistance	-0.1%	-0.02%
Arts, entertainment, and recreation	26.2%	3.7%
Accommodation and food services	1.2%	0.2%
Other services (except public administration)	3.4%	0.5%
Public administration	11.0%	1.6%

Source: New York State Department of Labor - 2008

### 8.2.5 *Retail*

The Town of New Paltz is home to a vibrant and diverse retail base. In 2009, there was a total of 111 retail establishments in the Town, in addition to 63 food service and drinking places (mostly restaurants and taverns). This accounts for more than one quarter (25.4%) of all businesses in the Town. However, retail and food business accounts for a far smaller percentage of overall employment in the Town, just 13.9%. This is an indicator that most retail and food establishments in New Paltz are small businesses, often requiring only a few employees. Investigating further, removing the two largest New Paltz retailers (Stop & Shop and Shop Rite) from the numbers, retail and food business accounts for 11.3% of all employment. Not including those two major retailers, the average retail or food establishment in the Town of New Paltz employs just over six people.

Sixty-two percent of the Town's retail and food establishments are concentrated within the Village boundaries. The average size of these businesses is 5.6 employees. Perhaps more importantly, retail and food establishments are the major source of a vibrant village streetscape, with activity catering to the SUNY New Paltz college population with an eclectic collection of bohemian and arts-driven businesses. These retail and small businesses are the pulse of New Paltz, economically and socially. Future development should aim to have similar impacts, bringing both economic prosperity and community vibrancy to New Paltz.



### 8.2.6 *Tourism*

Tourism plays a significant role in the economies of the Town of New Paltz and Ulster County. Two major attractions drive the tourism market in New Paltz; the Mohonk Mountain House, located in the Shawangunk Mountains, and SUNY New Paltz. The Mohonk Mountain House is the second largest employer in New Paltz and among the Hudson Valley's most popular destinations. SUNY New Paltz is the third largest college in the Hudson Valley, following Pace University in Pleasantville and Mercy College in Dobbs Ferry, drawing students from throughout the Northeast, and its campus facilities bring thousands to New Paltz from the Hudson Valley for cultural, entertainment and educational purposes. Additional smaller cultural and recreational amenities form significant attractions for the Town of New Paltz, such as Minnewaska State Park, the Mohonk Preserve, the Wallkill Valley Rail Trail and Historic Huguenot Street.

SUNY New Paltz has a tremendous impact on tourism, for the Town of New Paltz. It was estimated that 24,500 visitors attended events at SUNY New Paltz, 19,000 more registered as on-campus visitors, and 13,330 utilized the college's athletic facilities for various programs during the 2005-2006 academic year. In total, visitors to the college spent \$491,625, leading to a total economic impact of \$912,602 within the Hudson Valley region.<sup>49</sup>

Arts and culture is also a major tourism driver for New Paltz. The Town and Village are home to nine independent art galleries and organizations. SUNY New Paltz also hosts a major gallery with The Samuel Dorsky Museum of Art (SDMA). This museum serves not only as a major educational resource for students and community members, but also as a showcase of culture of the Hudson Valley and Catskills regions. SDMA is committed to featuring important works created by artists living or working in the Hudson Valley and the Catskills. Historic Huguenot Street is a six-acre collection of 49 properties and structures, designated a National Historic Landmark District. The museum's mission is to educate the public about the original Huguenot Settlers and the history of New Paltz. Tours are offered in which visitors are able to explore many of the homes and structures.<sup>50</sup> Water Street Market, located near the foot of Main Street in the Village, is a unique "community" of local boutiques, galleries and restaurants in a "European-Inspired" outdoor pedestrian market. The market also offers frequent live music, outdoor movies and various community events. An emphasis has been made to promote Arts and Culture in New Paltz throughout the Hudson Valley. Local artists and cultural representatives have collaborated to promote "Third Saturday" encouraging visitors to come to New Paltz on the third Saturday of each month to enjoy the open venues and special events occurring throughout the Town.

<sup>49</sup> SUNY New Paltz. 2007. Economic Impact Statement. < <http://www.newpaltz.edu/makinganimpact/>>.

<sup>50</sup> <http://www.huguenotstreet.org/>



The Mohonk Mountain House and the Minnewaska State Park are the major recreational tourism anchors, located in the Shawangunk Mountains along the Western edge of New Paltz, extending into adjacent towns. The area is a destination for hiking, camping, boating and has become especially renown for world-class rock climbing opportunities along the ridge. Additional smaller recreational amenities bringing visitors to the town include the Walkkill Valley Rail trail which connects neighboring municipalities. Recreational tourism in New Paltz not only brings visitors to the rural attractions of the town, but many also first travel through the Village, taking advantage of lodging as well as local shopping, dining and cultural exhibits.

According to a 2007 study by Tourism Economics for New York State, the tourism industry saw a consistent growth in the state from 2003 to 2007, averaging a 9.5% annual growth in tourism related sales each year. Within the Catskills Region, defined as Ulster, Sullivan, Greene and Delaware counties, Ulster County generates more than \$700 million in revenue through direct tourism expenditures, income from tourism-related labor, local and state taxes. While tourism generates 50% of the income for the tourism industry in the Catskills Region, it has the second smallest share of county income, compared to the other counties in the region.<sup>51</sup> This is an indication of a diverse economy that does not rely on tourism revenues as a primary economic generator.

### 8.2.7 *Agricultural Viability*

As development continues to expand in small communities across the United States and economies globalize, the ability for agriculture to remain a viable industry remains a distinct challenge. This is especially true for smaller farms that do not have the ability to produce in mass quantities and supply at wholesale prices. Small farms have had to evolve and create new ways to remain sustainable. Major elements of new agricultural economies include recent growth in local farmers markets, as well as the establishment of Community Supported Agriculture, CSA's.

The Town of New Paltz has seen significant growth in each during the past decade. A local farmers market has been established, giving the opportunity for farmers from New Paltz and neighboring towns to sell goods at a regular retail location. The market is located at the Rock and Snow Parking Lot on Main Street, just west of Chestnut Street, in the Village of New Paltz. Open every Sunday from 10:30am to 4:00pm, it operates from May until the end of October. The market ensures a mix of farmers offering fresh produce, fruit, baked goods, beef, dairy, eggs, maple syrup in addition to some prepared food items. The market, along with numerous roadside stands in Town, offers New Paltz residents the opportunity to obtain farm fresh produce and support local farmers in their effort to remain economically viable.

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<sup>51</sup> Tourism Economics, An Oxford Economics Company. 2007. The Economic Impact of Tourism in New York. p.15-17.



CSAs are another form in which local agriculture is able to make its goods available to the local population. Since 1995, the Town of New Paltz has seen six CSAs open and serve the resident population. Community Supported Agriculture is an option for buying produce from local farmers, usually on an annual basis. Community residents pledge to support a local agriculture operation through membership in the CSA. Members will pay an annual fee, often upfront, and the farm will provide them with harvested produce, usually on a weekly or biweekly basis. This format allows community members and the farmers to both share in the risks and rewards of agriculture. During a fruitful harvest season, farms will provide members with greater quantities and varieties of produce. However, in the event of a natural occurrence such as poor weather or flooding, the farmers will have been already guaranteed their CSA revenues, sharing the negative impacts of farming with their members. As a result, CSAs not only allow citizens to invest in their local agriculture, but they also bring a degree of stability to local farms by sharing risk among the community.

Because produce distribution to members is based upon the current seasonal harvest, one of the challenges for CSAs is providing members with goods throughout the colder months. Recognizing this deficiency, Winter Sun Farms opened an operation which partners with sustainable farms throughout the Hudson Valley to provide its members with frozen produce during the off-season. This operation allows New Paltz residents to continue to invest in local produce throughout the entire year and it also allows farmers to sell excess produce that will not be consumed during the harvest season.

### 8.3 Income

Two primary measures of income, per capita and median household, are used to assess the wealth in a community. Per capita income is total personal income within a municipality, divided by the total population. Therefore, per capita is a good indicator of the total wealth of the community. Median income, however, better reflects the distribution of income because it identifies the level at which there are an equal number of households with higher income as there are with lower income.

The Town of New Paltz median household income in 2000 was \$40,542. The per-capita income was \$18,436. In 2009, it is estimated that each of those have risen significantly to \$51,775 and \$25,298, respectively. The Town features a similar income distribution to Ulster County and New York State.

Median household income in the Town, as a whole, is significantly higher than just that of the Village. The Town and Village of New Paltz experience disproportionately high poverty rates, in comparison to the County and State. This can be attributed to the presence of a large student population from SUNY New Paltz. Similarly, the Town, including the Village, had a higher poverty rate (18.6%) when compared on the county (11.4%) and state (14.6%) levels. However, the Village population explains this number with 36.9% of the residents living below the poverty level. Again, much of this discrepancy can be attributed to the presence of a very large student population from SUNY New Paltz. Of the Village residents, 58% are between the ages of 18 and 24. This is compared with this age cohort in the Town, outside of the village (6.9%), County (8.7%) and State (9.3%). These trends are also well reflected in the distribution levels for household income shown in the following table:



Table 8-7 Income Characteristics – 2000, 2009 Estimate  
Town of New Paltz

Income	Town of New Paltz (inclusive of the Village)	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
	2009 Estimate	2000 United States Census			
Less than \$25,000	29.1%	35.7%	53.2%	28.1%	29.5%
\$25,000 to \$49,999	19.1%	23.7%	21.4%	29.6%	26.3%
\$50,000 to \$74,999	23.5%	18.1%	14.4%	20.8%	18.4%
\$75,000 to \$99,999	10.2%	10.4%	5.9%	10.7%	10.6%
\$100,000 to \$149,999	11.0%	8.6%	3.6%	7.7%	9.1%
\$150,000 to \$199,999	4.4%	2.0%	1.2%	1.8%	2.9%
\$200,000 or more	2.7%	1.6%	0.3%	1.5%	3.3%
Median household income	\$51,775	40,542	21,747	42,551	43,393
Per capita income	\$25,298	18,436	11,644	20,846	23,389
Income in below poverty level:	N/A	18.6%	36.9%	11.4%	14.6%

Source: US Bureau of the Census and peter j. smith & company, inc.

## 8.4 Education

The population of the Town of New Paltz is well educated. More than half of the residents have a college degree in both the Town population (55.4%) and the Village (60.0%). These figures are significantly higher than the percentages of the population with a college degree in Ulster County (33.3%), in New York State (34.5%) and nationally (30.7%). Also, statistics show that the Town of New Paltz is becoming increasingly more educated as percentages of college degrees (57.8%) and high school graduates (21.4%) have increased in 2009, while the number of people who have not completed high school, (7.7%) has decreased since 2000.

These findings are indicative of the high level of qualifications of the workforce within the Town and Village of New Paltz. Specifically, it makes the town an attractive location for an employer that seeks well educated employees and reflects the findings of the 2006 Pathfinder's report.



Table 8-8 Education – 2000, 2009 Estimate  
Town of New Paltz

Education Level	Town of New Paltz (inclusive of the Village)	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
	<b>2009 Estimate</b>	<b>2000 United States Census</b>			
No schooling completed	N/A	0.3%	0.0%	1.3%	1.8%
8th grade or less completed	2.3%	2.7%	2.2%	4.2%	6.2%
Some high school (no degree)	5.4%	6.9%	4.4%	12.9%	12.9%
High school graduate (includes equivalency)	21.4%	21.1%	19.9%	30.0%	27.8%
Some College (no degree)	13.1%	13.6%	13.6%	18.4%	16.8%
Associate degree	7.9%	7.6%	5.7%	8.3%	7.2%
Bachelor's degree	26.0%	25.0%	29.5%	13.8%	15.6%
Graduate/Professional Degree	23.9%	22.7%	24.9%	11.2%	11.8%
Any College Degree	57.8%	55.4%	60.0%	33.3%	34.5%

Source: US Bureau of the Census and peter j. smith & company, inc.

## 8.5 Major Employers

The Town of New Paltz is comprised of two major employers which drive the existence of many smaller companies. SUNY New Paltz is the single largest employer in the Town, and is the driving force for many of the other businesses that exist. This significant educational institution, and the prominence of additional education employers in the town provide a great deal of stability for New Paltz in a region that has felt significant economic hardship with the decline of such major industries as manufacturing and information. Employers of note in the town of new Paltz are:<sup>52</sup>

**State University of New York (SUNY) New Paltz:** A medium sized liberal-arts college founded in 1828 and located within the Village, SUNY New Paltz employs 1,858 full- and part-time workers at its local campus. Additionally, the college provides students with approximately 2,000 work-study positions. Of the full and part time employees, 502 reside within the Town of New Paltz, 1,209 live within Ulster County, and 1,641 live in the larger Hudson Valley region. All together, the nearly 4,000 employees at the College earn \$56.6 million. This income is then parlayed into a total economic impact of \$110 million in the Hudson Valley Region annually.

<sup>52</sup> Ulster County Development Corporation. 2008. Major Employers.



In 2006, the fall enrollment at SUNY New Paltz was 7,699 (6,418 undergraduate, 1,404 graduate), with 2,837 students living on campus, and the remaining 4,862 students residing in the surrounding areas.<sup>53</sup> SUNY New Paltz offers more than 100 undergraduate and 50 graduate degree programs.

The school is a regional university, consisting of the Schools of Education, Fine and Performing Arts, Business, Science and Engineering, and the College of Liberal Arts and Sciences. For the 2006-2007 academic year, student spending totaled \$86.9 million (not including tuition and fees) in the local area. This drove a total economic impact of \$148 million from students and employees in the Hudson Valley region.<sup>54</sup>

**Mohonk Mountain House:** Established in 1869, Mohonk Mountain House is one of the oldest family-owned vacation resorts in the United States. Located along the Shawangunk Ridge, on the shore of Lake Mohonk, in the Town of New Paltz, the resort offers luxury accommodations and a wide range of outdoor recreational activities. The company employs between 500 and 999 permanent and seasonal employees in New Paltz and is the largest tourism industry employer in the Hudson Valley region. Mohonk Mountain House is the eighth largest taxpayer in Ulster County in 2008, with an assessment of more than \$28million.<sup>55</sup>

**New Paltz Central School District:** The New Paltz Central School District is the Town's second largest educational employer. Teaching students from pre-k through 12<sup>th</sup> grade, the district has a high school, middle school and two elementary schools in the Town of New Paltz.

**Ulster Boards of Cooperative Educational Services (BOCES):** BOCES is the third largest educational institution in New Paltz, after SUNY New Paltz. The primary focus of BOCES is on Adult Education, and it serves the entire Hudson Valley region.

**New York State Department of Environmental Conservation (NYSDEC):** The NYSDEC's Region 3 headquarters is located in the Town of New Paltz. It serves the entire Catskills, Lower Hudson Valley and Long Island Sound Regions.

**Viking Industries:** Established in 1973, Viking industries is the largest manufacturing employer remaining in the Town of New Paltz. Specializing in wood and paper manufacturing, Viking Industries serves the regions of Connecticut, Western Massachusetts, New York, New Jersey, Southern Vermont and Eastern Pennsylvania.

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<sup>53</sup> Chiarito, Julie. Financial Analyst, SUNY New Paltz Institutional Research and Planning. January 9, 2009. Personal Interview.

<sup>54</sup> SUNY New Paltz. 2007. Economic Impact Statement. < <http://www.newpaltz.edu/makinganimpact/>>.

<sup>55</sup> Martin, Dorothy A., Director, Ulster County Real Property tax Service Agency, 2008 Annual Report



**Shop Rite:** Shop Rite is the largest retail company in New Paltz. The store is a member of the Wakefern Food Corp., in which all member stores are individually owned and operated. Wakefern Food Corp. provides warehousing, distribution and other support services for each Shop Rite location. The store is the primary grocery destination for residents of New Paltz, located outside of the Village on Main Street, just west of the Thruway. The store offers a full service pharmacy.

**Stop and Shop:** A subsidiary of the Royal Ahold group of international grocery stores, Stop and Shop is a grocery store located on Main Street, west of the Thruway, just outside of the Village. In addition to groceries, the store offers a full service pharmacy and banking services. Located along the Town and Village Main St., the store is well accessible for both populations.

**KIC Chemicals:** A major distributor in the Town of New Paltz, KIC Chemicals, located on South Ohioville Road, was established in 1985. Following major renovations of the facility, KIC Chemicals began its warehousing and distribution operations from the Town of New Paltz in September, 2007. The company specializes in the distribution of food, pharmaceutical, industrial and personal care products, in addition to providing logistical services, planning, marketing strategies and consulting services.

**Frito-Lay North America, inc.:** An international snack food company, Frito-Lay has a warehousing and distribution facility within the Town of New Paltz. Located at 36 South Putt Corners Road, the facility is an anchor within the Town’s industrial zone.

**Freihofer’s:** Established in 1913 as a family bakery, Freihofer’s is now owned by George Weston Bakeries, whose holdings also include Entenmann’s, Stroehmann and Thomas. The company primarily produces breads, rolls, croutons and some desert items. Freihofer’s has an outlet at 27 North Putt Corners Road that is utilized by both Freihofer employees as well as independent distributors.

Table 8-9 Major Employers – 2009  
Town of New Paltz

Employer	Number of Employees
SUNY New Paltz	1,378
Mohonk Mountain House	650 (*800)
New Paltz School District	492
Ulster BOCES	165
NYS DEC	162
Shop Rite	140
Stop & Shop	100
Town of New Paltz	90 (*140)
Frito-Lay	79
Viking Industries	50



Employer	Number of Employees
Freihofer	30
Village of New Paltz	27
KIC Chemicals	15

\*NOTE: Total employment when seasonal positions are filled during summer months

Source: Town of New Paltz, Ulster County Development Corporation & peter j. smith & company, inc.

## 8.6 Current Economic Development Initiatives

An inventory of the economic status of a community must also take into consideration the present projects and initiatives both proposed and underway in the municipality. This will help provide an indication of the scale, types and trends of current development within the Town of New Paltz. The following are the most significant developments occurring in the Town.

### 8.6.1 *Crossroads at New Paltz*<sup>56</sup>

Crossroads at New Paltz is a mixed use development proposed for a vacant parcel at NYS Route 299 and South Ohioville Road. There are 13 buildings, comprised of 219,246 square feet of space, proposed for the 57-acre site.

The structures will include 72,266 square feet of residential space in 250 units, 103,340 square feet of mixed use retail and office space, a 10,000 square foot restaurant and a 33,640 square foot, 120 room hotel. The project would also require 1,092 parking spaces on site.<sup>57</sup> The proposed project would offer modern office and retail space opportunities for companies looking to locate or expand within New Paltz and enhance the tax base of the town. Additionally, the project would begin to develop a new municipal water supply system for the town, a major infrastructure deficiency, which would help facilitate future development. The project would also replace an existing sewage treatment plant on Ohioville Road, within sewer district #6, providing updated facilities and expanded capacity that would be able to accommodate additional future development.<sup>58</sup> However, there are also numerous concerns regarding the proposal, including the creation of competition with village businesses for customers, traffic congestion and strains on present water sources.

The proposed new sewage treatment plant is located directly adjacent to homes, causing concerns for odor and noise impact upon existing property owners. Presently, a draft environmental impact statement (DEIS) has been completed for the Crossroads proposal and it remains in front of the Town Planning Board for approval.

<sup>56</sup> Project on hold as of October, 2010

<sup>57</sup> Town of New Paltz, NY. 2008. Crossroads at New Paltz: Draft Environmental Impact Statement. p.1-1–1-23

<sup>58</sup> Hokanson, Toni. Town of New Paltz Supervisor. January 21, 2009. Personal Interview.



### 8.6.2 **Woodland Pond**<sup>59</sup>

Woodland Pond is a planned retirement and assisted living community under construction (January, 2009) in the Village of New Paltz. A total budget of \$117 million, financed with tax-exempt bonds from the Ulster County Industrial Development Agency, the project features 201 units on an 83 acre site on North Putt Corners Road. This project is designed for residents age 62 and over, featuring independent living opportunities and available long-term health care. While the development is not restricted to only current New Paltz residents, Woodland Pond enhances local opportunities for senior citizens who would like to remain in New Paltz but no longer are able to or chose not to continue to maintain a larger single-family residence.

### 8.6.3 **Stoneleigh Woods @ New Paltz**<sup>60</sup>

Stoneleigh Woods is a residential development proposed by Blue and Gold Development for the Village of New Paltz. The proposed project is located on 63 acres on Sunset Ridge in the Village. The project is proposed to include 60 single family homes, 56 semi-attached townhouses and a 24-unit age-restricted apartment building. The project has been scaled back from its originally proposed 300 units.

### 8.6.4 **Additional development**

From January 2005 through December 2008, there have been 13 subdivision applications before the Town of New Paltz Planning Board.

## 8.7 Financial Business Incentives

The economic development strategies for New Paltz include financial business development incentives to assist in drawing new companies to the area and aid existing enterprises expand. The Ulster County Industrial Development Agency (UCIDA) manages these programs for the Town of New Paltz. According to the UCIDA, the available business incentives include:<sup>61</sup>

**UCIDA Bonds** Tax-exempt industrial development revenue bonds for qualified projects for commercial, industrial, manufacturing, tourism and certain types of projects for the not-for-profit sector. Typically, the business project becomes a program of the IDA. Banks, investment bankers, insurance companies and other financial institutions selected by the company to benefit, purchase the bonds. The IDA then sells or leases the project back to the benefiting company, with the lease or purchase payments equivalent to the debt service payments on the bonds.

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<sup>59</sup> Project complete as of October, 2010

<sup>60</sup> Project with drawn as of October, 2010. Town of New Paltz is moving forward with purchasing project property for parkland.

<sup>61</sup> Ulster County Industrial Development Agency (UCIDA). 2009. Financing Programs.

<[http://www.ulstercountyida.com/index.php?option=com\\_content&task=blogcategory&id=2&Itemid=2](http://www.ulstercountyida.com/index.php?option=com_content&task=blogcategory&id=2&Itemid=2)>



**New York State Tax Exemptions** Taxable and tax-exempt bond financing. Both types of financing give you the following New York State tax exemptions:

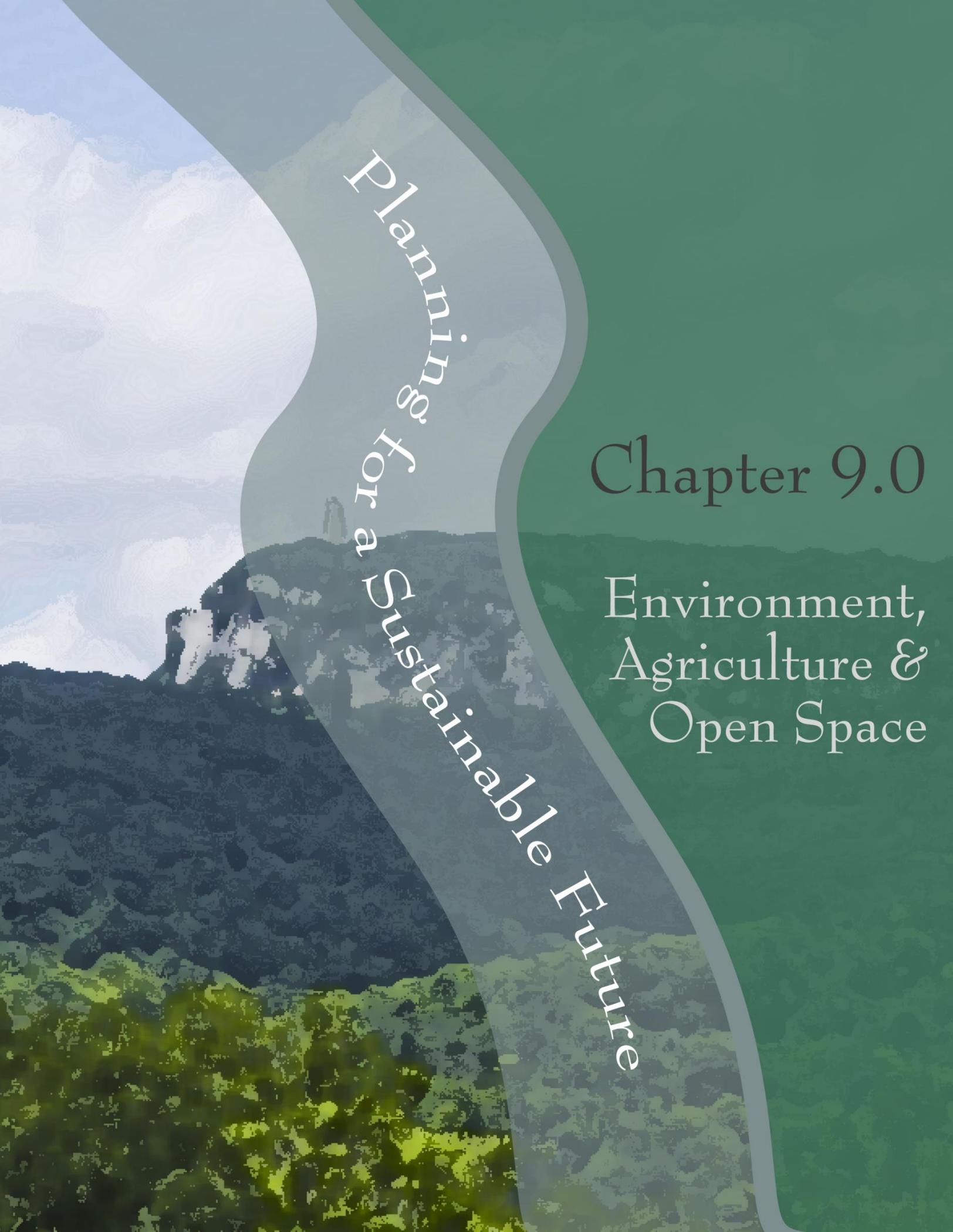
- **Mortgage Recording Tax Exemptions** New York State law imposes a mortgage recording tax in Ulster County of 0.75% of the amount of the loan secured by a mortgage. Financing a project with bonds issued by the IDA would exempt any mortgage securing the bonds from this tax. On a project involving a mortgage securing a UCIDA bond in the amount of \$1.5 million the mortgage recording tax exemption results in savings of \$11,250.
- **Sales Tax Exemption** Financing a project with bonds issued by the UCIDA would exempt purchases from the Ulster County sales and use tax of 8 1/4%. This exemption extends to all equipment purchased by the benefited company, as an agent of the IDA, and all materials incorporated into the facility, as well as items consumed in the construction of the building (such as fuel) and tools rented for the purpose of construction. On a project where \$1 million of costs are subject to sales and use tax, the sales tax exemption results in a savings of \$82,500.
- **County and Municipal Real Property Tax Abatement** IDA bond financing also provides projects with an abatement of real property taxes. By entering into a Payment in Lieu of Taxes (PILOT) agreement a company will receive abatement consistent with the IDA's Uniform Tax Exemption Policy. These payments will be directed to the affected taxing jurisdiction.
- **Tax Exempt UCIDA Bond Financing Offers Lower Interest Rates** If a project is for a manufacturing facility, a not-for-profit facility, or an exempt facility (i.e. airport, dock or wharf, mass commuting facility, solid waste disposal facility or hazardous waste facility) as defined by the Internal Revenue Code, the use of tax-exempt IDA bonds could lower interest rates by 2 to 3% per year.
- **Access to Public Markets** By using letter of credit-backed taxable or tax-exempt industrial development revenue bonds, companies can sell their debt without incurring the cost of registration with the Securities and Exchange Commission, allowing them to obtain affordable long-term, fixed rate financing.
- **Grants Program** UCIDA periodically awards grants to not-for-profit organizations to fund operations or projects that support business or workforce development in Ulster County.



## 8.8 Economic Vitality Findings

The Economy in the Town of New Paltz must be developed to provide residents, businesses and institutions with ample opportunities for financial stability and growth. Following are findings on the economic conditions:

- Economic activities in New Paltz are highly visible to the public, giving an impression of vibrancy.
- The education sector, driven primarily by SUNY New Paltz, is a major source for economic stability and continued growth.
- SUNY New Paltz is the Town's largest employer, with 1,858 employees and a student enrollment of nearly 8,000 full- and part-time graduate and undergraduate students, serves as a major regional draw and provides modern facilities frequently used by the community.
- Significant levels of underemployment exist in office jobs, medical/health science, information technology/telecommunications, call centers and quality assurance.
- Retail development in New Paltz is concentrated most heavily in the Village and composed of mostly small business.
- The agriculture industry has made significant strides in improving its own viability and making local produce available to residents through the establishment of a weekly farmers market and several Community Supported Agriculture (CSA) programs.
- The Town of New Paltz has a highly capable labor force that is well educated, experienced in professional fields and has a high level of availability.
- Town government is financially stable, however limited in how much it can grow because of a lack of bond rating.
- Residential properties in the Town of New Paltz carry 82.3% of the tax burden within the town while commercial properties account for 14.7%.
- The Town intends to pursue a bond rating within the next three years to enable the financing of larger public projects.
- The proposed Crossroads at New Paltz mixed-use project would provide new office space, retail and residential units. The developer has promised to establish water and sewer infrastructure which could lead provide additional capacity outside of the Crossroads project.
- Ulster County Industrial Development Agency (UCIDA) serves as the primary lead for local economic development projects, managing a range of financial incentives.



Planning  
for a Sustainable Future

## Chapter 9.0

Environment,  
Agriculture &  
Open Space



# Environment, Agriculture & Open Space

## 9.1 Overview

An investigation into the existing environment, agriculture and open space in the Town of New Paltz defines the present physical status of the Town's natural resources. Identification of these conditions, and the regulations that govern them, will serve to shape future policies for environmental, development and preservation policies.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz comprehensive plan considers the existing natural elements. Specifically, this section recognizes the following element of *Section 272 a.*:

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

*d. consideration of agricultural uses, historic and cultural resources, coastal and natural resources and sensitive environmental areas.*

## 9.2 Physical Setting

### 9.2.1 **Topography**

New Paltz is divided topographically into three major areas. To the west are the Shawangunk Mountains, in the center is the broad, flat Wallkill River Valley, and to the east, an area of broken north-south trending ridges. The Shawangunks, with elevations of 1,000 to 1,500 feet, rise steeply from the broad Wallkill Valley. Mohonk Tower tops the ridge just west of the Town line at a 1,520-foot summit. Elevations decrease rapidly as the slopes descend to the Wallkill Valley to the east. The topographic divide where the river valley meets the mountainside is referred to as the break-in-slope; in several places, slopes are more than 60 percent and the elevations drop 300 feet in less than a tenth of a mile.<sup>62</sup>

The Butternut-Canaan Foothills are centered between the ridge and the Wallkill River. The foothills are characterized by moderately-sloping wooded hillsides that descend gradually from the break-in-slope to the Wallkill flats.<sup>63</sup> The Wallkill River is 170 to 180 feet above sea level, the lowest elevation in New Paltz. The river's floodplain widens to over a mile in some places, rising less than 10 feet above the river.

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<sup>62</sup> Town and Village of New Paltz, NY. 1995. Town of New Paltz Comprehensive Plan. p.12-13

<sup>63</sup> Behan Planning Associates, LLC. May 2006. New Paltz Open Space Plan: A Framework for Conservation. p.14.

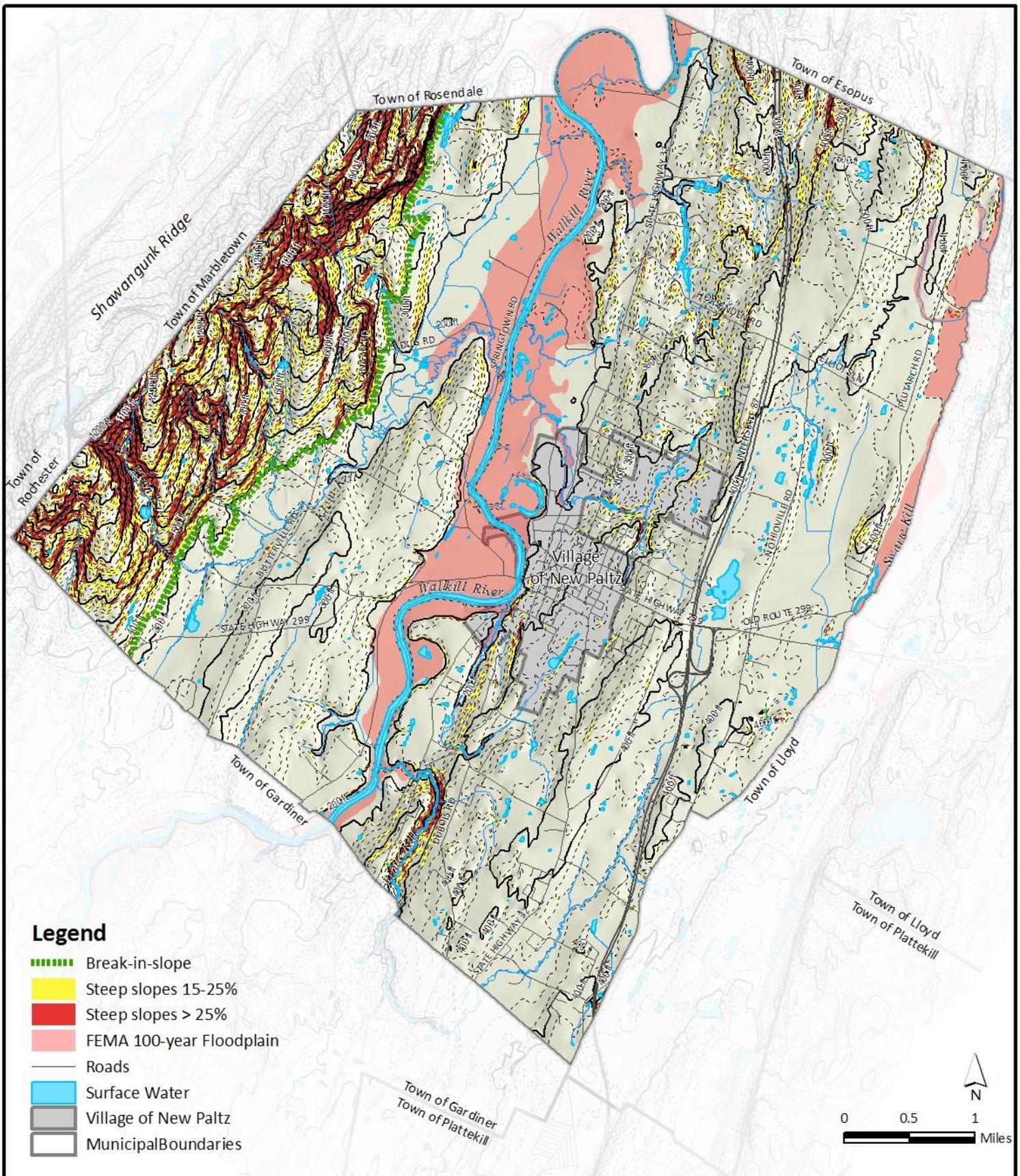


Figure 9-1: Topographic Features

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# The Town of New Paltz Comprehensive Plan

New Paltz, New York



East of the river, the terrain is a series of broken, irregular ridges running in a roughly north-south direction. These shale ridges are steeper and more uneven in the northeastern section of the community.<sup>64</sup> Reflected in Figure 9-1., elevations gradually increase from the Wallkill River towards the east and reach maximum heights of nearly 600 feet in the northeast area of the town.

### 9.2.2 **Geology**

The geology of New Paltz is summarized in the 1995 “Comprehensive Master Plan” as follows:

New Paltz is part of the Hudson Lowland area of the Ridge and Valley province. It is underlain by Ordovician strata; mainly shale, with lesser amounts of siltstone and shale which have been folded and faulted twice. During the Pleistocene, Ulster County was covered by a continental glacier, which reached maximum thickness about 27,000 years ago. Preglacial landform were abraded, scoured and plucked by ice sheet, which withdrew approximately 14,000 years ago, covering much of the County with glaciofluvial and glaciolacustrine deposits. Most soils have formed directly in glacial or glacially related deposits since the ice sheet retreated.<sup>65</sup>

### 9.2.3 **Soils**

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) classifies soil within the US. The information is compiled in Soil Surveys. The “Soil Survey of Ulster County” includes detailed descriptions of each soil type and its suitability for different types of uses and development constraints. Data within the Soil Surveys that are useful for land use planning include the soils’ capability for on-site sewage treatment (septic systems) and identification of soil types that are considered prime farmland or farmland of statewide importance. New Paltz’s soils are extremely diverse and include till derived from underlying bedrock as well as glacial outwash and lakebed deposits. There are four major general soil associations in the community, and each association also includes minor soils. These four groups are the Bath-Nassau Association, located mainly east of Route 32; the Lorstown-Arnot-Mardin found on the eastern slopes of the Shawangunk Ridge; the Churchville-Rhinebeck-Madalin in the south central area; and the Hoosic-Schoharie-Chenango in the central valley.

New Paltz has a far greater variety of soils than communities of similar size in New York, which may cause problems for on-site sewage disposal. Soil conditions span the whole drainage range from soils with too rapid percolation (and therefore potential pollution of aquifers) to soils with water movement so slow that septic systems are affected. Shallow depth to bedrock, presence of loose stones and unstable clay and silt soils unable to support heavy structures present other problems. The Soil Survey is the major source used by the Ulster County Health Department in determining the extent and location of on-site septic systems. The Soil Survey and the Ulster County Health Department use permeability (water movement through the soil), slope, and depth to bedrock, depth to seasonal high water table, floodplain location and soil quantity in their decision making. The Ulster County Health Department often requires above ground septic systems in New Paltz.<sup>66</sup>

<sup>64</sup> Town and Village of New Paltz, NY. 1995. Town of New Paltz Comprehensive Plan. p.13.

<sup>65</sup> Town and Village of New Paltz, NY. 1995. Town of New Paltz Comprehensive Plan. p.13.

<sup>66</sup> Town and Village of New Paltz, NY. 1995. Town of New Paltz Comprehensive Plan. p.13-14.



Identification of prime and important farmland is useful to land use planning; when prime and important farmlands are lost to industrial and urban uses, agriculture becomes relegated to marginal lands which may be more erodible, droughty, less productive, or less easily cultivated. Of the 75 soil types within the Town and Village, 21 types (approximately 3,900 acres or 19% of the Town) are considered prime farmland, as defined by the USDA. Additionally, 17 types (approximately 6,700 acres or 32% of the Town) are considered farmland of statewide importance. Approximately 66% of the agricultural land use in the Town occurs on land considered prime farmland or farmland of statewide importance.

## 9.3 Hydrology

### 9.3.1 *Watersheds*

Because water is not constrained by political boundaries, it is important to consider water resources and management from a wider perspective; this is often the watershed level. The Town of New Paltz is within the Wallkill River Watershed, which encompasses approximately 800 square miles in northern New Jersey and southeastern New York. The majority of the watershed is within Orange and Ulster counties. Within the watershed, 12 major tributaries drain to a common outlet, Rondout Creek, and then to the Hudson River Estuary. These rivers, creeks and associated wetlands serve as important wildlife habitat, recreational resources and water supply for agricultural production. Groundwater resources underlie the watershed and are the primary source of drinking water for people within the Town. Groundwater and surface waters are interconnected, although more research needs to be done to understand stream flow, precipitation patterns (considering potential climate changes), and groundwater levels and the combined effect on the future availability of water.<sup>67</sup>

Growth in the watershed has resulted in concerns about water quality and quantity, pollution and loss of habitat. Given the size of the watershed, the diversity of land uses, the number of political subdivisions and the constantly changing social and economic patterns of this landscape, Orange and Ulster counties have drafted the “Wallkill River Watershed Conservation and Management Plan.”<sup>68</sup> The goal of the plan is to help communities in the watershed identify critical issues impacting the watershed and plan for the future of their watershed resources, including water quality and biological diversity. Planning partners include:

- Orange County Soil & Water Conservation District
- Ulster County Soil & Water Conservation District
- Orange County Water Authority
- Ulster County Water Authority
- Orange County Planning Department
- Ulster County Planning Department
- Orange County Land Trust (Wallkill River Task Force)

<sup>67</sup> Orange and Ulster Counties, NY. Wallkill River Watershed Conservation and Management Plan (Draft). p.50-51.

<sup>68</sup> “Wallkill River Watershed Management Plan.” Ulster County Soil and Water Conservation District. 20 January 2009. <[http://ucswcd.org/wallkill\\_river\\_watershed.htm](http://ucswcd.org/wallkill_river_watershed.htm)>



- NYS Horse Council
- Ulster County Information Services
- Ulster County USDA-Natural Resources Conservation Services

The “Walkkill River Watershed Conservation and Management Plan” identifies several critical “watershed issues” including horse farm manure management and composting, protection of agriculture while minimizing its potential adverse impact on water quality, environmental education, stream and wetland buffers, stormwater management, protection of wetlands and habitat, improved site design and low impact development and more research into groundwater supply and streamflow issues. Under each issue, the plan recommends some general strategies for protecting the water quality and biological diversity of the watershed that should be implemented at the county, municipal and site levels. Many of these strategies are addressed at a more specific level in the “Ulster County Open Space Plan” and the “New Paltz Open Space Plan.”

### 9.3.2 *Surface Water*

The Town’s surface water resources include the Walkkill River, Swarte Kill, small perennial and intermittent streams and numerous associated wetlands. The meandering Walkkill River flows from south to north through the Town and drains a wide linear strip extending from east of the Thruway to the north-south ridge of the Shawangunk Mountains. The 95-mile long river begins in Lake Mohawk in northern New Jersey and flows north through New Jersey into New York. After traversing the Town, it empties into Sturgeon Pool and then Rondout Creek, which ultimately enters the Hudson River Estuary. In New Paltz, the river’s many tributaries and intermittent streams connect the river flats to the foothills, ridge woodlands and wetlands. The eastern edge of the Town is characterized by a large area of north-south trending wetlands and streams, including the Swarte Kill which forms the eastern boundary of the Town. Like the Walkkill River, the Swarte Kill also empties into Sturgeon Pool. Additionally, there are a number of small creeks within New Paltz, which provide local drainage.

### 9.3.3 *Groundwater*

The Town's groundwater resources exist within both unconfined sand and gravel aquifers and (confined) bedrock aquifers. Unconfined sand and gravel aquifers were mapped by the United States Geological Survey (USGS) based on limited field survey verification in the mid-1980s. The purpose of these USGS maps was to identify and delineate the location and extent of its significant sand and gravel aquifers to be able to develop groundwater protection and management policies. The Town of New Paltz area is shown on the "Potential Yields of Wells and Unconsolidated Aquifers and Upstate New York -- Lower Hudson Sheet", which indicates 9 mapped areas of potential unconfined sand and gravel aquifers of varying predicted yield. The unconfined aquifer area with the greatest yield potential is located near the Plutarch Wetlands along the eastern municipal boundary.

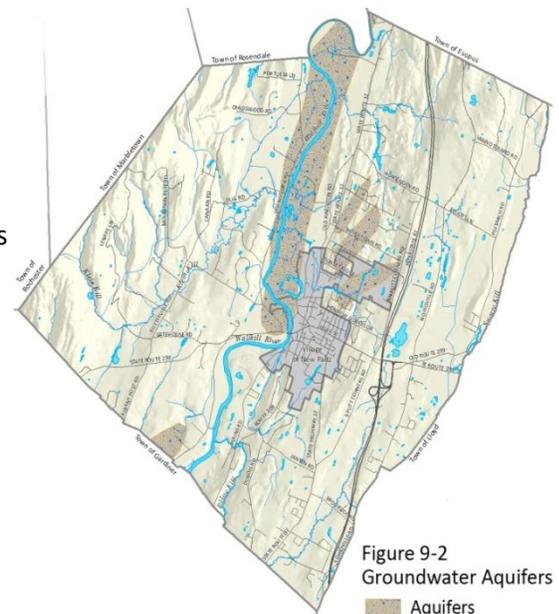


Figure 9-2  
Groundwater Aquifers  
■ Aquifers



Other mapped unconfined aquifers generally are located within the Walkill River flats and in the central portion of the Town. Unconfined sand and gravel aquifers often act as recharge sources for the deeper, confined bedrock aquifers. There is no record mapping documenting the location of confined bedrock aquifers within the Town. However, bedrock wells yielding greater than 120 gallons per minute have been verified on property east of the NYS Thruway and South of NYS Route 299. Additionally, the Town presently plans to test additional potential supply sources on lands in the eastern portion of the Town. Areas of the Town that are not supplied with drinking water by the Village obtain drinking water from wells that tap into these aquifers. The aquifer system is not considered a Source Aquifer by the US Environmental Protection Agency (EPA).<sup>69</sup> Both the "Walkill River Watershed Conservation and Management Plan" and the "Ulster County Open Space Plan" note that there is a lack of understanding of the groundwater resources, including aquifer recharge areas, that these resources need further extensive work, and that aquifers should be part of criteria for protecting and acquiring open space.

#### 9.3.4 **Water Quality**

Preserving and improving water quality are vital to the region's natural resources. High-quality drinking water supplies are critical to public health. Habitat areas are essential to biological diversity. As a practical matter, both drinking water supply and habitat quality depend on the maintenance of water quality at the highest possible level. Furthermore, good water quality is necessary for recreation, since contact with polluted water is a health risk. Water quality is affected by both point and nonpoint pollution sources. Point source pollution originates from a specific place or location, such as a discharge pipe from a factory. Nonpoint source pollution originates over a widespread area of the landscape and may include: malfunctioning septic systems, animal wastes, soil erosion, leaking underground fuel storage tanks, stormwater runoff, fertilizers, pesticides and road salt. Unlike point source discharges, comprehensive management of most nonpoint source discharges is beyond the authorities of the Environmental Protection Agency, the New York State Department of Environmental Conservation (NYSDEC) and other federal and state agencies. Increasingly, these agencies and other stakeholders believe that many problems can, and should, be addressed locally through land use planning, education and, where appropriate, regulation.

#### 9.3.5 **Stressors**

##### *Domestic and Industrial Waste Water*

Domestic waste water contains high levels of carbon, nitrogen, phosphorus, some synthetic organic chemicals and heavy metals, all of which can affect aquatic habitat and ground water quality. Nutrients such as nitrogen and phosphorus may stimulate growth of algae in surface waters, leading eventually to declining levels of oxygen and adverse impacts on habitat. Some synthetic organic chemicals and heavy metals are toxic to humans and other organisms. Domestic waste water also contains bacteria and viruses which may threaten human health if viable microorganisms enter drinking water. Industrial

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<sup>69</sup> The sole source aquifer designation signifies that an aquifer supplies at least 50% of the drinking water to persons living over the aquifer and there is no feasible alternate source of drinking water.



waste water can have the same contaminants as domestic sewage; however, concentrations of synthetic organic chemicals and heavy metals may be much higher in industrial waste.

The Village of New Paltz has a municipal sewage collection and treatment system that serves some areas of the Town. However, much of the Town is served by onsite wastewater treatment systems, also known as septic systems. Proper function and treatment of an onsite system depend on the properties of the surrounding soil as well as proper system maintenance. The NYSDEC, the NYS Department of Health (NYSDOH), and the Ulster County Health Department regulate and permit onsite wastewater treatment systems.

The NYSDOH has established minimum standards for siting, design and installation of these systems. Improperly designed or failing systems can contribute pollutants, including nitrates, excessive nutrients and fecal coliform bacteria, to surface waters or groundwater. Once an onsite wastewater treatment system is installed, regular maintenance is essential to ensure its proper function. The State does not require routine inspection and maintenance of these systems; but both EPA and NYSDEC encourage municipalities to develop management programs for onsite systems.<sup>70</sup> Development of these programs is also a recommendation of the Wallkill River Watershed Conservation and Management Plan. The Ulster County Health Department currently does not intend to adopt such a plan.

#### *Land Use Near Wellheads and Aquifers*

The primary issue facing the quality of ground water is the lack of protective measures to ensure its integrity. The Town's Zoning Law permits agricultural and residential uses over much of the aquifer system. The New Paltz Golf Course also overlies the aquifer. The uses present a risk of contamination from sources such as septic systems, fertilizer and pesticide application, hazardous waste spills, leaking underground storage tanks and road salt runoff.

The Town of New Paltz Environmental Conservation Board (EnCB) is a committee created by the Town Board to review the environmental implications of proposed developments in the town. Recognizing the fact that the New Paltz Golf Course also overlies the aquifer, the EnCB has stated that more needs to be done to ensure that applications of chemicals to the golf course do not pose adverse environmental and public health impacts.<sup>71</sup>

### **9.3.6 Water Quality Protection**

#### *Drinking Water*

Drinking water within the Town of New Paltz is provided by surface water and groundwater sources. The Town has four water districts, within which water is provided by the Village of New Paltz. The Village owns a water treatment plant that draws water from the New York City Catskill Water Aqueduct. Town residents outside the water districts obtain drinking water from private wells. The Town is considering replacing the drinking water it obtains from the Village with drinking water the Town would

<sup>70</sup> Orange and Ulster Counties, NY. Wallkill River Watershed Conservation and Management Plan (Draft). p.52.

<sup>71</sup> Bergstein, Joseph. E-mail to Eve Holberg. 10 Feb. 2009.



obtain from groundwater sources. This switch will have some implications regarding the location and protection of the groundwater sources, as described below.

The Federal Safe Drinking Water Act establishes national standards for drinking water. State agencies are given authority to implement and enforce these national standards by adopting drinking water quality standards that are at least as stringent as the National Primary Drinking Water Regulations. NYSDOH maintains regulations for the protection of drinking water supplies, which includes standards for surface water and groundwater supplies used for drinking water. The state is also required to define source water protection areas, such as wellhead protection areas and aquifer recharge areas, through its Source Water Assessment Program.

The Source Water Assessment Program requires complete assessments of the sources of water used by public drinking water systems, including delineation of the source water area, inventory of potential contaminants, and assessment of the likelihood of contamination. However, protection strategies for the source water supply are accomplished through local plans, ordinances and development standards related to wellhead protection areas, aquifer recharge areas, and other critical areas.

The Ulster County Health Department completed a Source Water Assessment Program in 2004. The assessment evaluated the upland reservoirs that serve the Village water supply system as well as one community groundwater system (Mountainside Nursing Home). The assessment included delineation of the source water assessment areas, identification of potential contamination sources, susceptibility determination and sensitivity ratings. Copies of the report were provided to both the Town and Village.

#### *Source Water Protection: Surface Water*

As mentioned, the Town's public drinking water that is obtained from surface water sources is supplied from the New York City Catskill Water Aqueduct. There are also upland reservoirs within the Town that serve as an auxiliary water supply for the Village's drinking water system. As such, source water protection is managed in part by New York City and in part locally.

The NYSDOH has completed a source water assessment for Ulster County. A source water assessment provides information on the potential contaminant threats to public drinking water sources. Each source water assessment identifies from where water used for public drinking water comes (delineates the source areas), inventories potential sources of contamination that may impact public drinking water sources, and assesses the likelihood of a source water area becoming contaminated. The reservoirs within the Town were evaluated in the Ulster County source water assessment. At the time of this writing, a copy of the source water assessment was not available. The Town should obtain the source water assessment from the NYSDOH and review its findings to ensure that current practices or future land use decisions within the Town do not adversely affect the source water quality and if planning efforts could help to ensure the quality/protection of the reservoirs.

#### *Source Water Protection: Groundwater*

Protection of groundwater quality is facilitated through the protection of the source water supply. The NYSDOH standards for public water systems (Subpart 5-1 of the State Sanitary Code) includes



“Standards for Water Wells,” which includes requirements for the design, location and protection of water wells used for drinking, culinary and/or food processing purposes. These requirements include minimum horizontal separation distances from potential sources of contamination, as listed in the regulation. Additional requirements, entitled “Special Requirements for Wells Serving Public Water Systems,” may need to be met for certain water wells that serve a public water system. Public water systems include community water systems (such as the Town and Village of New Paltz Water Districts and Mountainside Nursing Home) as well as non-community systems (such as restaurants). These requirements state that:

Wells serving public water systems shall be located such that the owner of the water system possesses legal title to lands within 100' of the well and the owner controls by ownership, lease, easement or other legally enforceable arrangement the land use activities within 200' of the well. Hydrogeologic evaluations and source water assessments should be used to determine appropriate separation from potential contaminant sources. When no evaluations are available, the minimum separation distances are identified in a table included in the regulation.<sup>72</sup>

The Ulster County Health Department reviews all applications for new groundwater wells to ensure that they meet the requirements of these standards.

Critical elements in protecting the water quality of aquifers are wellhead protection and identification and protection of aquifer recharge areas. The NYSDOH administers the Wellhead Protection Program and the Source Water Assessment Program, following requirements of the federal Safe Drinking Water Act. The goal of the Source Water Assessment Program is complete assessments of the sources of water used by public drinking water systems, including delineation of the aquifer and/or watershed area contributing to the drinking water supply, inventory of potential contaminants, and assessment of the likelihood of contamination. To date, aquifer recharge areas in the Town have not been identified.

The goal of the Wellhead Protection Program is to protect the ground water sources and wellhead areas that supply public drinking water systems from contamination. The Wellhead Protection Program includes developing a specific management plan for protecting the ground water resource. No wellhead protection programs have been developed within the Town of New Paltz. NYSDOH encourages local government, public water suppliers and local, state and federal agencies and groups that work with them to become involved in source water protection by working with the local health department (in this case, the Ulster County Health Department). Small public water systems can receive technical advice from various sources, including the New York Rural Water Association.

The Town of New Paltz Environmental Conservation Board (EnCB) is a committee created by the Town Board to review the environmental implications of proposed developments in the town. Recognizing that the identification and quantification of contaminants within groundwater is a first step toward

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<sup>72</sup> “Part 5, Subpart 5-1 Public Water Systems - Appendix 5D.” New York State Department of Health. 5 March 2009. < <http://www.health.state.ny.us/environmental/water/drinking/part5/appendix5d.htm> >



developing ordinances and practices that protect water quality, the EnCB has recommended that the Town consider a well testing program with easy public access to the resulting information.<sup>73</sup>

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<sup>73</sup> Bergstein, Joseph. E-mail to Eve Holberg. 10 Feb. 2009.



### *Stormwater Management*

During a rain event, rainwater either soaks into the ground or runs across it as stormwater runoff. As areas become more developed, more stormwater runs off impervious surfaces and into local waterways carrying with it sediment, as well as other pollutants including fertilizers, pesticides, road salt, oil, heavy metals, and pathogenic bacteria and viruses. Large stormwater flows within streams and creeks cause erosion and degradation of riparian habitat. Within the Town, stormwater runoff is directed to local creeks and wetlands or, in limited areas, to the Town's stormwater system.

Stormwater management can help reduce the negative effects of stormwater runoff. The National Pollution Discharge Elimination System (NPDES) Phases I and II require control of polluted discharges from large construction sites, certain industrial activities and operators of municipal separate storm sewer systems (MS4s). The Town of New Paltz is not a MS4 municipality, but SPDES stormwater requirements regarding construction activities are applicable to development in the Town. The "New York State Stormwater Management Design Manual" and the "New York State Standards and Specifications for Erosion and Sediment Control," maintained by NYSDEC, provide standards for measures necessary to control the quantity and quality of stormwater produced by development activities. These manuals also include stormwater management practices (SMPs) intended to reduce the negative impacts of stormwater. The Town is currently developing a Stormwater Ordinance, which is in draft form. This ordinance requires a heightened level of water quality protection in certain sensitive areas of the Town, including streams and wetlands defined as high quality.

#### **9.3.7 Quality of Surface Waters**

The NYSDEC administers programs to monitor water quality, identify pollution sources and potential impacts, and develop management strategies to enhance and protect the state's surface waters. The DEC's Lower Hudson River Basin Waterbody Inventory and Priority Waterbodies List (August 2008) identifies the water quality issues in the Wallkill River. Silt/sedimentation and nutrients (phosphorus) are the primary pollutants in the Wallkill. DDT levels have also been measured in the river; these levels were found to be the highest of all Hudson River tributaries tested.<sup>74</sup> Common sources of excess sediment include cropland, urban construction sites, and streambank erosion. Sediment in streams impairs fish habitat and carries pollutants into streams, degrading water quality.

It also becomes an economic issue when excess sedimentation drives up costs for municipalities (eg. maintenance, sediment removal, bank stabilization, localized flooding caused by constricted drainage ways). The "Wallkill River Watershed Conservation and Management Plan" recommends that the protection of stream banks from erosion with riparian plantings and structural reinforcement is a high priority in Ulster County.<sup>75</sup>

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<sup>74</sup> NYS Department of Environmental Conservation, Bureau of Watershed Assessment and Management, Division of Water. August 2008. Lower Hudson River Basin Waterbody Inventory and Priority Waterbodies List. p. 271-272.

<sup>75</sup> Orange and Ulster Counties, NY. Wallkill River Watershed Conservation and Management Plan (Draft). p.40-42.



In 2006, the Hudson Basin River Watch released its Watershed Report Card for the Town of New Paltz. The report identifies specific water quality problems in streams throughout New Paltz for public awareness. Eleven stations were selected at which water was tested for pollution impact. One station, located just north of New Paltz in the Town of Esopus registered no-impact, indicating that pollution is not a factor. Nine Stations registered a slight impact of pollution, linked to the effects of non-point source nutrient additions, impoundment, organic inputs and complex sources. These stations were located throughout the town, primarily along the Wallkill River corridor. Finally, one station registered a moderate impact of pollution. Located at the Mountain View Nursing Home on Jansen Road, this station indicated significant impacts of impoundment, toxic inputs and non-point source nutrient additions.<sup>76</sup>

### 9.3.8 *Quality of Groundwater*

The NYSDEC Ambient Groundwater Monitoring Program, a cooperative project between the NYSDEC and the USGS, assesses the quality of New York's ground water as part of the requirements of the 305(b) section of the Clean Water Act Amendments of 1977. The objectives of the Ambient Groundwater Monitoring Program are: to assess and report on the quality of the state's groundwater; identify long-term groundwater quality trends; characterize naturally occurring or background conditions; and establish an initial statewide comprehensive groundwater quality baseline for future comparison. The Lower Hudson and Black River basins, which includes aquifers of the Town of New Paltz, were assessed in 2008. At the time of this writing, the USGS has not completed the report for these basins.

## 9.4 Flooding

The Wallkill River runs through the center of the Town. Because of the river valley's minimal slope, the area near the river is subject to periodic flooding, and its development for uses other than agriculture is severely restricted.<sup>77</sup> The floodplain is a primary agricultural corridor, providing flat and fertile lands and irrigation water along the river edge for numerous farms.<sup>78</sup>

The Federal Emergency Management Agency (FEMA) manages the National Flood Insurance Program (NFIP). New Paltz, along with nearly 20,000 other communities across the United States and its territories participate in the NFIP by adopting and enforcing floodplain management ordinances to reduce future flood damage. In exchange, the NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. In addition to providing flood insurance and reducing flood damages through floodplain management regulations, the NFIP identifies and maps the Nation's floodplains and floodways. Mandatory flood insurance purchases apply for developments within zones designated as 100-year floodplain. Additionally, communities are required to adopt local land use regulations consistent with federal requirements for construction in these zones. Figure 9-3, Flood Hazards, shows the extent of the 100-year flood zones in New Paltz.

<sup>76</sup> Hudson Basin River Watch. 2006. Watershed Report Card for streams in New Paltz, New York.

<sup>77</sup> Town and Village of New Paltz, NY. 1995. Town of New Paltz Comprehensive Plan. p.12.

<sup>78</sup> Behan Planning Associates, LLC. May 2006. New Paltz Open Space Plan: A Framework for Conservation. p.19.

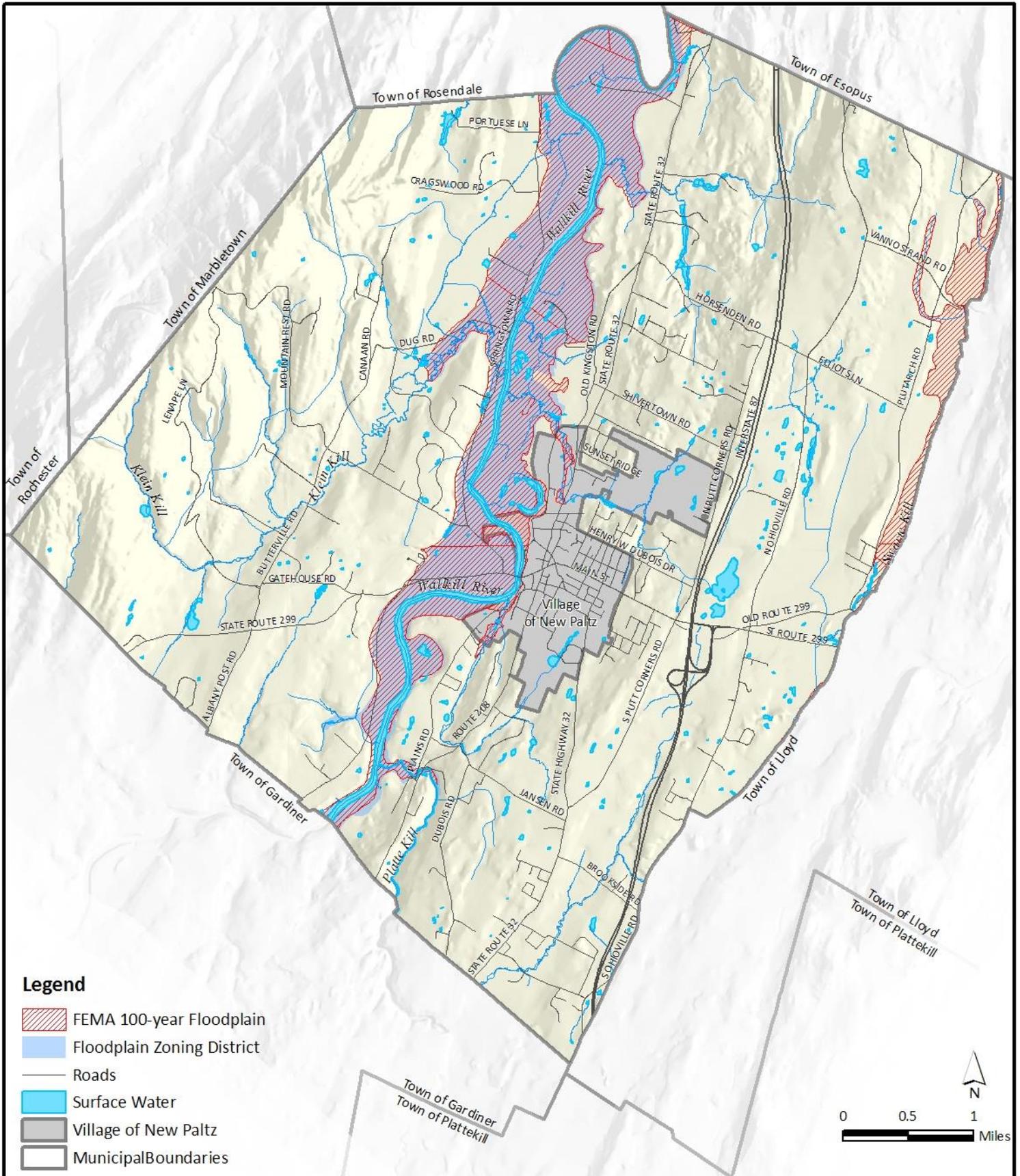


Figure 9-3: Flood Hazards

August 2009

**The Town of New Paltz Comprehensive Plan**  
New Paltz, New York

DESIGN PLANNING, INC.  
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2009 State 0144 - 00000 - Consideration Only



Floodplains are important for the storage and conveyance of floodwater. Therefore, it is necessary to manage the types of development that may occur within these areas. The Town of New Paltz has adopted a Flood Damage Prevention ordinance, the purpose of which is to minimize the threat of damage or injury from flooding. It applies to areas within the FEMA 100-year floodplain. Additionally, the Town Zoning Law designates a Floodplain District that also covers the 100-year floodplain and indicates which uses may be permitted within that district. The “New Paltz Open Space Plan” recommends preservation of the floodplain for habitat, recreation and agriculture. The “Ulster County Open Space Plan” and the “Wallkill River Watershed Conservation and Management Plan” both emphasize the need for agriculture within the floodplain to adopt management practices to prevent flood damage and water quality degradation, such as planting/maintaining riparian buffers and the planting of cover crops after harvest.

## 9.5 Open Space and Critical Habitats

Open space contributes to the quality of life for Town residents, provides recreational opportunities, protects natural resources and provides habitat for wildlife. There are several general types of open space: farmland, natural areas (eg. rivers, wetlands, forests, landforms), and recreation lands. Open space as it relates to recreation is discussed in the Parks & Recreation chapter of this Comprehensive Plan. Open space may be public or private land. Some open spaces within the Town are protected through use restrictions and conservation easements, while other land that currently functions as open space may be subject to future development and fragmentation.

The New Paltz Community Comprehensive Plan, adopted in 1995, cited the need to retain and protect the Town’s unique environmental features and natural resources. In recognition of this, the Town Board created the New Paltz Open Space Committee in 2000. The mission of the Committee is to define, inventory, and evaluate the Town’s priority open space resources and work with the community to recommend and promote a plan for the protection of these resources.<sup>79</sup>

Several plans have also been created for the purpose of identifying, prioritizing and protecting open space in New Paltz and the greater region/state. These plans include the “2009 NYS Open Space Conservation Plan”, the “Ulster County Open Space Plan”, the “Town of New Paltz Open Space Plan”, the “Wallkill River Watershed Conservation and Management Plan” (see section 3.3.1 Watersheds), and the “Northern Wallkill Biodiversity Management Plan”.

The “NYS Open Space Conservation Plan”, which is updated every three years, serves as the blueprint for the State’s conservation efforts. The 2009 Plan lists 13 goals and eight principles for open space conservation in NYS. Because they are so relevant to the topics discussed in this Environment, Agriculture and Open Space chapter and other chapters of this Comprehensive Plan, the goals of the “2009 NYS Open Space Conservation Plan” are listed below:

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<sup>79</sup> “Open Space Preservation Committee”. Town of New Paltz. 8 July 2009. <[http://www.townofnewpaltz.org/index.php?option=com\\_uhp2&Itemid=49&task=viewpage&user\\_id=89&pageid=129](http://www.townofnewpaltz.org/index.php?option=com_uhp2&Itemid=49&task=viewpage&user_id=89&pageid=129)>



- To protect habitat for the diversity of plant and animal species in order to ensure the protection of healthy, viable and sustainable ecosystems.
- To protect the State's water quality, including surface and underground drinking water supplies, lakes, streams and coastal and estuarine waters needed to sustain human life and aquatic ecosystems.
- To combat global climate change by encouraging more compact community design patterns.
- To combat global climate change by sustainable stewardship of the State's forests for carbon sequestration and air quality enhancement.
- To combat climate change by protecting the State's coastlines, and broad riparian corridors and wetlands.
- To combat global climate change by adding to the tree canopy in urban centers and communities to moderate temperature fluctuations, thereby lowering energy consumption.
- To maintain an interconnected network of protected lands and waters allowing wildlife to be able to shift range with climate change to follow natural migration patterns.
- To improve quality of life and overall health in communities, especially those with limited current access to open space.
- To maintain critical natural resource industries such as farming, forest products, commercial fishing and tourism.
- To protect habitat to sustain the traditional pastimes of hunting, fishing, trapping and wildlife viewing.
- To provide accessible, quality outdoor recreation and open space to all New Yorkers.
- To provide places for education and research relating to ecological, environmental and cultural resources.
- To protect and enhance scenic, historic and cultural resources considered to be valued parts of the common heritage of our State's citizens.

An important part of the “2009 NYS Open Space Plan” is the identification of priority conservation project areas. Priority projects included on this list are eligible for funding from the State’s Environmental Protection Fund, and other State, federal and local funding sources. The Plan identifies three priority project areas that are at least partially within the Town; statewide farmland protection and statewide “small projects” are also priority projects that are applicable to New Paltz. The following priority projects are identified in the plan:

- Shawangunk Mountain Region, including the Northern Shawangunk Ridge in Ulster County, as a priority project for the protection of biodiversity and habitat conservation, water quality protection and recreational resources.
- Wallkill Valley is identified as a priority project because of its rich biodiversity and recreational opportunities.
- Plutarch/Black Creek Wetlands project is identified as a priority project for watershed and habitat protection.



Statewide Farmland Protection is identified in the Plan as a priority because of farmland's contribution to availability of fresh produce, scenic open space, vital wildlife habitat, and to the economy of many communities. Statewide Small Projects are also identified as priorities in the Plan; these include Public Fishing Right Easements, Waterway Access, Enhancement of Public Lands, Significant Rare Habitats, Significant Historic Archeological Resources, Trail and Greenway Connections, Stream Buffer Easements, and Important Bird Areas. To be eligible for funding, individual items within the Small Projects category cannot exceed \$250,000 in cost or 200 acres in size.

The "Ulster County Open Space Plan" was prepared by the Ulster County Environmental Management Council and the Ulster County Planning Board in 2007. The approach of the Plan is to integrate conservation and development factors into shared decisions regarding open space protection. The Plan seeks to address the way growth occurs as a primary means to protect Open space. At the same time, it recognizes the value of acquisition of critical resource areas. To do this, the Plan identifies "Priority growth areas" and "Priority Conservation Areas."<sup>80</sup> While 11% of the Town is considered "protected open space" per the Plan, the Plan concludes that there are still significant, vulnerable open spaces that are not permanently protected. Chief among these are water-related resources including stream corridors and water supply areas, such as local reservoirs and groundwater aquifers.

The "New Paltz Open Space Plan" was prepared in 2006 for the Town and Village of New Paltz in recognition of the development pressures on the Town. The Plan outlines many tools and options for the protection of open space, including agricultural conservation tools, conservation easements, design guidelines, incentive zoning and area-specific master planning. It also presents resource criteria for rating and prioritizing for an open space conservation program. The Plan also includes the following action-oriented set of recommendations:

- Create and implement a local land conservation program that works with willing landowners to conserve valued open space.
- Develop conservation financing, to enable the community to purchase open space and conservation easements from willing landowners.
- Plan for development in New Paltz that respects and conserves open space, by working with developers or landowners via the site planning when development proposals are put forward.<sup>81</sup>

The Plan identifies seven character areas that compose the open space of the Town, as well as recommended goals for conservation of 3,000 additional acres. These include:

- Heart of New Paltz and the connections to and from the Village and Town, including trails and greenway links throughout the community
- Shawangunk Ridge (500 additional acres)

<sup>80</sup> "Ulster County Open Space Plan." Ulster County Environmental Management Council and the Ulster County Planning Board. December 2007. p.2-2.

<sup>81</sup> Behan Planning Associates, LLC. May 2006. New Paltz Open Space Plan: A Framework for Conservation.



- Buttermilk-Canaan Foothills (500 additional acres)
- Wallkill River Corridor and Flats (500 additional acres)
- Northern Woods and Eastern Wetlands, including the Plutarch wetlands complex (500 acres)
- Orchards, Farms and Ridge-Views (1,000 additional acres)
- Scenic Cultural Landscapes experienced along many scenic roads in the community

### 9.5.1 *Protected Open Space*

The reported acreage of protected open space within the Town (including the Village area) varies from one report to another. This could be attributed to differing definitions of what constitutes *protected* open space, to the difficulty of tracking parcels that may have conservation easements or other protections, to the additions to new protected parcels between reports, or to the reluctance of a landowner to reveal that his property has a conservation easement for fear that people will then consider the land to be open to the public. The “New Paltz Open Space Plan” (2006) reports that 2,800 acres (12% of Town) is protected open space. The New Paltz Inventory of Open Spaces (2004), upon which The “New Paltz Open Space Plan” is based, does not define the criteria used to identify the protected open space parcels. The “Ulster County Open Space Plan” (2007) identifies approximately 2,300 acres of protected open space in the Town (11% of the Town). The County’s Plan defines protected open space as any public or private land permanently protected from development, such as forest preserves, dedicated parkland, parkways, nature preserves, and cemeteries. In developed areas, protected open spaces include parks, buffer strips, historic sites, and setbacks on private property.<sup>82</sup>

For this Comprehensive Plan, peter j. smith & company, inc. has assembled an updated protected open space inventory from existing sources. The updated inventory identifies approximately 3,300 acres of protected open space within the Town and Village (15% of the Town). This updated inventory is based primarily on an inventory provided to peter j. smith & company, inc. by Behan Planning & Design. According to Behan, the inventory was most recently updated in February 2008 and represents both conserved land and certain municipally owned land. The municipal properties included in the 2008 inventory are mainly infrastructure (eg. water lines or landfills) that would not be built upon, or serve as quasi-open space (eg. schools and fairgrounds).<sup>83</sup>

Comparing the 2008 inventory to existing open space inventories (a NYS GIS coverage of parcels with conservation easements, the 2007 Ulster County protected open space inventory, and Town and Village parks) peter j. smith & co. added seven parcels, creating an updated inventory of protected open spaces.

Figure 9-4 shows the updated inventory of protected open spaces in the Town of New Paltz. The majority of protected open space is concentrated along the Shawangunk Ridge, including the Mohonk Preserve and water supply/conveyance lands. Another significant massing of open space occurs along

<sup>82</sup> “Ulster County Open Space Plan.” Ulster County Environmental Management Council and the Ulster County Planning Board. December 2007. p.3-5.

<sup>83</sup> Lederer-Barnes, Rick (rlederer@behanplanning.com). “RE: New Paltz Shapefile”. E-mail to Molly Vendura (mwendura@pjscompany.com. 30 June 2009.



the Wallkill River and includes cemeteries, parks, the fairgrounds, and parcels with conservation easements such as the Jewett Family Farm and Huguenot Street Farm.

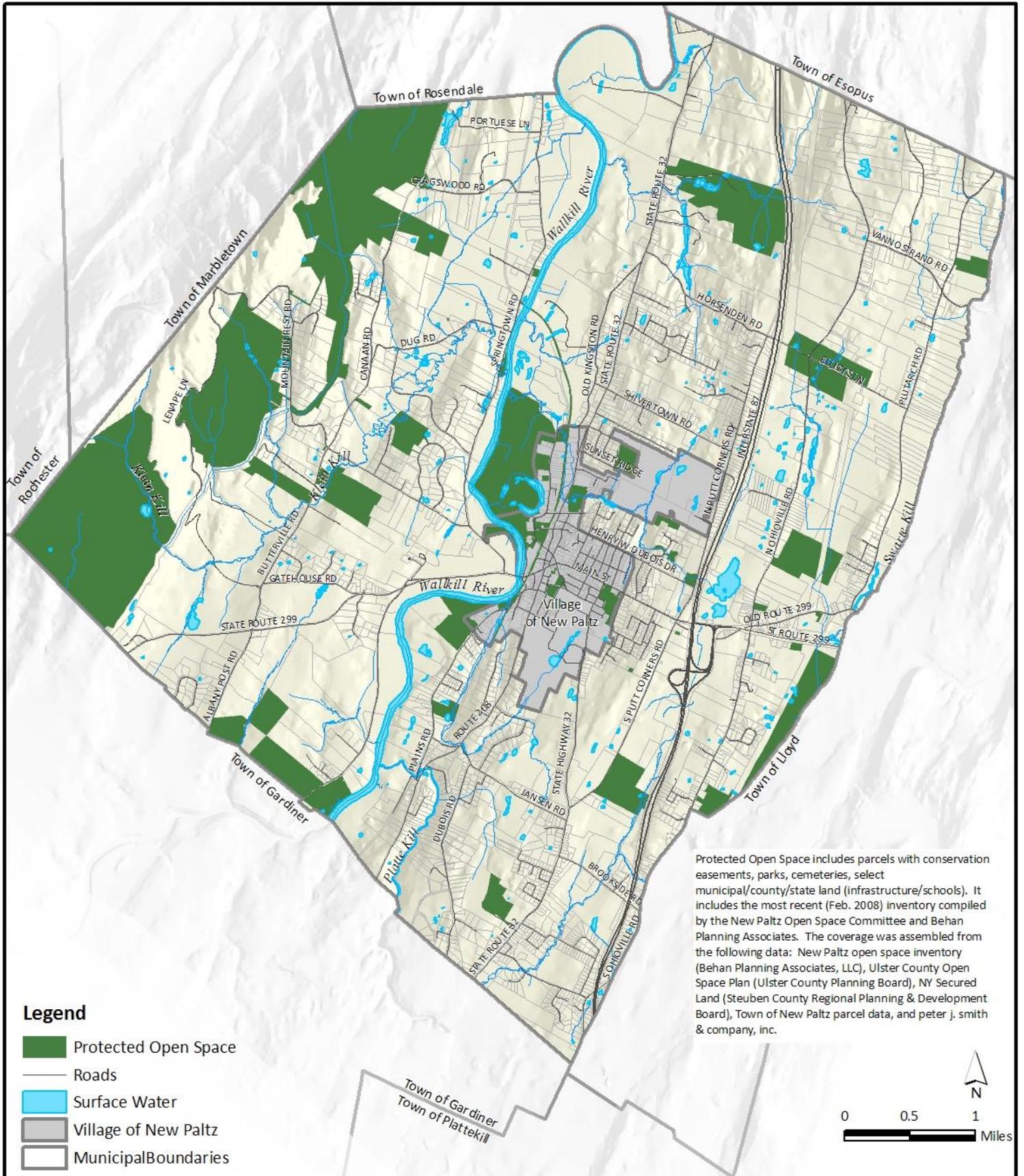


Figure 9-4: Protected Open Space

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### 9.5.2 *Farmland*

There are approximately 2,500 acres of land in agricultural use in the Town. Agricultural land in the region is valued for its contribution to the rural atmosphere and open space. The USDA National Agricultural Statistics Service conducts the Census of Agriculture every five years. The most recent censuses were conducted in 2002 and 2007. The USDA released the 2007 data in February 2009. However, the 2007 data is only broken down as far as the county level. The 2002 data provides information identified by zip code. Within the New Paltz 12561 zip code, the 2002 Census of Agriculture listed 46 farms, 39 of which were identified as having harvested cropland.

As mentioned in the Soils section, above, the USDA Soil Survey identifies soil types that are considered prime farmland or farmland of statewide importance. Identification of prime and important farmland is useful to land use planning; when prime and important farmlands are lost to industrial and urban uses, agriculture becomes relegated to marginal lands which may be more erodible, droughty, less productive, or less easily cultivated. Of the 75 soil types within the Town and Village, 21 types (approximately 3,900 acres or 19% of the Town) are considered prime farmland, as defined by the USDA. Additionally, 17 types (approximately 6,700 acres or 32% of the Town) are considered farmland of statewide importance. Approximately 66% of the agricultural land use in the Town occurs on land considered prime farmland or farmland of statewide importance.

The NYS Department of Agriculture and Markets offers several programs to promote agricultural viability. The Agricultural Districts Program offers incentives and protections to maintain lands in agricultural use. The Program is based on a combination of landowner incentives and protections, all of which are designed to forestall the conversion of farmland to non-agricultural uses. Included in these benefits are preferential real property tax treatment (agricultural assessment and special benefit assessment), and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.<sup>84</sup> There are two agricultural districts in the Town, comprising 79 parcels and including nearly 4,000 acres of land. Figure 9-5, Prime and Important Farmland, shows the relationship between agricultural land use, prime and important soils for agriculture, and agricultural districts.

Another program of the NYS Department of Agriculture and Markets that is important to farmland preservation is the Farmland Preservation Program. This program includes two matching grant programs: one assists county governments in *developing* agricultural and farmland protection plans to maintain the economic viability of the State's agricultural industry and its supporting land base; the other assists local governments in *implementing* their farmland protection plans and has focused on preserving the land base by purchasing the development rights on farms using a legal document called a conservation easement.

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<sup>84</sup> "Agricultural Districts: Farmer Benefits & Protection." New York State Department of Agriculture and Markets. 5 March 2009. < <http://www.agmkt.state.ny.us/AP/agservices/agdistricts.html> >

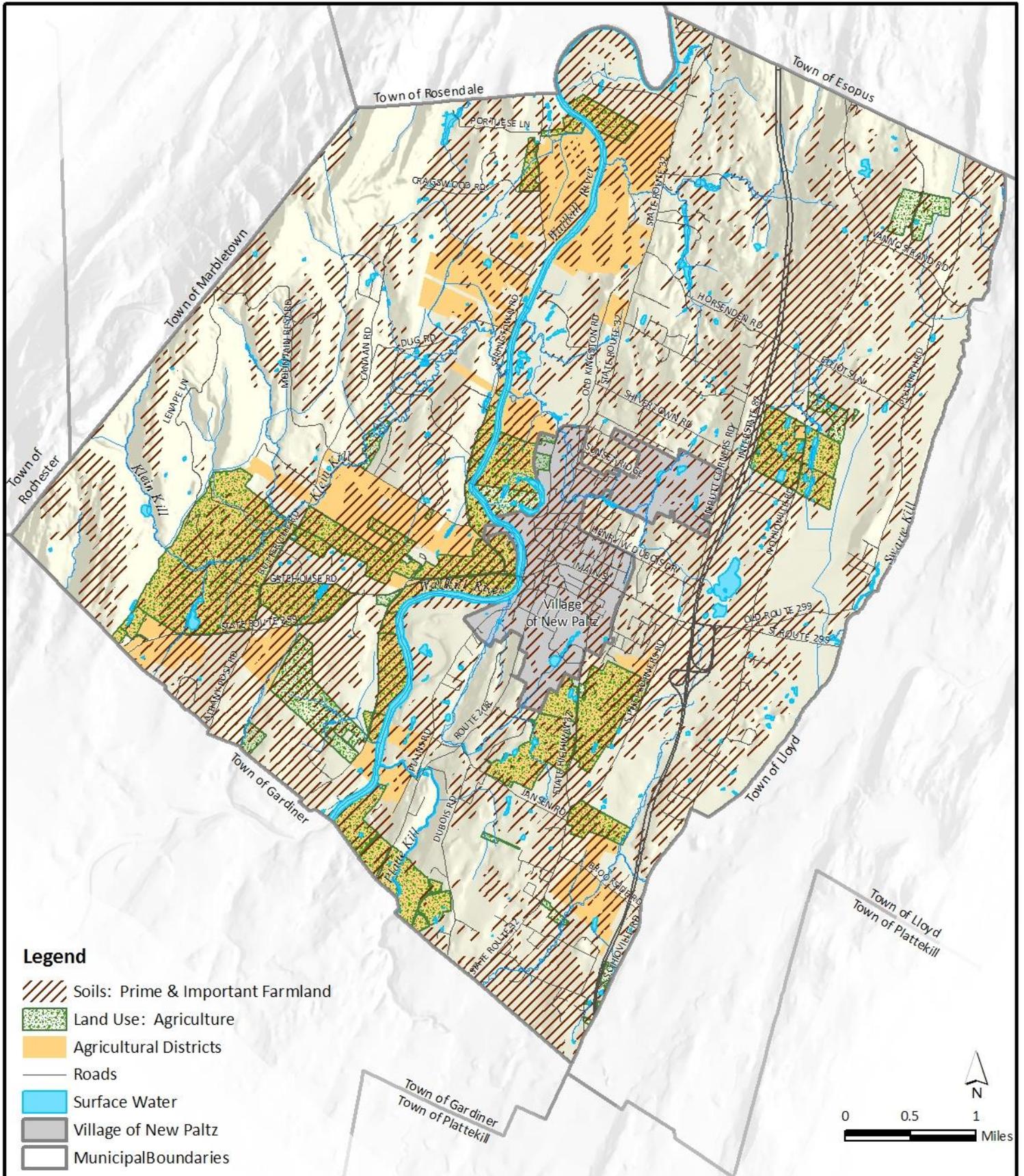


Figure 9-5: Prime & Important Farmland

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Through the Purchase of Development Rights (PDR) grants program, state assistance payments are available to counties or municipalities to cover up to 75% of the total costs for implementation activities to protect viable farmland.<sup>85</sup> The PDR Program purchases development rights from willing farmers, placing agricultural land in conservation easements, which allows farm activities to continue while restricting non-agricultural related development. The Program seeks to ensure the continued economic viability of agriculture. It uses critical mass to keep support services in place and minimize land use conflicts. It provides economic incentives to continue farming by allowing farmers to obtain development value for their property without the development, and it can reduce costs of entry and value for new farmers by creating agricultural and farming availability.<sup>86</sup> Within New Paltz, two farms, the Jewett Family Farm and the Huguenot Street Farm (Khosla Farm) have conservation easements on the land, held by the Walkkill Valley Land Trust, to preserve the land for agricultural production. The Town of New Paltz began the process of developing a Farmland Protection Plan. The planning process, however, is inactive and a plan has not been completed.

The NYS Department of Agriculture and Markets also offers the Agricultural Environmental Management (AEM) program. The primary goal of AEM is to protect and enhance the environment while maintaining the viability of agriculture in New York State. AEM is a voluntary, incentive-based program that helps farmers make common-sense, cost-effective and science-based decisions to help meet business objectives while protecting and conserving the State's natural resources.<sup>87</sup> By participating in AEM, farmers can document their environmental stewardship and contribute to a positive image of agriculture in their communities. If a potential environmental concern is identified through the AEM assessment process, farmers can then take steps to plan for and then implement an appropriate course of action through the AEM approach. The AEM assessment, planning and implementation process helps to target limited local, state and federal technical and financial resources to farms with the greatest potential for impacting the environment.<sup>88</sup> Farmers work with local AEM resource professionals (in this case, Ulster County Soil & Water Conservation District) to develop comprehensive farm plans using a tiered process:

- Tier 1 – Inventory current activities, future plans and potential environmental concerns.
- Tier 2 – Document current land stewardship; assess and prioritize areas of concern.
- Tier 3 – Develop conservation plans addressing concerns and opportunities tailored to farm goals.
- Tier 4 – Implement plans utilizing available financial, educational and technical assistance.
- Tier 5 – Evaluate to ensure the protection of the environment and farm viability.

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<sup>85</sup> "Farmland Protection Program." New York State Department of Agriculture & Markets. 22 June 2009. <<http://www.agmkt.state.ny.us/AP/agsservices/farmprotect.html>>

<sup>86</sup> "Misner Farm." Open Space Institute. 22 June 2009. <[http://www.osiny.org/site/PageServer?pagename=Shawangunks\\_Misner](http://www.osiny.org/site/PageServer?pagename=Shawangunks_Misner)>

<sup>87</sup> "Agricultural Environmental Management." New York State Department of Agriculture and Markets, Soil & Water Conservation Committee. 6 March 2009. <<http://www.agmkt.state.ny.us/SoilWater/aem/index.html>>

<sup>88</sup> "Agricultural Environmental Management: AEM Core Concepts." New York State Department of Agriculture and Markets, Soil & Water Conservation Committee. 6 March 2009. <<http://www.agmkt.state.ny.us/SoilWater/aem/aemcc.html>>



Within the Town of New Paltz, nine farms participate in the AEM program and more have expressed interest. Examples of some of the projects completed through the AEM program include irrigation, erosion and sedimentation control, best management practices, and the use of cover crops.

The “New Paltz Open Space Plan” also addresses agricultural viability. It identifies potential policies/activities that the Town and residents can implement to help farmers keep their lands open. These include: developing a PDR program to supplement existing state and nonprofit PDR grant programs, developing a lease of development rights program, creating an agricultural lands database and an associated “right of first refusal” program, forming a New Paltz Agricultural Committee, creating a Town agricultural land reserve, providing Agricultural / Farm Viability grant application assistance, supporting local agricultural research and development, supporting agritourism, supporting farm products through local consumption, and supporting agriculture through local laws (eg. Comprehensive Plan, zoning and subdivision ordinances).<sup>89</sup>

### 9.5.3 *Wetlands*

Wetlands are considered valuable because they perform valuable ecological functions: they remove nutrients, pollutants and sediments from surface water runoff; recharge water supplies; reduce shore/bank erosion and flood risks; and provide fish and wildlife habitat. In addition, wetlands provide recreational opportunities, aesthetic benefits, sites for research and education, and commercial fishery benefits. Wetlands are one of the most productive habitats for fish and wildlife, including many rare and endangered species. They are also valuable open space, especially in developing areas where they may be the only remaining natural green space.<sup>90</sup> Wetlands include bogs, flood plains, ponds, marshes, riverbanks, rivers, streams, and other areas as defined in the regulations.

Legislation to protect and regulate the use of wetlands exists at the federal, state and local levels of government. NYSDEC regulates freshwater wetlands through the New York State Freshwater Wetlands Act. State jurisdiction typically extends only to wetlands of greater than 12.4 acres, although wetlands smaller than this may be protected if they are considered of unusual biological importance. Around every NYSDEC regulated wetland is an adjacent area of 100 feet that is also protected to provide a buffer for the wetland. Certain activities are exempt from NYSDEC regulation; other activities that could have negative impact on wetlands are regulated, including filling, draining and erecting buildings. To conduct any regulated activity in a protected wetland or its adjacent area, a permit is required. The U.S. Army Corps of Engineers also protects wetlands under Section 404 of the Clean Water Act, irrespective of size.<sup>91</sup>

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<sup>89</sup> Behan Planning Associates, LLC. May 2006. New Paltz Open Space Plan: A Framework for Conservation. 34-35, 41 p.

<sup>90</sup> New York State Department of Environmental Conservation. June 2009. 2009 New York State Open Space Conservation Plan. 18 p.

<sup>91</sup> “Freshwater Wetlands Program.” New York State Department of Environmental Conservation. 22 January 2009. < <http://www.dec.ny.gov/lands/4937.html> >



State agencies such as NYSDEC and the Department of State encourage towns to preserve wetlands and open spaces, including by local regulatory legislation. In the case of wetlands, this responsibility lends itself to local legislation to preserve, protect, and conserve wetlands currently not included under pertinent federal and state regulatory protection.<sup>92</sup> The Town of New Paltz has recently drafted a revised “Wetlands and Watercourse Protection Law of the Town of New Paltz”. The intent of this law is to protect areas that may not be currently regulated under state and federal programs, and to provide locally increased protection to areas that currently are regulated by state and federal programs. Per the draft Town wetlands law, regulated wetlands include wetlands (as defined by state and federal regulations) greater than 1/10 (one tenth) acre, water bodies greater than 1/10 (one tenth) acre, intermittent and perennial watercourses, and quality vernal pools greater than 100 square feet. Each of these areas also has an associated regulated buffer area of generally 50-100 feet, except for the Wallkill River, which has an associated buffer of 200 feet. Regulated areas do not include detention, infiltration and retention basins. Like the NYSDEC wetland regulations, certain activities are exempt from the Town regulation; other activities that could have negative impact on wetlands are regulated, including filling, draining, erecting buildings, installation of septic systems, and more. To conduct any regulated activity in a protected wetland or its adjacent area, a permit may be required. The Town will provide mapping and other resources to assist in the identification of regulated areas once the draft law becomes enacted.

The NYSDEC maintains maps showing the extent of NYSDEC regulated wetlands. There are no regulatory maps identifying wetlands protected by the U.S. Army Corps of Engineers under the Clean Water Act. Wetlands shown on the NYSDEC maps are usually also protected by the Corps, but there are additional wetlands not shown on the NYSDEC maps that are protected by the Corps, but not NYSDEC, because they are smaller than 12.4 acres in size. The National Wetlands Inventory, prepared by the U.S. Fish and Wildlife Service, is a good source of information about where these smaller wetlands occur, but they are not regulatory maps.<sup>93</sup> (The US Fish and Wildlife Service’s Classification of Wetlands and Deepwater Habitats of the United States categorizes wetlands based on their overall wetness and the characteristics of their soils and plants.) The Town contains approximately 3,400 acres (16% of the Town) of wetlands, as identified by NYSDEC and/or the NWI. See Figure 9-5 Wetlands.

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<sup>92</sup> Town of New Paltz, NY. 2009. Code of the Town of New Paltz, NY, Chapter 139: Wetlands and Watercourses (Draft). § 139-2.

<sup>93</sup> “Freshwater Wetlands Program.” New York State Department of Environmental Conservation. 22 January 2009. < <http://www.dec.ny.gov/lands/4937.html> >

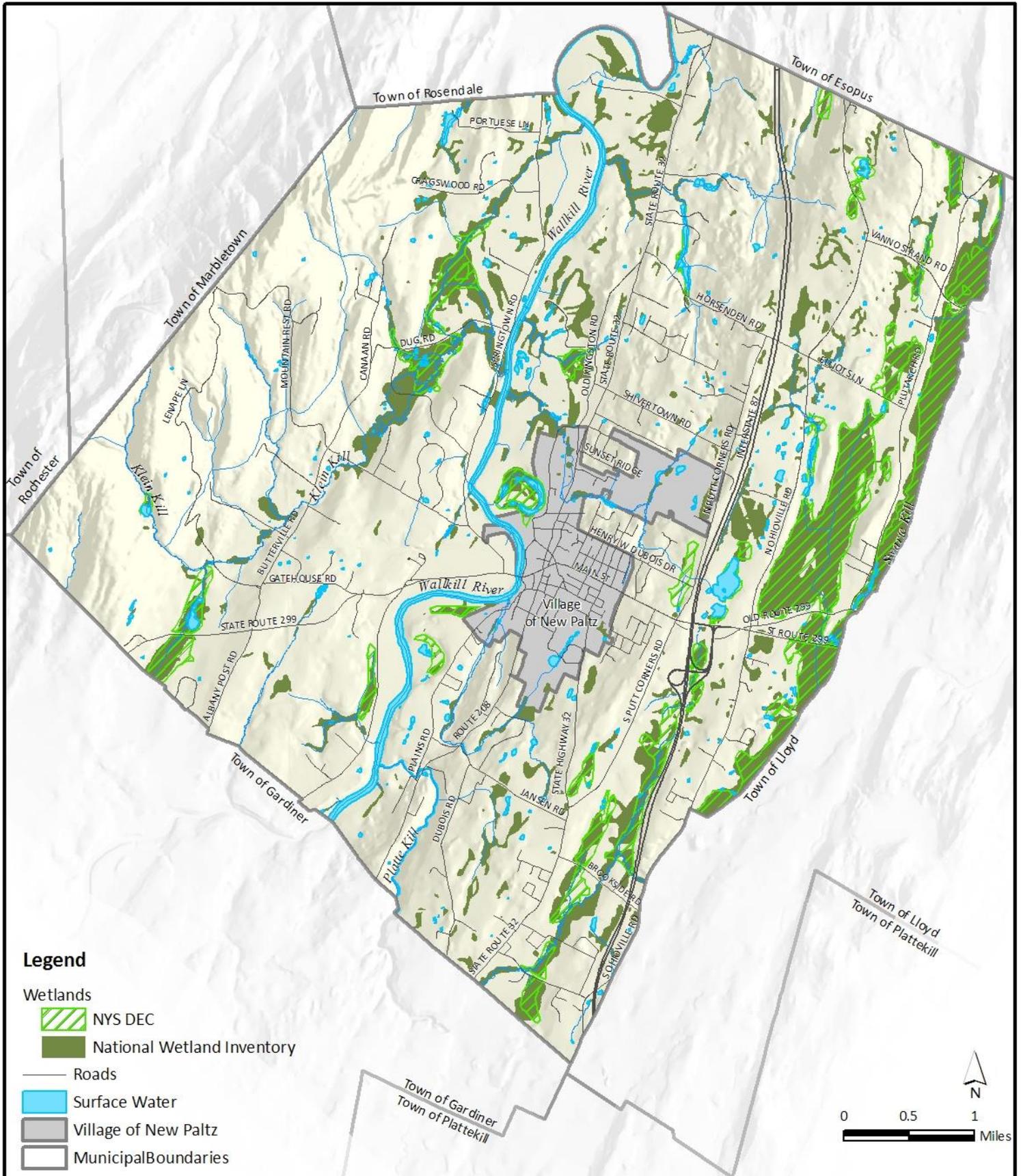


Figure 9-6: Wetlands

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### *Buffer Zones*

Buffer zones, or vegetated areas adjacent to rivers, streams, ponds, wetlands and coastal waters, are important landscape features that help to prevent erosion and control the transport of sediment into the adjacent wetlands and water bodies. Buffer zones are valuable for removing pollutants and excess nutrients from surface water runoff and, in some cases, from the underlying groundwater. They also provide valuable habitat and corridors for wildlife. Residential and commercial development removes considerable areas of vegetation from the landscape, increases impervious areas and interrupts existing wildlife corridors. The cumulative effects of many individual, unvegetated areas can result in increased sedimentation to surface waters, and less removal of pollutants from surface and groundwater. Agricultural activities that occur too closely to streams also destroy riparian buffers. The “2009 NYS Open Space Conservation Plan,” the “Wallkill River Watershed Conservation and Management Plan,” “Ulster County Open Space Plan”, “The New Paltz Open Space Plan” and the draft “Wetlands and Watercourse Protection Law of the Town of New Paltz” and the NYS DEC Hudson River Estuary Program (see the following section “Safeguarding Habitat and Biological Diversity”) all discuss the importance of establishing buffers around wetlands and streams and other fragile habitat types. There are programs in place or being proposed to protect riparian buffers. NYC DEC wetlands regulations and the Town of New Paltz draft wetlands law include buffer areas for regulated areas. While these wetland buffer areas meet the minimum recommended width per the “2009 NYS Open Space Conservation Plan” and may be adequate for the protection of water quality, widths of 300’ or greater are endorsed by the “2009 NYS Open Space Conservation Plan” and NYS DEC Hudson River Estuary Program to protect important habitats. The “2009 NYS Open Space Conservation Plan” states the following with respect to buffer width:

While the ecological value of maintaining buffer zones is well understood and accepted, considerable debate exists over appropriate buffer zone width. Most regulatory buffer widths were designed for maintaining water quality and may not be adequate to protect fish and wildlife. Most of the research concludes that buffers solely designed or maintained to protect water quality are insufficient for protecting most fish and wildlife habitat. The best approach is to integrate goals for protection and restoration with site characteristics such as slope, soil characteristics, vegetation, land use, stream size, and nearby wildlife resources, and analyze buffer width on a site by site basis. One hundred feet should be considered an absolute minimum buffer width for streams regardless of site-specific characteristics. Whenever possible buffers greater than 100 ft, and preferably 300 ft or more, should be used for the protection of stream function, as well as fish and wildlife resources.<sup>94</sup>

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<sup>94</sup>New York State Department of Environmental Conservation. June 2009. 2009 New York State Open Space Conservation Plan. 17 p.



#### 9.5.4 *Unique Habitat and Rare Species*

Loss of habitat, urbanization and the increase of invasive species are just three of the biggest threats to ecosystem health and have led to the decline of many native plants and animals.<sup>95</sup> According to the “2009 NYS Open Space Plan”, protection of habitat through open space planning is a key strategy in securing the future of the Town’s and State’s biological diversity. Connectivity between habitat areas is critical and needs the cooperation of state agencies, municipalities, conservation groups, biologists, and local experts to identify and protect lands critical to habitat connections, providing corridors through valleys, between key areas and along water courses. Such areas of continuous open spaces will be critical as global warming forces some species to move northward or upward to adapt, especially the vulnerable boreal and cold-water species. The “2009 NYS Open Space Conservation Plan” promotes an ecosystem-based management approach to managing human activities and natural resources in a healthy and sustainable manner. The Plan states that to sustain our State’s existing ecological integrity, we will continue to work towards:

1. maintaining viable populations of all native species in their original habitats;
2. representing, within protected areas, all native ecosystem types across their natural range of variation;
3. maintaining evolutionary and ecological processes (i.e. disturbance regimes, hydrological processes, nutrient cycles, etc.);
4. managing over periods of time long enough to maintain the evolutionary potential of species and ecosystems; and
5. accommodating human use and occupancy within these constraints.

As mentioned earlier, the “2009 NYS Open Space Plan” identifies three priority project areas that are at least partially within the Town. These include the Plutarch/Black Creek Wetlands Complex, the Shawangunk Mountain Region, and the Wallkill Valley. The Plan describes the ecological significance of these areas as follows:<sup>96</sup>

Plutarch/Black Creek Wetlands Complex: This project encompasses a very large wetland complex in the Ulster County towns of Esopus, Lloyd and New Paltz, which is important because of its size and variety. It includes the Plutarch Swamp and other nearby wetlands associated with the Swarte Kill and Black Creek drainages as well as associated uplands for buffers, access and management. These wetlands provide habitat for numerous wetland-dependent wildlife species, including critical habitat for the threatened northern cricket frog. The area is important for breeding and migrating waterfowl and river otters. It includes significant and rare ecological communities, including one of the largest dwarf shrub bog occurrences in the Hudson River Valley.

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<sup>95</sup> New York State Department of Environmental Conservation. June 2009. 2009 New York State Open Space Conservation Plan. 10 p.

<sup>96</sup> New York State Department of Environmental Conservation. June 2009. 2009 New York State Open Space Conservation Plan. 74-77 p.



Shawangunk Mountain Region: The centerpiece of the Shawangunk Mountain Region in New York is the Shawangunks themselves, which are home to exemplary natural communities including the globally rare dwarf pine ridge community, over 7,000 acres of pitch pine-oak-heath rocky summit, one of the largest chestnut oak forests (38,000 acres) in New York, extensive northern hardwood forests, and cliff, talus and ice cave communities. Within these communities are over 57 known rare or imperiled plant and animal species. Sam's Point Preserve and Minnewaska State Park Preserve are both designated Important Bird Areas. The Mohonk Preserve is home to over 30 species of rare plants and animals and also protects the headwaters of the Klein Kill. Taken together these elements of biodiversity make the Shawangunks one of the highest priority areas for biodiversity conservation in the northeastern United States. Together, the Northern and Southern Shawangunks also have extremely high watershed protection value as well as high scenic and recreational value. Protection of the Northern Shawangunks in Ulster County is critical to maintaining the input of high quality water to the Rondout and Wallkill Valleys.

Wallkill Valley: The 2007 "Northern Wallkill Biodiversity Plan" (Metropolitan Conservation Alliance/Wildlife Conservation Society) identifies critical biodiversity areas in need of protection. In addition, Counties and local municipalities are beginning to plan for its protection and restoration through a Wallkill River Watershed Planning program. Through these planning processes open space priorities will be identified for future protection measures.

### *Biological Diversity*

There are a number of on-going programs that assess the biodiversity in the New Paltz area, the findings of which echo the priority project areas identified in the "2009 NYS Open Space Plan". These include the Metropolitan Conservation Alliance's (MCA) "Northern Wallkill Biodiversity Plan" project, the Green Assets program of the Shawangunk Ridge Biodiversity Partnership, the Hudson River Estuary Program (NYSDEC), The NY Natural Heritage Program (NYSDEC and The Nature Conservancy), Hudsonia's Biodiversity Assessment Training program, and the Mohonk Preserve's Daniel Smiley Research Center. Important publications that provide more details about New Paltz's significant biodiversity areas and conservation strategies include the "Wildlife and Habitat Conservation Framework: An Approach for Conserving Biodiversity in the Hudson River Estuary Corridor" (Cornell University and NYSDEC Hudson River Estuary Program) and the "Northern Wallkill Biodiversity Plan" (Metropolitan Conservation Alliance and the Wildlife Conservation Society).

Several of these projects have mapped the location of significant ecological areas in New Paltz. The NY Natural Heritage Program (NHP) maintains a statewide database with the status and location of rare species and natural communities.



The NHP and NYSDEC Hudson River Estuary Program have mapped areas where rare plants and animals are known to occur (which also includes adjacent land that may be used by the known rare animal for nesting, feeding, over-wintering, etc. and adjacent land that provides a buffer to maintain the quality of the habitat) and areas with significant ecological communities (which includes adjacent land that supports the natural processes important to maintain the natural community (i.e. buffer areas)); these areas are collectively referred to as Natural Heritage Important Areas. More information on rare plants and animals is provided in the following section, “Species of Conservation Concern”. The significant ecological communities within New Paltz include the floodplain forest along the Walkkill River and, in the Shawangunks, the chestnut-oak forest, hemlock-northern hardwood forest, and vernal pool communities. More information on these significant ecological communities can be found on the NY NHP website at <http://www.acris.nynhp.org/> or [www.nynhp.org](http://www.nynhp.org).

The MCA’s “Northern Walkkill Biodiversity Plan” project (2007) assessed the biodiversity within the Northern Walkkill region, which includes New Paltz, and mapped areas of significant biological diversity. The Plan provides details of the plant and animal species observed in each Biodiversity Area. The Natural Heritage Important Areas data was utilized in the biodiversity analysis done in “Northern Walkkill Biodiversity Plan”. The Plan, and more details on New Paltz’s Biodiversity Areas, can be found on-line on the website for the Cary Institute of Ecological Studies at [http://www.ecostudies.org/mca\\_technical\\_papers.html](http://www.ecostudies.org/mca_technical_papers.html). The Plan recommends a balanced approach to conservation and development within the identified Biodiversity Areas, by focusing development in areas that have already experienced such growth or in areas outside the Biodiversity Areas.

The “Wildlife and Habitat Conservation Framework” takes a more regional look at biodiversity than the NHP and MCA studies. The Town of New Paltz contains parts of two Significant Biodiversity Areas, as identified in the Framework; these include the Esopus/Lloyd Wetlands and Ridges and the Shawangunk Ridge. The entire Framework document as well as descriptions of the Significant Biodiversity Areas can be found on the NYSDEC website at [www.dec.ny.gov/lands/5096.html](http://www.dec.ny.gov/lands/5096.html). Figure 9-7 Areas of Ecological Significance shows the relationship between the Natural Heritage Important Areas, Biodiversity Areas, Significant Biodiversity Areas and protected open space within the Town of New Paltz.

#### *Safeguarding Habitat and Biological Diversity*

It is important for those planning or reviewing future development to be aware of the location of these areas and to ensure that proposed development is sensitive to the natural communities that make these areas significant. The NYSDEC Hudson River Estuary Program in collaboration with Hudsonia, Ltd. has prepared a list of “Conservation Principles for Protecting Biodiversity”. These principles are summarized below (for more information/details, contact Laura Heady at the NYSDEC Hudson River Estuary Program):

- Consider habitat and biodiversity concerns early in the planning process
- Direct human uses toward the least sensitive areas

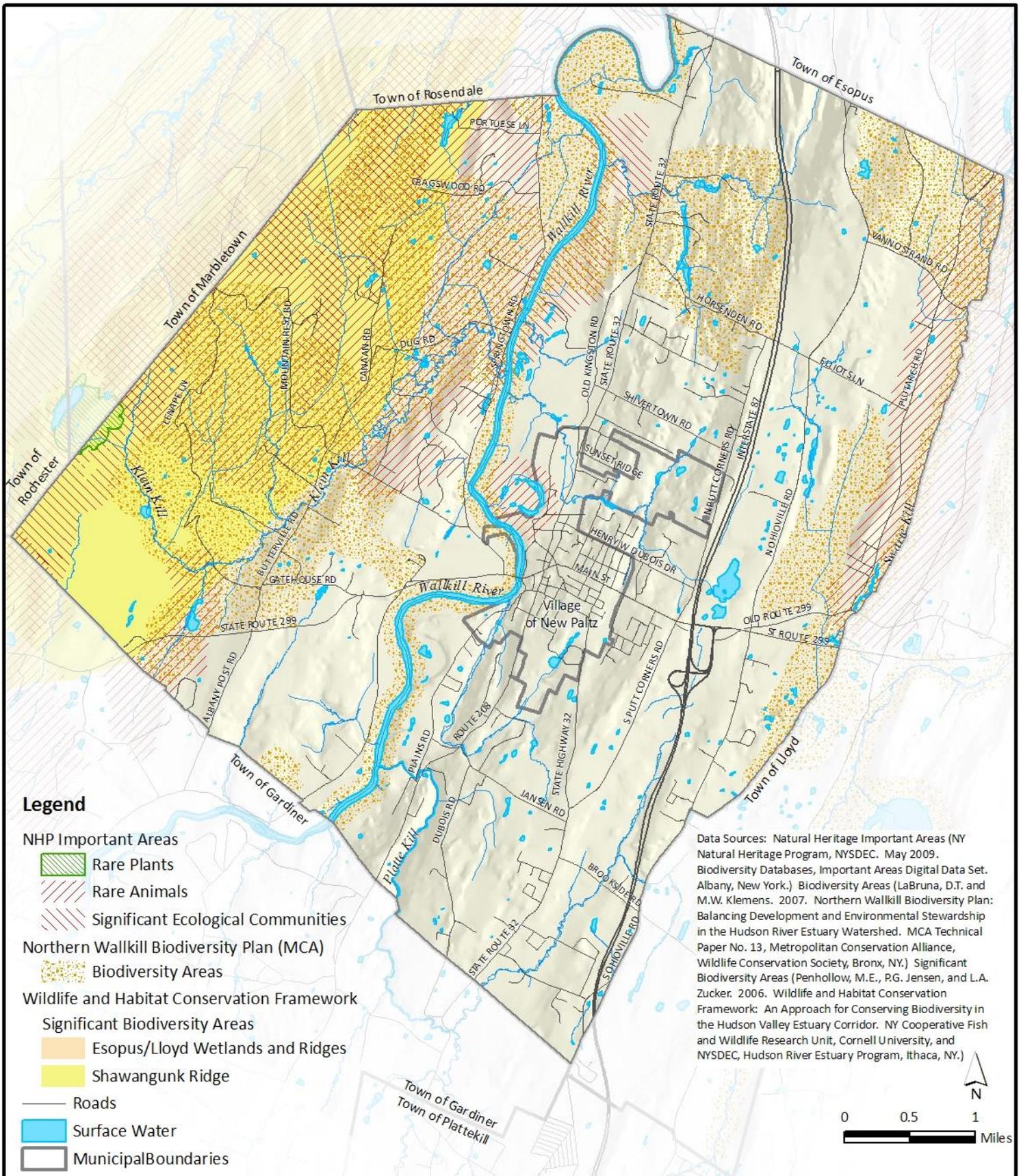


Figure 9-7: Areas of Ecological Significance

August 2009

# The Town of New Paltz Comprehensive Plan

New Paltz, New York



- Protect large, continuous, and unaltered tracts of habitats (including large forests, meadows and shrubland complexes, areas containing a high diversity of habitats, and areas important for conservation of biodiversity including the MCA's Biodiversity Areas and NY NHP Natural Heritage Important Areas)
- Protect continuous habitat in large, circular or broad configurations, which minimizes the edge effects and are better for biodiversity than small or linear patches
- Preserve links between habitats on adjacent properties via broad connections, not narrow corridors
- Create, restore and maintain broad buffer zones of natural vegetation along streams, water bodies, wetlands and sensitive habitats Recommended widths are:
  - perennial streams: at least 100 m (~300 ft) each side
  - wetland habitat: at least 100 m (~300 ft) and preferably 300m (~900 feet)
  - intermittent woodland pools: 225 m (~750 ft)
  - between development and land intended for habitat: at least 100 m (~300 ft) and preferably 300 m (~900 feet) from the edge of development/roads/trails/disturbance
- Prioritize higher-quality habitats for protection
- Restore degraded habitats, but do not consider habitat restoration as a substitute for protecting existing high-quality habitats
- Preserve natural processes such as controlled fires, flooding of floodplains and beaver flooding to maintain diversity of habitats and species dependent on such processes
- Preserve farmland potential
- Protect habitats associated with resources of special economic, public health, or aesthetic importance to the community (aquifers, drinking water sources, active farms, scenic views)
- Encourage development of previously altered land (brownfields, infill development, along existing roads) over unaltered land (greenfields)
- Promote clustered and pedestrian-centered development to maximize extent of unaltered land and reduce vehicle use
- Minimize extent of impervious surfaces and maximize on-site stormwater infiltration
- Minimize areas of disturbance during construction to reduce habitat loss, erosion and proliferation of invasive species<sup>97</sup>

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<sup>97</sup> Heady, Laura. "Conservation Principles for Protecting Biodiversity". New York State Department of Environmental Conservation Hudson River Estuary Program and Hudsonia, Ltd. 2009.



The Town of New Paltz has developed “Habitat Assessment Guidelines of the Town of New Paltz”, April 2006, which evaluates proposed development of a site with respect to many of the Conservation Principles outlined above. The Town requires a Habitat Assessment as part of the State Environmental Quality Review (SEQR) process for proposed subdivisions and site plans and as required under the revised “Wetlands and Watercourse Protection Law of the Town of New Paltz”, once enacted. A Habitat Assessment must identify the various habitat types found on-site and adjacent to the site; evaluate the habitat extent, condition and ecological sensitivity; identify plants and animals commonly associated with a habitat type as well as species actually observed on-site (including but not limited to species of conservation concern); and identify invasive species and insect pests. The purpose of the Habitat Assessment is to evaluate the existing environmental conditions of (and adjacent to) a site and identify any areas or ecological sensitivity, so that probable impacts can be determined and effectively avoided or mitigated. (Note: The “Habitat Assessment Guidelines of the Town of New Paltz” reference data compiled by the Shawangunk Ridge Biodiversity Partnership. These referenced maps are a compilation of the following data, which are discussed and mapped in this Comprehensive Plan: Natural Heritage Important Areas (NHP), Biodiversity Areas (MCA), Significant Biodiversity Areas (Cornell University and NYSDEC Hudson River Estuary Program), protected open space, wetlands, water bodies, and floodplains)

*Species of Conservation Concern*

Species of Conservation Concern include those listed as Endangered or Threatened under the federal Endangered Species Act; Endangered, Threatened, Rare, or of Special Concern under the NYS Environmental Conservation Law; having a rarity ranking of S1 (critically imperiled), S2 (imperiled) or S3 (rare or uncommon) by the NY NHP. The following table summarizes Species of Conservation Concern known to currently occur or having been documented since 1980 within New Paltz:

Common Name	Scientific Name	Federal Listing	NYS Listing	NYS Rank
<b>Animals</b>				
Pied-billed Grebe	Podilymbus podiceps	Threatened	Threatened	S3
Sedge Wren	Cistothorus platensis	-	Threatened	S3
Peregrine Falcon	Falco peregrines	-	Endangered	S3
Timber Rattlesnake	Crotalus horridus	-	Threatened	S3
Cricket Frog (Note: documented just across the New Paltz town line)	Acris crepitans	-	Endangered	S1
Bog Turtle	Clemmys muhlenbergii	Threatened	Endangered	S2
Box Turtle	Terrapene carolina carolina	Endangered	Special Concern	S3
Spotted Salamander	Ambystoma maculatum	-	Special Concern	-
Jefferson Salamander	Ambystoma jeffersonianum	-	Special Concern	-
Indiana Bat	Myotis sodalis	Endangered	Endangered	S1
<b>Plants</b>				
Mountain Spleenwort	Asplenium montanum	-	Threatened	S2S3



Common Name	Scientific Name	Federal Listing	NYS Listing	NYS Rank
Two-ranked Moss	Pseudotaxiphyllum distichaceum	-	-	S2S3
Putty Root	Aplectrum hyemale	-	Endangered	S1
Prairie Wedge Grass	Sphenopholis obtusata var. obtusata	-	Endangered	S1
<b>Significant Ecological Communities</b>				
Chestnut oak forest (Shawangunks)				S4
Hemlock-northern hardwood forest (Shawangunks)				S4
Vernal pool (Shawangunks)				S3S4
Floodplain forest (along Wallkill River)				S2S3

Source: New York Natural Heritage Program, Report on Rare Plants, Rare Animals, and Significant Natural Communities in the Town of New Paltz

**9.5.5 Urban and Community Forestry**

All of the trees within a town, village, or city make up the "community forest." The community forest can include street and yard trees, parks, cemeteries, golf courses, school grounds, and undeveloped green spaces. Urban and community forestry is the management of community forests to establish and maintain healthy trees for air and water quality benefits, energy savings, and environmental health, as well as to enhance the quality of life in urban areas.<sup>98</sup> The "2009 NYS Open Space Conservation Plan" also promotes urban and community forestry as a way to mitigate the effects of global climate change through carbon sequestration and the reduction of heat island effect.

Heat island effect is a term used to describe the effect caused by a concentration of buildings and paved surfaces, which absorb and then radiate the heat of the sun, causing urban temperatures to be higher compared to surrounding rural areas<sup>99</sup>) Through the "2009 NYS Open Space Conservation Plan" the state has pledged to expand State assistance programs for urban and community forestry to increase the tree canopy in New York's communities. The Town of New Paltz does not currently have an urban and community forestry program.

<sup>98</sup> New York State Department of Environmental Conservation. June 2009. 2009 New York State Open Space Conservation Plan. 21 p.

<sup>99</sup> New York State Department of Environmental Conservation. June 2009. 2009 New York State Open Space Conservation Plan. 22 p.



## 9.6 Environment, Agriculture & Open Space Findings

The present condition of environment, agriculture and open space in the Town of New Paltz must be identified and adequately governed with regulations and protective initiatives. Following are findings regarding the various environment, agriculture and open space conditions:

- There is a lack of understanding of the groundwater resources, including aquifer recharge areas. Aquifers should be part of criteria for protecting and acquiring open space.
- Once an onsite wastewater treatment system is installed, regular maintenance is essential to ensure its proper function. New York State does not require routine inspection and maintenance of these systems, however, both the EPA and NYSDEC encourage local municipalities to develop management programs for onsite systems. Development of such management programs is also a recommendation of the Wallkill River Watershed Conservation and Management Plan. The Ulster County Health Department currently does not have any plans to adopt such a plan.
- Recognizing the fact that the New Paltz Golf Course also overlies an aquifer, the EnCB has stated that more needs to be done to ensure that applications of chemicals to the golf course do not pose adverse environmental and public health impacts.
- Recognizing that the identification and quantification of contaminants within groundwater is a first step toward developing ordinances and practices that protect water quality, the EnCB has recommended that the Town consider a well testing program with easy public access to the resulting information.
- The drinking water supply reservoirs within the Town were evaluated in the Ulster County source water assessment. The Town should obtain the source water assessment from the NYSDOH and review its findings to ensure that current practices or future land use decisions within the Town do not adversely affect the source water quality and if planning efforts could help to ensure the quality/protection of the reservoirs.
- The Town is currently developing a Stormwater Ordinance, which is in draft form. The EnCB has recommended that the completion and adoption of this ordinance be expedited.
- The “Wallkill River Watershed Conservation and Management Plan” recommends that the protection of stream banks from erosion with riparian plantings and structural reinforcement is a high priority in Ulster County.
- The Millbrook Preserve initiative is a voluntary cooperative effort to protect 125 acres of land along Tributary 13 of the Wallkill River, running parallel to Henry DuBois Road.
- The “New Paltz Open Space Plan” recommends preservation of the floodplain for habitat, recreation and agriculture.



- The “Ulster County Open Space Plan” and the “Wallkill River Watershed Conservation and Management Plan” both emphasize the need for agriculture within the floodplain to adopt management practices to prevent flood damage and water quality degradation, such as planting/maintaining riparian buffers and the planting of cover crops after harvest.
- The NYS Open Space Conservation Plan identifies three areas as priority project areas for open space preservation: the Northern Shawangunk Ridge in Ulster County, Hudson Valley Farmland, and the Plutarch/Black Creek Wetlands.
- The Ulster County Open Space Plan concludes that there are still significant, vulnerable open spaces that are not permanently protected. Chief among these are water-related resources including stream corridors and water supply areas, such as local reservoirs and groundwater aquifers.
- Farmland has been identified in many plans as an important component of open space that is deserving of protection. The Town of New Paltz began the process of developing a Farmland Protection Plan. The planning process, however, is inactive and a plan has not been completed.
- The “2009 NYS Open Space Conservation Plan”, “Wallkill River Watershed Conservation and Management Plan”, “Ulster County Open Space Plan”, “The New Paltz Open Space Plan”, and the “Conservation Principles for Protecting Biodiversity” (NYSDEC Hudson River Estuary Program and Hudsonia, Ltd.) all discuss the importance of establishing buffers around wetlands and streams and other fragile habitat types.
- NYC DEC wetlands regulations and the Town of New Paltz draft wetlands law include buffer areas for regulated areas. While these wetland buffer areas meet the minimum recommended width per the “2009 NYS Open Space Conservation Plan” and may be adequate for the protection of water quality, widths of 300’ or greater are endorsed by the “2009 NYS Open Space Conservation Plan” and NYS DEC Hudson River Estuary Program to protect important habitat.
- Several projects have assessed the biological diversity of the New Paltz areas and highlighted important areas for conservation of habitat and biological diversity. It is important for those planning or reviewing future development to be aware of the location of these areas and to ensure that proposed development is sensitive to the natural communities that make these areas significant.
- Healthy trees provide air and water quality benefits, energy savings, and environmental health, enhance the quality of life in urban areas, and can help mitigate the effects of global climate change through carbon sequestration and the reduction of heat island effect. Through the “2009 NYS Open Space Conservation Plan” the state has pledged to expand State assistance programs for urban and community forestry to increase the tree canopy in New York’s communities. The Town of New Paltz should consider developing an urban and community forestry program.





Planning  
for a Sustainable Future

## Chapter 10.0

### Transportation Network



# Transportation Network

## 10.1 Overview

A community's transportation network determines how easily people and goods are able to move into, out of and around its boundaries and also helps define its character. The Town of New Paltz transportation system inventory covers a variety of multimodal system elements including streets, sidewalks, bicycle trails, hiking trails, air transportation, rail transportation, water/boat access, and bus transit. By reviewing all available modes of transportation in New Paltz and providing consistency with state, regional and county plans, this inventory complies with the objectives of the federal Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), which authorizes funding for transportation programs, such as highways, transit, freight, safety and research.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the existing transportation network within the Town and relevant neighboring municipalities. Specifically, this section recognizes the following element of *Section 272 a.:*

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

*f. the location and types of transportation facilities.*

Figure 10-1, on the following page, illustrates transportation elements that will be discussed in this chapter.

## 10.2 New Paltz Transportation-Land Use Project

In December 2006, the Town and Village of New Paltz adopted the New Paltz Transportation and Land Use Plan. It evaluated the traffic problems along the NYS Rt. 299, the main corridor for both the Town and the Village in terms of future growth rates and land use patterns, traffic modeling for the various growth scenarios, future transportation improvement scenarios, and combined land use-transportation scenarios. The Plan determined that some of the causes of the congestion were due the fact Route 299 is the only east/west thoroughfare and the presence of SUNY New Paltz College. Additionally, the Town and Village of New Paltz are located directly between New York State Thruway Interchange #18 to the east, and major recreational attractions located to the west, all on NYS route 299. It also studied weekend shopping peaks & recreational congestion peaks unique to New Paltz.





The Plan's objectives were to present and evaluate the various aspects of the transportation problem in New Paltz, and to recommend a range of both short-term and long-term solutions. The planning analysis sought to describe future transportation conditions under a variety of growth and land use pattern assumptions. Both High Growth and Moderate Growth scenarios were evaluated, each of which assumed substantially higher growth rates than New Paltz has historically experienced. The Moderate Growth scenario represented a 78% build-out of New Paltz, and was determined to be the most realistic growth rate for evaluating the performance of future transportation improvements.

The Plan suggested a number of transportation improvements and then modeled each of them. They included a new East-West Connector Road from South Putt Corners Road across Route 32 to Route 208. A variation of this scenario continued across a new bridge over the Wallkill River to Route 299. It also modeled a similar but shorter east-west connection between Route 32 and South Putt Corners Road immediately south of the Route 299 commercial properties. Additionally, the Plan modeled "roundabouts" at two major intersections, a "One-Way Circulation System" along Main Street and a major Main Street expansion project. It also modeled some spot intersection improvements at the Rt. 32/Plattekill, Main/Manheim and Main/Chestnut intersections, i.e., addition/extension of turn lanes, new signalization, signal coordination.

Additionally, the Plan considered current and potential bicycle and pedestrian use in New Paltz. The Plan recognized the unique character of New Paltz residents who already favored higher than average use of pedestrian and bicycle modes of transportation. It provided detailed information on the existing bicycle and pedestrian facilities in New Paltz and recommendations for improving and expanding them. The Bicycle/Pedestrian section of the Plan emphasized such solutions as; completing missing sidewalk segments, more intersections where pedestrians could cross safely, more curb ramps for those with disabilities, and keeping shops & businesses within easy walking or bicycling distance of residences.

The Plan also took into consideration managing special event traffic, another unique aspect of the New Paltz transportation environment. Some of the most acute traffic congestion in New Paltz occurs on weekends and during special events at the Ulster County Fairgrounds just west of the Village. As many as fifteen (15) major & minor events occur each year in New Paltz. The Fairgrounds are on the opposite side of the Village from the NYS Thruway Interchange and almost all event related traffic must cross through the Town and Village on NYS Route 299. During special event weekends, it is common for traffic to backup on NY 299 from downtown through the NYS Thruway tollbooths. During such events, travel times from Ohioville Road to Libertyville Road along Route 299 (a distance of 2.8 miles) are at least 10 minutes longer than the travel times during a typical PM peak hour. This congestion also causes many drivers with knowledge of the local roads to use alternate routes, thus causing secondary impacts on local roads throughout the entire system. In addition, at least three annual events at SUNY New Paltz College generate significant traffic; mid-summer student orientation week, student arrivals in late August and graduation in mid-May.



## 10.3 Roads and Traffic

This section addresses the roadway classifications, existing traffic conditions, and recent traffic improvement projects of New Paltz. The street system within the Town of New Paltz is maintained and improved through a combination of State Thruway Authority, the Ulster County Department of Public Works, the Town of New Paltz Highway Department and the Village of New Paltz Department of Public Works.<sup>100</sup>

### 10.3.1 *Functional Classification*

In New York State, the functional classification system is prepared and maintained by the New York State Department of Transportation. The Federal Highway Administration (FHWA) classifies roadways and highways according to the function or service it provides. There are three major categories of roadways and highways: Local, Collector and Arterial. Within the town of New Paltz, each of these classifications exist:<sup>101</sup>

- Local roads are all roadways not included in a higher-level classification. They provide basic access between residential and commercial properties as well as connections to higher classification roads.
- Collectors are designed for lower speeds and shorter distances. They are typically two-lane roads that collect and distribute traffic to and from the arterial system and connect them with residential neighborhoods.
  - Collectors – Brookside Road, Fairview Avenue, Henry W. Dubois Drive, Mohonk Avenue, North Front St., Innis Avenue, Manheim Boulevard (Route 32), Mountain Rest Road (Route 6), Plattekill Avenue, Prospect Street, South Ohioville Road (Route 22A), Southside Avenue and Springtown Road (Route 7).
- Arterials include interstates, other freeways and expressways, and are designed for higher speed and traffic volumes. These roads serve as connections between municipalities or to the interstate system.
  - Expressway – Interstate-87
  - Principal Arterials – Main Street (Route 299)
  - Minor Arterials – South Chestnut Street (Route 208)

<sup>100</sup> Johnson, Phil. Town of New Paltz Highway Superintendent. February 27, 2009. Personal Interview.

<sup>101</sup> New York State Department of Transportation. 2009. <<https://www.nysdot.gov/divisions/policy-and-strategy/darb/dai-unit/ttss>>



### 10.3.2 **Current Problem Areas**

The Ulster County “2030 Long Range Transportation Plan” identifies Route 299 (Main St.) as one of its top county-wide transportation concerns. The Route 299 corridor is part of a larger East/West transportation corridor consisting primarily of Route 44/55. It extends from the Sullivan County line to the west, to the Dutchess County line, to the east. The Route 299 corridor is the Town and Village’s primary arterial. It serves as the main commercial corridor for both the Town and the Village.

Additionally, Route 299 serves as the entrance/exit for the Interstate-87 interchange east of the Village and connects the interstate and Town to neighboring municipalities to the east and west. The plan identifies traffic congestion, to varying degrees, for the entire length of Route 299 between the eastern border with the Town of Lloyd, west through the Village to the Walkkill River.<sup>102</sup>

The most significant area of congestion is through the Highway Business District along Route 299, between Interstate-87 and the Town of Lloyd border. Here, the roadway experienced a year 2000 volume/capacity ratio of between 0.8 and 1.0 during peak p.m. hours. This indicates that the road is experiencing nearly full capacity (a reading of 1.0 equals full capacity), and is classified as *approaching congestion*. Anticipating present growth rates in population as well as automobile travel, the plan projects that by 2030, this section of Route 299 will have a volume/capacity ratio of greater than 1.0, carrying a level of traffic beyond its capacity. The plan also identifies the section of Route 299 between Interstate-87 and the Walkkill River as having a peak volume/capacity ratio of between 0.8 and 1.0, which is considered to be *approaching* congestion. It is projected that this section of the roadway will maintain at least this level through 2030. These concerns were reiterated by the Highway Superintendent as the top traffic issues facing New Paltz. However, he also expressed that there are no active projects to resolve these issues.<sup>103</sup> Additional, lighter congestion concerns exist along Route 32, South Putt Corners Road. In 2000, the peak volume of this route was approximately half of its capacity, the Ulster County “2030 Long Range Transportation Plan” projects that this area could be approaching capacity and producing congestion by 2030.<sup>104</sup>

### 10.3.3 **Current Transportation Improvement Program Funding**

The Town of New Paltz does not presently have a municipal bond rating. As a result, the Town is not able to borrow large sums of money in order to finance transportation improvement projects. Any significant capital improvement projects are typically funded through general tax revenues, other government levels or private development. A common occurrence of new road construction takes place as a function of private development, in which a developer builds a road for a new subdivision, and once built, the ownership and maintenance responsibilities of the road are handed over to the Town.

<sup>102</sup> Ulster County. “2030 Long Range Transportation Plan.” September 2005. p.31-34.

<sup>103</sup> Johnson, Phil. Town of New Paltz Highway Superintendent. February 27, 2009. Personal Interview.

<sup>104</sup> Ulster County. “2030 Long Range Transportation Plan.” September 2005. p.31-34.



The most recent Transportation Improvement Program (TIP) for 2008-2012, shows money being earmarked for the following projects in New Paltz:<sup>105</sup>

- Pavement improvement projects
  - The following streets are identified for repaving:
    - **County Road 7 & 8/Route 299** – from Wallkill River to Route 44/55 (\$2.8 million)
    - **South Putt Corners Road** – from Route 299 to Route 32 (\$1.27 million)
- Congestion management process
  - Funds were identified for congestion relief for:
    - **Route 299 mobility improvements** in the Town and Village of New Paltz
- Intersection improvements
  - The following intersections have been identified for improvement, in accordance to “The New Paltz Transportation and Land Use Plan” recommendations (\$8.6 million total):
    - **Route 299 and Putt Corners Road**
    - **Route 299 and Ohioville Road**
    - **Route 299, Route 32 and Route 208.**
    - **Route 32 and South Putt Corners Road**
    - **Route 299 and Water Street**
    - **Route 32, Hasbrouck Avenue and Plattekill Avenue**
- Park and ride improvements (COMPLETE)
  - The following project has been completed through TIP
    - **Route 299 Park and Ride Expansion** – expansion of the Route 299 park and ride lot at interchange 18 of Interstate-87 from 80 spaces to 150 spaces.
- Bicycle and pedestrian projects
  - The following have been identified as priority bicycle and pedestrian projects:
    - **Sunset Ridge Sidewalks** – From Route 32 to Willi Road (\$130,000)
    - **Wallkill Valley Rail Trail Extension** – “Bridge of Dreams” project, extension west, across the Wallkill river to Libertyville Road (\$1.3 million)

<sup>105</sup> Ulster County. “FFY 2008-2012 Transportation Improvement Program.” October 1, 2007. p.8-19.



### 10.3.4 Traffic

Traffic counts within the Town of New Paltz are reflective of the noted congestion areas as well as the anticipated Transportation Improvement Projects. As identified by the Ulster County “2030 Long Range Transportation Plan” and the Town of New Paltz Highway Department, Route 299 (Main St.) experiences the highest level of traffic and congestion. Between County Route 17 and Springtown Road, the average daily traffic in 2006 was 7,300 vehicles, between Route 44/55 to Libertyville Road, the average daily traffic was 5,000 vehicles in 2005. Within the Village, between the eastern Village border and Chestnut Street, Route 299 experienced by far the highest level of traffic at 11,600 vehicles per day in 2006. This statistical evidence supports the concerns and recommendations to rectify the congestion along Route 299. Additionally, Route 17 (S. Putt Corners Road) and Route 32 (Chestnut Street) experience relatively high traffic volume for New Paltz, each with more than 7,000 vehicles, daily. The following table displays the most significant traffic routes in the Town and Village of New Paltz:<sup>106</sup>

Table 10-1 Average Annual Daily Traffic (AADT)  
Town and Village of New Paltz

Route # / Street Name	Section	AADT	Year
Route 7 (Springtown Road)	Route 299 to Town Border	4,500	2006
Route 7 (Libertyville Road)	Libertyville Road to New Paltz Village border	2,000	2006
Route 17 (S. Putt Corners Road)	Route 32 to Route 299	7,800	2006
Route 17 (N. Putt Corners Road)	Route 299, north	1,600	2005
Route 22A (N. Ohioville Road)	Route 299 to Tracy Road	2,400	2006
Route 22A (S. Ohioville Road)	New Paltz Town border to Route 299	3,900	2005
Route 32 (Chestnut Street)	Route 44/55 to Route 299	7,200	2007
Route 299 (Main Street)	County Route 17 to Springtown Road	7,300	2006
	Route 44/55 to Libertyville Road	5,000	2005
	New Paltz Village border to Chestnut Street	11,600	2006
Old Route 299	Route 22A to Town Border	1,500	2006

Source: New York State Department of Transportation and peter j. smith & company, inc.

## 10.4 Parking

Parking in the Town and Village of New Paltz is a mix of on-street parking and surface lots. The Village has four municipal surface lots with a combined capacity of 256 spaces. No fee is currently charged for these lots, however mechanisms are currently being installed to begin using electronic meter stations in the lots. Street spaces in the village are subject to meter fees. A 2003 survey found that lots in the Village Central Business District were utilized to capacity.<sup>107</sup>

<sup>106</sup> New York State Department of Transportation. 2009. <<https://www.nysdot.gov/divisions/policy-and-strategy/darb/dai-unit/ttss>>

<sup>107</sup> Town of New Paltz. “The New Paltz Transportation-Land Use Project.” November 2006. p.125.



In engaging public participation on transportation-related issues, a lack of parking capacity was not among the most voiced concerns. A survey of residents indicated that 39.5% agree that additional parking is needed in the town. Less than half of those who agreed, strongly agreed (13.6%).<sup>108</sup>

SUNY New Paltz has 39 individual surface parking lots, with approximately 2,500 parking spaces, 400 of which are for on-campus residents. There is significant concern from the community that parking is constrained within the Village of New Paltz, due to the presence of the student population living off campus or use their cars to travel between the campus and the Village.<sup>109</sup>

Two park and ride lots exist within the Town of New Paltz. The park and ride lot on Route 299, just west of the Interstate 87 interchange, is the most heavily utilized park and ride lot in Ulster County. In December of 2008, the lot was expanded from 80 parking spaces to a new capacity of 150 spaces. This expansion was implemented in response to a 2006 study conducted by the Ulster County Transportation Council which found that prior to the expansion, the lot experienced an average weekday capacity of 104%.<sup>110</sup> A second park and ride lot is located on State Route 32, north of the Village.

### 10.5 Bus-Van-Taxi Service

Public transportation within the Town of New Paltz is provided by Ulster County Area Transit (UCAT). UCAT serves all of Ulster County, as well as limited service to Orange County and connecting service to Dutchess County. Within the Town of New Paltz, UCAT offers two local shuttle services as well as intercity bus service. The central location for UCAT in the Town is the New Paltz Bus Depot at Route 299 and Prospect Street. This is the primary departing location for each the intercity service as well as the local All buses on the UCAT system have bike racks.



New Paltz Bus Depot

shuttle circulator. .  
been equipped with

<sup>108</sup> peter j. smith & company. February, 2009. Public Meeting.

<sup>109</sup> ibid

<sup>110</sup> Town of New Paltz. "The New Paltz Transportation-Land Use Project." November 2006. p.125.



The local UCAT shuttle circulates in Village of New Paltz on the New Paltz Loop as well as on the Highland route to the Kingston Plaza. The New Paltz Loop operates on a set route, connecting SUNY New Paltz with major points throughout the Town and Village. The service stops to pick up and discharge riders at any point along its 30-minute loop route.<sup>111</sup>

The fare for the UCAT shuttle circulator in New Paltz is \$0.50. The service is free for students, faculty and staff of SUNY New Paltz who show valid college identification. Seniors and Medicare recipients can ride for half fare (\$0.25). Similarly, the Highland shuttle runs between the New Paltz Bus Depot and the Kingston Plaza, connecting residents and students to a major retail hub within Ulster County.

UCAT also offers its intercity bus service between the Town of New Paltz and neighboring municipalities or employment and education centers. Departing from the New Paltz Bus Depot, UCAT offers transportation between the Town of New Paltz and SUNY Ulster, Ellenville, Newburgh and Kingston. The fares for these routes are \$0.75 to board the bus in the first zone, and \$0.25 additional for each zone boundary that is crossed during the trip.

In addition to UCAT, the New Paltz Bus Depot hosts other transportation providers. Trailways offers bus service between the Town of New Paltz and Port Authority in New York City. Arrow Bus Lines connects New Paltz and the Amtrak station in Poughkeepsie. Taxi service is offered within the Town of New Paltz through a variety of providers, including New Paltz Taxi, Discount Taxi Company and Glenn Stagecoach Lines, which offers service between the Town and the Newburgh Airport.

## 10.6 Rail Service

Due to its location and proximity in relation to New York City, the Hudson Valley region is well served by passenger rail. Passenger rail exists within the Hudson Valley in two forms; national Amtrak rail service and the Metro-North regional rail system, serving the New York City metropolitan area. The Poughkeepsie train station is the primary hub serving the Town of New Paltz and both railroad systems. The station is located approximately eight miles from the Town of New Paltz.

The Poughkeepsie station provides service to Amtrak's Ethan Allen line from Vermont to New York City (NYC), the Adirondack line from Montreal, Quebec to New York City, the Maple Leaf line from Toronto to New York City and Empire Service line from Albany to New York City. Transfers between these lines take place in Albany, where passengers can also board the Lake Shore Limited to travel east to Boston or west to Chicago.

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<sup>111</sup> SUNY New Paltz. 2009. <<http://www.newpaltz.edu/newpaltzloop/>>



The Metro-North railroad provides regional commuter service between Poughkeepsie and New York City. Poughkeepsie is the northern-most station on the line. Passengers can continue further north towards Albany via connection on Amtrak. The Poughkeepsie station is one of Metro-North's busiest stations, serving approximately 1,800 people on a daily basis. Of these riders, 25% are from Ulster County, utilizing the line for both business and recreational purposes. In September 2008, the Metro-North Railroad announced the start up of a new bus service linking several communities in Ulster County, including New Paltz, to the Poughkeepsie Station. The service, operated by UCAT takes advantage of a free park and ride lot located at Interchange 18 of I-87 at Route 299 in New Paltz. This service runs seven days a week, for a fare of \$1.75 each way, and meets 25 express trains on weekdays and 10 express trains on weekend days to New York City.<sup>112</sup>

## 10.7 Air Service

The Town of New Paltz is serviced by several airports, to varying degrees. Stewart International Airport in Newburgh is the smallest, but closest of the five airports serving New Paltz. Albany International is a larger regional airport hub and the New York City Metropolitan area's three major airports, John F. Kennedy International Airport, LaGuardia Airport and Newark Liberty International Airport, give New Paltz residents access to national and world-wide destination connections.

Approximately 23 miles from the Town of New Paltz, Stewart International is operated by the Port Authority of New York and New Jersey and offers the passenger service of five airlines, including AirTran Airways, Delta Air Lines, jetBlue Airways, Northwest Airlines, and US Airways Express. Direct flights can be taken from Newburgh to Atlanta, Orlando, Fort Lauderdale, Detroit and Philadelphia. DHL, Federal Express and UPS all operate daily out of the airport. This airport is located I-87 and I-84. The Leprechaun Bus Line connects the Metro-North regional rail station in Beacon to the airport with a direct link from Beacon to Grand Central Terminal in Manhattan.<sup>113</sup>

Operated by the Albany County Airport Authority, the Albany International Airport is the major air center for the Capital Region, Tech Valley, Western New England and Northeastern New York, including the Hudson Valley and the Town of New Paltz. With service from 12 major airlines, the airport offers non-stop flights to 19 cities throughout the United States and Canada. The airport is approximately 80 miles from the Town of New Paltz.<sup>114</sup>

LaGuardia, Newark Liberty International and JFK International airports are located approximately 100 miles of the Town of New Paltz. LaGuardia handles flights to United States and Canadian destinations; while Newark Liberty International and JFK International also offer domestic and international service.

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<sup>112</sup> Metropolitan Transportation Authority, Metro-North Railroad. September 19, 2008. Press Release.

<sup>113</sup> Port Authority of New York and New Jersey, Stewart International Airport. 2009. <[http://www.panynj.gov/COMMUTINGTRAVEL/airports/html/swf\\_airlines.html](http://www.panynj.gov/COMMUTINGTRAVEL/airports/html/swf_airlines.html)>

<sup>114</sup> Albany County Airport Authority, Albany International Airport. 2009. <<http://www.albanyairport.com/welcome.php>>



## 10.8 Bicycle and Pedestrian Travel

The Town and Village of New Paltz zoning ordinances provide their respective planning boards with the authority to require sidewalk and pathway construction on all roadways. They may also require that easements be established to preserve potential pedestrian right of ways. There is no present authority, however, given to the Town or Village to require bicycle infrastructure such as off-road pathways.

The most significant bike facility in New Paltz is the Wallkill Valley Rail Trail, a former rail bed that runs parallel to the Wallkill River for 12 miles from Rosendale to Gardiner. 2008-2012 Transportation Improvement Project (TIP) funds have been identified for a one-mile western extension of the rail trail in southern New Paltz across Libertyville Road. Henry DuBois Drive is also identified as a shared roadway for bicycles and automobiles with bike route signs posted but no designated lanes for bicycle travel.

“The New Paltz Transportation- Land Use Project” (2006) identifies two potential bicycle routes. The New York State Department of Transportation has agreed to allow Route 299, Main Street, to be used as a bicycle route, with future plans calling for the establishment of a multi-use trail along the south side of Route 299 to Elting Corners Road, where the path would switch to the north side of the road through to North Putt Corners Road. The trail would extend from there to Henry DuBois Drive, which has a designated shared roadway and connects to the Wallkill Valley Rail Trail. Route 208 is also identified as a future bicycle route, extending south from Route 299 to Gardiner town border. The intent of this route is link New Paltz with neighboring communities. It is recognized in the New Paltz Transportation-Land Use Project that new paved shoulders would have to be added to Route 208 to accommodate it as a bicycle route.

The Village is the location of the majority of New Paltz’s sidewalk network. Route 299, Main Street, serves as the primary sidewalk spine. Several of the connecting residential streets also have sidewalks extended one or more blocks from Route 299. In most cases, these sidewalks extending off of Route 299, do not connect into additional sidewalk infrastructure on cross streets. A concern presented in “The New Paltz Transportation- Land Use Project” was that sidewalks along Route 299 have, in most locations, not been constructed with curb ramps.<sup>115</sup> Limited bicycle and pedestrian amenities exist west of the Wallkill River, inhibiting this type of access to many recreational opportunities.

Formed in 2004 as an adjunct to the New Paltz Transportation and Land Use Study, the New Paltz Bicycle and Pedestrian Committee has been charged with setting priorities for non-motorized transportation in the Town. Among the goals of the committee include the development of a Complete Streets policy for the Town in which every new transportation infrastructure project or improvement must include reasonable provisions for bicycling and walking. The committee functions in an advisory role to the Town, encouraging pedestrian and bicycle-friendly initiatives and monitoring the implementation of recommendations originally drafted in the Transportation and Land Use Study.

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<sup>115</sup> Town of New Paltz. “The New Paltz Transportation-Land Use Project.” November 2006. p.66-72.



## 10.9 Commuting to Work

As described in previous sections, the Town of New Paltz offers a variety of transportation means beyond the automobile. The commute times as well as modes of transportation reflect the variety of transportation opportunities. Additionally, it is evident that travel characteristics are significantly different between the Town and Village, due to the centralization of infrastructure within the Village.

### 10.9.1 *Travel Time to Work*

The Town and Village of New Paltz differ significantly in travel time to work. Less than one quarter (23.8%) of the Town population travels less than 10 minutes to work, while in the Village, nearly one third (30.9%) have a commute time of less than 10 minutes. However, that rate for the Town is still significantly higher than New York State (11.3%). Similarly, as displayed in the table below, for each range of travel time above 30 minutes, the Town of New Paltz experiences a much higher rate of residents that commute for these longer periods of time than the Village. However, in comparison to New York State, as a whole, the Town still experiences a lower frequency of residents that spend more than 45 minutes commuting to work. While the Town residents do not have as short commute times as found in the Village, the typical Town of New Paltz resident does not have as long a commute as the New York State average.

Table 10-2 Travel Time to Work – 2000  
Town of New Paltz

Travel Time	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Did not work at home:	96.6%	97.3%	95.2%	97.0%
Less than 10 minutes	23.8%	30.9%	16.9%	11.3%
10 to 20 minutes	23.5%	22.7%	29.6%	24.8%
20 to 30 minutes	18.0%	18.6%	18.9%	17.7%
30 to 45 minutes	21.1%	17.5%	17.3%	20.1%
45 to 59 minutes	6.1%	4.7%	7.8%	10.1%
60 to 89 minutes	3.0%	2.0%	5.1%	10.7%
90 or more minutes	4.5%	3.6%	4.4%	5.2%
Worked at home	3.4%	2.7%	4.8%	3.0%

Source: US Bureau of the Census and peter j. smith & company, inc.



### 10.9.2 Means of Travel to Work

Similar to the results found for travel time to work, means of travel within the Town and Village reflect the higher concentration and variety of transportation infrastructure within the Village. Outside of the Village, 82.8% of New Paltz residents drive to work, with 74.6% driving alone. This number is lower than that found for Ulster County (92.9%), but in comparison to New York State (67.5%) and the Village of New Paltz (68.8%), a significantly higher portion of Town residents utilize an automobile as their primary form of transportation to work. The higher amount of pedestrian amenities as well as the concentration of places of work in the Village of New Paltz is also reflected as one quarter (25.2%) of residents within the Village walk to work, while 13.2% primarily walk to work in the Town. In comparison to New York State (25.2%) as a whole, the Town of New Paltz (2.5%), along with the Village (3.6%) and all of Ulster County (2.3%), a far lower portion of residents utilize public transportation.

Table 10-3 Means of Transportation to Work – 2000  
Town of New Paltz

Transportation Means	Town of New Paltz (inclusive of the Village)	Village of New Paltz	Ulster County	New York State
Did Not Work at Home	96.6%	97.3%	95.2%	97.0%
Car, truck, or van:	82.8%	68.8%	92.9%	67.5%
Drove alone	74.6%	61.3%	82.0%	58.0%
Carpooled	8.2%	7.5%	10.9%	9.5%
Public transportation:	2.5%	3.6%	2.3%	25.2%
Bicycle	0.3%	0.5%	0.2%	0.3%
Walked	13.2%	25.2%	4.0%	6.4%
Other means	1.2%	2.0%	0.6%	0.5%
Worked at home	3.4%	2.7%	4.8%	3.0%

Source: US Bureau of the Census and peter j. smith & company, inc.

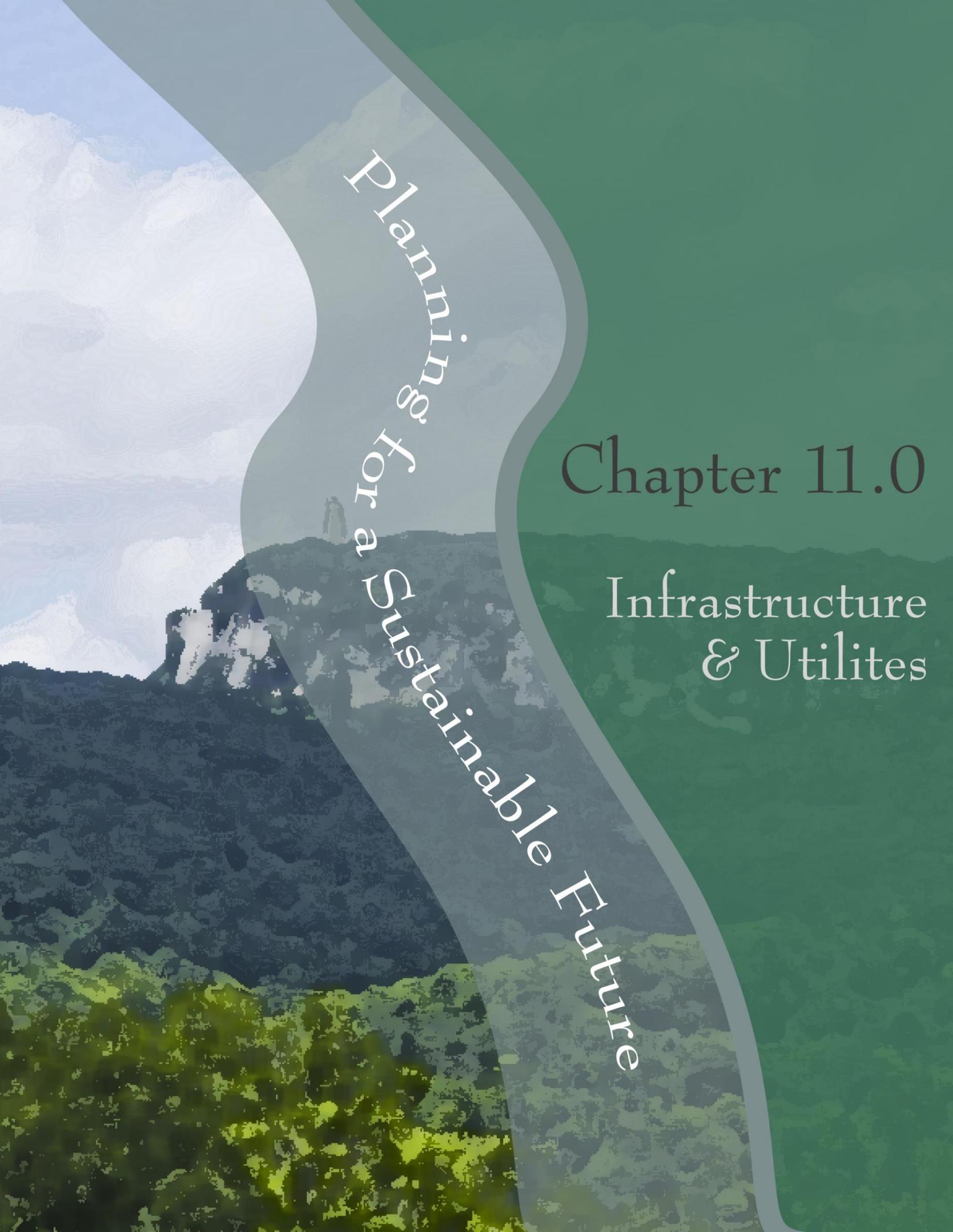
## 10.10 Transportation Network Findings

The transportation and circulation network in the Town of New Paltz must continue to be developed to provide residents, businesses and institutions with the necessary infrastructure in order to maintain and improve access, economic opportunity and a high quality of life. Following are findings on the transportation and circulation network:

- Route 299 experiences a significant level of congestion between the Town of Lloyd border to the east to the Wallkill River, west of the Village of New Paltz.



- The Town of New Paltz Wallkill Valley Rail Trail network offers bicycle, pedestrian and recreational options running north-south upon a former railroad bed. The Wallkill Valley Rail Trail connects with the bicycle and pedestrian friendly Village of New Paltz via Henry DuBois Drive.
- The majority of the New Paltz pedestrian and public transit infrastructure facilities are concentrated within the Village. The sidewalk network is well completed along the Route 299 spine, however it only exists sporadically on side-streets connecting to Route 299.
- The Town of New Paltz does not presently have a Complete Streets policy.
- The Town of New Paltz is served by five commercial airports to varying degrees. Stewart International in Newburgh, NY and Albany International airports offer air service to the Hudson Valley and Capital regions, providing New Paltz direct connections to the continental United States. The three major airports in the New York City Metropolitan area, Newark Liberty International Airport, LaGuardia Airport and JFK International Airport, offer Town of New Paltz residents connections to destinations across North America and overseas at a reasonable commute of less than 2 hours away.
- Rail access is provided for by both national and regional service through the nearby Poughkeepsie train station. This station is serviced by Amtrak, the national US rail provider. The area also is well connected to New York City through the Metro-North railroad, providing commuter rail service, with 25 express trains to New York City on weekdays.
- The New Paltz park and ride lot on Route 299 at interchange 18 of Interstate-87 is the most heavily utilized park and ride lot in Ulster County. In December of 2008, the lot expanded from 80 to 150 parking spaces, due to an average volume use of greater than 100%. A second park and ride is located on Route 32N, in the Village of New Paltz.
- Public transportation in New Paltz is provided through Ulster County Area Transit (UCAT). The Town is serviced through circulator service, connecting SUNY New Paltz to the Village as well as neighboring shopping and employment centers. UCAT recently instituted a new shuttle service, connecting the New Paltz Bus Depot and Route 299 park and ride lot with the Poughkeepsie train station.
- Public meeting respondents did not categorize parking as a high priority in the Town of New Paltz.
- Ulster County's 2008-2012 Transportation Improvement Program (TIP) identifies several projects throughout New Paltz to receive funding including: roadway repaving, recommended intersection improvements, Route 299 congestion relief, sidewalk improvements and the extension of the Wallkill Valley Rail Trail network. One project, the Route 299 park and ride lot expansion, has already been completed.
- Access to recreational opportunities west of the Wallkill River are limited to automobiles due to the lack of pedestrian and bicycle infrastructure in this area.



Planning  
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## Chapter 11.0

Infrastructure  
& Utilities



## Infrastructure & Utilities

The following is a summary of the status of the Town of New Paltz's infrastructure for the drinking water system, sanitary sewer system, stormwater system, natural gas and electric and solid waste disposal. This inventory will serve to identify present and future needs of the system and will be used to identify future public improvement projects.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the existing infrastructure and utility network. Specifically, this section recognizes the following element of *Section 272 a.*:

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

*g. existing and proposed general location of public and private utilities and infrastructure.*

### 11.1 Water

The Village of New Paltz provides water to Town customers in four water districts under an agreement between the Town and Village. The Village owns a water treatment plant located near Mountain Rest Road in the Town of New Paltz that draws water from the New York City's Catskill Water Aqueduct and its own water storage reservoir. Since the water system is connected to the New York City system, it is dependent on the New York City pricing. The Village passes that cost on to its customers along with a markup for treatment and distribution and charges Town water users 150% of the rate paid by Village residents, causing unusually high rates for Town water users. The Village and Town are also subject to supply restriction during droughts. To partially counteract potential restrictions, the Village owns four reservoirs in the vicinity of the plant that contain about one week's back-up flow. This supplemental reservoir system is also used seasonally as a five-day supply but is not dependable during dry periods.

Water from the Aqueduct is treated at the Village's water treatment plant to make it potable. The plant is rated to treat two million gallons per day (mgd). After treatment, water is piped to the Village's distribution system where it enters storage tanks with a capacity, 2.5 million gallons adequate to handle peak flows with an additional surplus. According to the Town of New Paltz Engineer, there have been numerous complaints from Town residents about the quality of the Village-supplied water. The turbidity can be high and breaks in the water lines will cause cloudy water that may take a full day to clear. The amount of water used by Town water district members is approximately 160,000 gallons per day (gpd) – similar to the usage of the SUNY campus.





The Town of New Paltz has begun to explore water supply options other than using the Village-supplied water. This is because the Town finds the terms of the agreement with the Village to be unfavorable partly due to the marked up rates and also due to a stipulation in the agreement requiring that any extension of the water supply lines in the Town must be approved by the Village. In recent years approvals for water service extensions have not been forthcoming. The Town is also reluctant to continue to depend upon the New York City water supply. In this situation, a system shut down for maintenance or repair could leave the Town and Village water users periodically without a water supply.

As of early 2009, there are studies underway to determine the feasibility of the Town owning and operating its own water supply sources. One potential water source is part of the proposed Crossroads development in the Ohioville area where the developer would provide an on-site water supply and dedicate it to the Town of New Paltz which would be responsible for the operation and maintenance of the system. Once the development's daily needs for water have been met, the surplus water will be available for general town usage. According to a study for the development, *"There will be an excess 1,174 gallons per day (gpd) of water based on the system's design capacity; however, once actual usage is established, approximately 29,550 gpd is expected to be available."*<sup>116</sup> Other potential Town-owned well sites are currently being studied. The Town may also be able to develop additional existing wells on the Crossroads property to increase the capacity of water that would be available to Town water users.

### **Distribution System**

The water distribution system in the Town is relatively new having been installed no earlier than the 1970s and does not have any need for major upgrades in the near future. Recent water distribution main leak detection investigations have confirmed the integrity of the existing Town water district distribution mains. As of April 2009, additional water main extensions are being planned in the Town water districts to increase pressure and system reliability as well as provide service to potential future business development in the Town.

### **Services**

As of early 2009, there are 266 water service connections among all the water districts in the Town. Other Town residents rely on individual on-site wells which are regulated by the Ulster County Department of Health. In addition most properties in the Town also have their own individual on-site systems (septic system) to treat wastewater (See Sanitary Sewer System following). The Department of Health's requirements for setbacks between a well and a septic system is a minimum of 100-feet for a homeowner (200 feet if the well is downslope of the septic system) which effectively creates a minimum residential lot size.

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<sup>116</sup> Town of New Paltz, NY. 2008. Crossroads at New Paltz: Draft Environmental Impact Statement.



## 11.2 Sanitary Sewer System

There are approximately 203 sewer accounts in the Town of New Paltz in several small sewer districts that cover less than 10% of the Town. The Town owns and operates one small wastewater treatment collection and wastewater treatment plant (WWTP). The WWTP is an aging sand-filter type facility that is capable of handling about 15,000 gallons per day (gpd). Other sewer connections in the Town drain to the Village of New Paltz's WWTP. The Village WWTP is permitted to discharge 1.5 million gallons per day (mgd) of treated effluent. The average peak flow recorded between January of 2003 and May of 2005 was 1.59 mgd; however, the average daily flow is 900,000 gpd leaving room for increased volume, either from infill development of the wastewater service area or expansion of the service area. The amount of effluent contributed to the Village WWTP by the Town and SUNY is approximately 20% of the total flow each – less than 200,000 gpd.<sup>117</sup> This location often experiences difficulty due to flooding.

The Village of New Paltz wastewater system is currently operating under a NYSDEC Consent Order relating to sanitary sewer overflows during heavy rain events. The overflows occur on Water Street, Henry W. Dubois Drive, Prospect Street and Mulberry Street, due to excessive inflow and infiltration (I&I) into the collection system.

The Ohioville Hamlet area and several businesses along NYS Route 299 east of Ohioville Road are served with public sewer by the Ohioville Sewer District (a.k.a., Town Sewer District #6). There is a development proposed in the Town that, in order to meet the need to treat its own wastewater, would upgrade the Town's aging sand filter wastewater treatment facility to treat up to 120,000 gpd. This proposal is subject to approval, however. An alternative is for the development to treat its own wastewater on-site. There is also a study underway to determine the feasibility of the Town building a new wastewater treatment facility near South Putt Corners Road where sewer districts one and five are located. The advantage of a plant in this location is that the properties already have sewer lines which feed to the Village system. Wastewater would be collected before it enters the Village and be re-routed to the new Town-owned facility. This new facility would also provide sewer service to the light industrial zone along South Putt Corners Road. This benefit would further attract new commercial and light industrial development to the Town and it also has the potential to service the high school on South Putt Corners Road.

### 11.2.1 *Septic Systems*

Individual On-site Systems (IOS's) for treatment of wastewater (usually a septic tank and drainfield) are regulated by the New York State Department of Health, whose regulations are administered locally by the Ulster County Department of Health. These regulations are designed to protect and restore groundwater resources for drinking water purposes and other beneficial uses and to assure protection of public health, welfare and the environment. IOS's can have a direct impact on the integrity of both

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<sup>117</sup> Dave Clouser – Dave Clouser & Associates – personal communication - February 2009



groundwater and surface water sources. Improperly functioning and poorly maintained systems can contribute pollutants to nearby streams and groundwater.

Therefore, proper septic system function and maintenance is of long term importance for the Town of New Paltz. And while the design and installation of septic systems is regulated, in New York State there is no requirement for regular inspections, monitoring or maintenance of these facilities. Instead, it is up to individual property owners to conduct inspections, pump septic tanks and take other steps to ensure that systems are operating properly and that no untreated wastewater is leaving the site.

Of particular concern in the Town of New Paltz are the varied soil conditions that may not properly filter septic tank effluent. Soils that are too porous allow wastewater from septic tanks to percolate quickly with a minimum of filtration. Conversely, soils that drain slowly causing septic tanks to backup and fail. Other problems that affect the suitability of a site for septic tank use include shallow depth to bedrock, seasonally high water tables and steep slopes. Where these problems exist in New Paltz, the Ulster County Department of Health usually requires septic systems to be installed above ground.

While there are numerous problems with IOS's, they do allow development of sites that are remote and to which it is not economically feasible to extend sewer service. Wherever feasible though, the Town should aggressively seek funding for the extension of sewer service to take existing IOS's offline eliminating concerns about water contamination due to poor maintenance or unsuitable soil conditions.

The Ulster County Department of Health's minimum requirements for setbacks between a well and a septic system is 100-feet for a homeowner (200 feet if the well is downslope of the septic system). This effectively creates a minimum residential lot size of about three quarters of an acre. Any attempt at creating smaller lots and higher housing densities in the Town will require a developer to either create a development-wide wastewater treatment system and the associated management organization or to tie into the Town/Village sanitary sewer system. Developments that have more than 49-units are automatically required to have their own water and wastewater system or be tied into municipal systems.

## 11.3 Storm Water

### **Storm Sewer System**

The Town of New Paltz maintains a limited amount of stormwater management systems, piping and structures – mostly within subdivisions. Since the population of the Town is under the threshold established by the federal government and NYSDEC, it is not required to have on-file a town-wide permit (MS4 SPDES) to discharge storm water.

New developments that disturb more than one acre of land must file a notice-of-intent to obtain a SPDES (State Pollutant Discharge Elimination System) permit from the NYSDEC (New York State Department of Environmental Conservation) that regulates the volume of stormwater runoff to assure that post-construction runoff is equal to, or less than, pre-construction runoff. The permit also requires



the use of best management practices to assure that water quality, both during and after construction, is not affected by the development.

During the writing of this report, the Town is developing its own Stormwater Management and Erosion and Sediment Control Law to supplement the State requirements. If adopted, the ordinance will provide a heightened level of water quality protection in certain sensitive areas of the Town. It will also enforce erosion and sediment controls on projects that disturb one acre of land or less, which is below the land disturbance threshold for State controls. A stormwater management checklist, included in the appendix, is provided by the Town to guide developers and participants through the regulatory process of stormwater impact evaluation.

## 11.4 Natural Gas and Electric

Natural gas and electricity in the Town of New Paltz are provided by Central Hudson Gas & Electric. Central Hudson owns and operates the gas lines and electric lines. There is very limited use of utility natural gas in the Town of New Paltz. There is a gas line on Main Street that goes to SUNY New Paltz with a few service connections in the Town. Otherwise, property owners rely on other fuels sources for heat. The website, [www.citydata.com](http://www.citydata.com), provided the following breakdown of home heating fuel use in the Town:

- Fuel oil, kerosene, etc. (54%)
- Electricity (27%)
- Bottled, tank, or low pressure gas (10%)
- Utility gas (7%)
- Wood (2%)

Natural gas (utility gas) is currently a relatively economical fuel for home or businesses heating and its availability would be a benefit to Town residents though it is a utility that is not owned, operated or regulated by the Town. Property owners who would like to have new gas service approach the utility company directly, which then does a cost-benefit analysis of the proposal. If a group of properties in the Town would like to get gas service, the Town can approach the utility on their behalf. Electricity is available via numerous overhead lines to all Town residents who wish to have it.

## 11.5 Solid Waste

In the Town of New Paltz, solid waste removal is done by private companies or carried by individual property owners to the Ulster County Resource Recovery Agency (UCRRA) facility located on Clearwater Road. The site no longer has an operating landfill after it was closed in the mid 1990's due to increased regulatory requirements. Instead, the site has a transfer station where refuse is collected before being shipped to distant landfills. The facility is operated by the UCRRA - a public benefit corporation formed for the purpose of developing, financing, and implementing a County-wide solid waste management



program. The facility is relatively new (1997) and is reportedly handling an amount well below the maximum and will not need to be expanded in the foreseeable future. In addition, UCRRA is required to service all areas in Ulster County.

### 11.5.1 *Recycling*

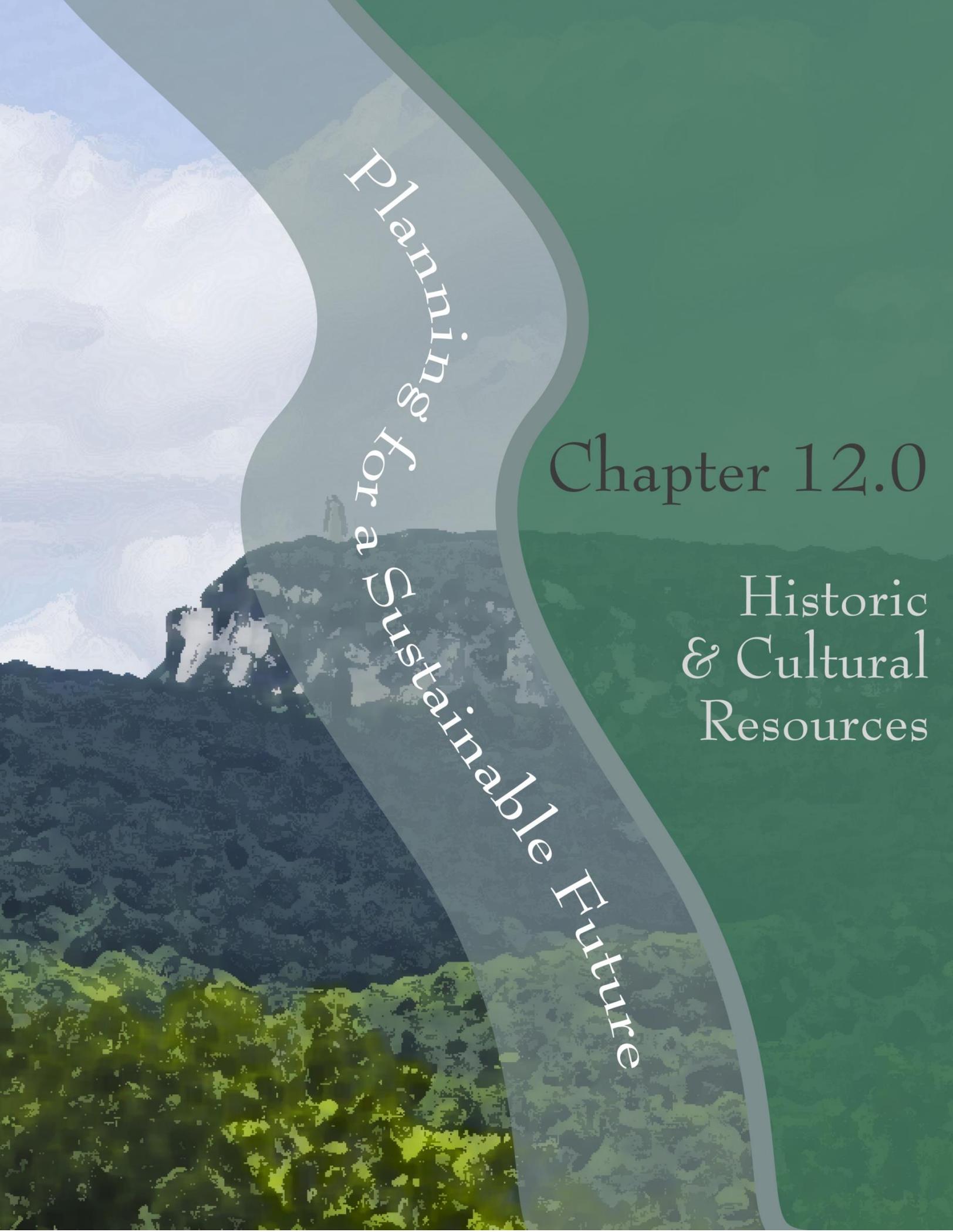
The Town Recycling Center is located on Clearwater Road near the UCRRA transfer station. Individuals bring their recyclables in themselves or hire a private carrier to pick them up. Materials that the recycling center accepts include glass, metal, plastic, cardboard, paper, electronics and compact fluorescent lamps (CFLs) as well as yard waste which is composted and can be reused as mulch or as a soil amendment. Recyclables are hauled to an out of state facility.

## 11.6 Infrastructure and Utilities Findings

Infrastructure in the Town of New Paltz must be designed to provide residents with adequate and economical services that protect the environment. Following are findings on the various utilities:

- Wastewater treatment in the Town is mostly individual on-site systems (septic systems) that rely on the owners to keep them in proper working order to prevent runoff of wastewater.
- The Town should seek to extend the wastewater infrastructure whether it ties into the Village system or it is connected to a new Town-owned wastewater treatment system in order to reduce the potential for contamination of nearby surface and groundwater.
- Extending the Town sewer system would allow greater housing density since the minimum required setback between wells and septic systems of 100 feet effectively creates a minimum practical lot size of about three quarters of an acre. The only way to reduce the lot size below this is to provide sewer (or water) service in order to reduce lot sizes and increase housing density.
- Drinking water is mostly obtained by Town residents from on-site wells.
- Those that have water supplied by the Town inherit the water rates set by the Village of New Paltz which marks up the cost of water set by New York City since its Catskill Aqueduct supplies water to the Village.
- In order to obtain more economical water rates for its residents, the Town should negotiate a new agreement with the Village and/or continue efforts to develop its own water supply.





Planning  
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## Chapter 12.0

### Historic & Cultural Resources



# Historic & Cultural Resources

## 12.1 Overview

The following is a summary of the existing historic and cultural resources in the Town of New Paltz, including national, state and local historic resources, historic recognitions, historic corridors, theaters, galleries, museums, studios, etc. This inventory will serve to help protect the heritage assets as development occurs. Highlighting the historic and cultural resources will help to strengthen the unique identity of the Town of New Paltz.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the existing historic and cultural resources. Specifically, this section recognizes the following element of *Section 272 a.*:

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

*d. consideration of agricultural uses, historic and cultural resources, coastal and natural resources and sensitive environmental areas.*

*i. the present and future general location of educational and cultural facilities, historic sites, health facilities and facilities for emergency services.*

## 12.2 Historic Resources

New Paltz originated from a land patent granted in 1677 to a group of 12 Huguenot men and their families. These early settlers were refugees from what is today northern France and southern Belgium.<sup>118</sup> The Huguenot families of the New Paltz Patent have remained linked to the land and community for more than three centuries. In fact, the early development patterns and concentration of stone houses from the original 17<sup>th</sup> century village are still present in New Paltz. With the relocation of the village center in the 19<sup>th</sup> century to its present location, the old village was no longer the focus of the community and in affect protected the original village from development pressures through benign neglect.<sup>119</sup>

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<sup>118</sup> Historic Huguenot Street. The Story of Huguenot Street.

[http://www.huguenotstreet.org/about\\_us/about\\_huguenot\\_street.php](http://www.huguenotstreet.org/about_us/about_huguenot_street.php) 4/20/2009.

<sup>119</sup> Town of New Paltz Reconnaissance-Level Historic Resource Survey. Larson Fisher Associates. 2004. IV-70 – IV-71.

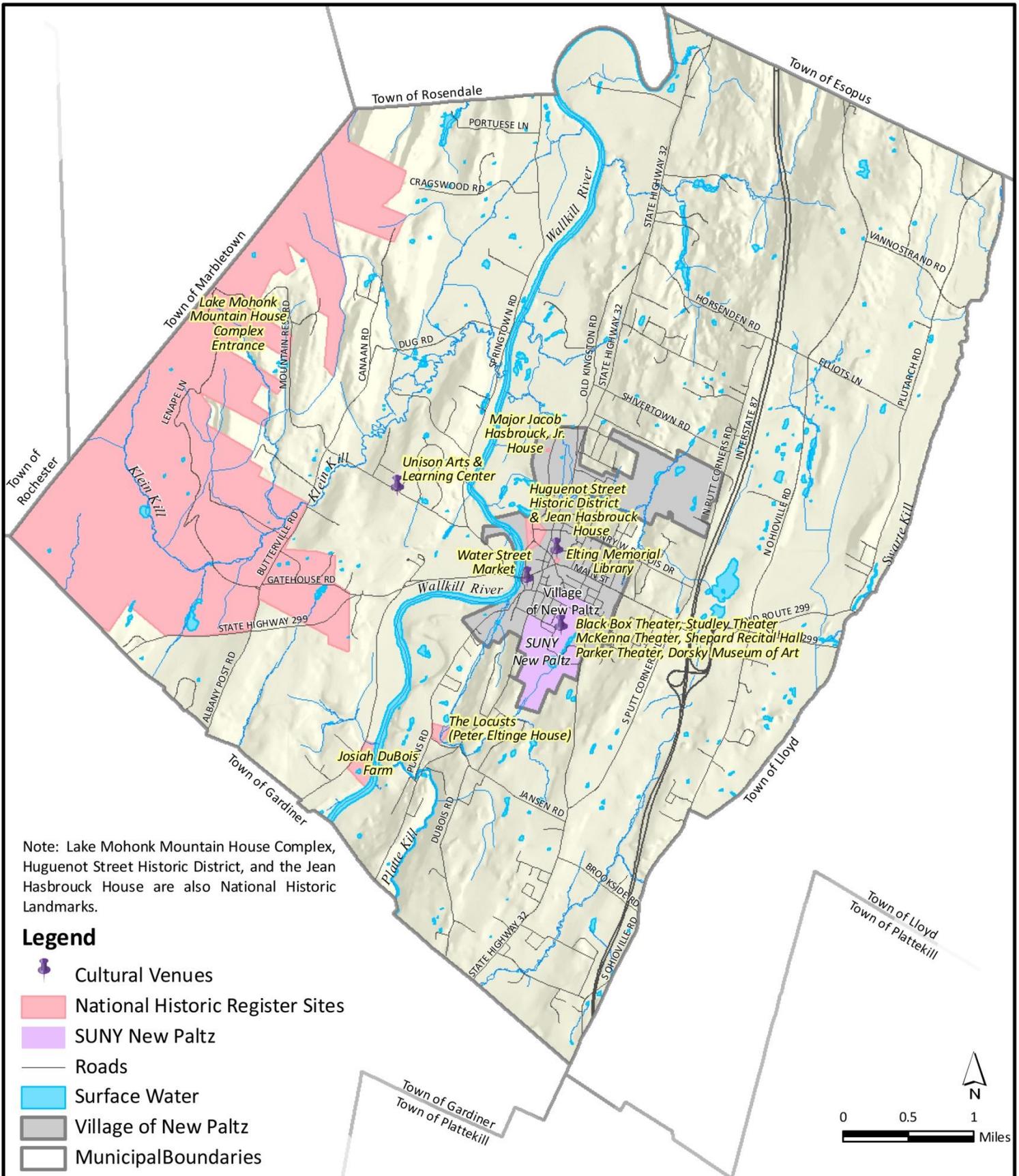


Figure X.x: Historic & Cultural Resources

March 12, 2009

**The Town of New Paltz Comprehensive Plan**  
New Paltz, New York



Other influences in the development of New Paltz include the establishment of the New Paltz Academy in 1833.<sup>120</sup> The school was reconstructed after a fire in 1885 when it became a state Normal School.<sup>121</sup> In 1942 the school was renamed the State Teachers College at New Paltz and in 1948 it joined the State University of New York.<sup>122</sup> A rural tourism industry grew in New Paltz with the development of Mohonk Mountain House in 1870 as well as various boarding houses and rental cottages. The academic and tourist markets brought year-round influxes of population to New Paltz. Transportation developments such as the Wallkill Valley Railroad in 1870 and the establishment of the New York State Thruway in the early 1950's opened the community to a wider market, creating a more regional economy in New Paltz.<sup>123</sup> These key developments in New Paltz have helped to create the community that exists today. Evidence of this development is demonstrated by the community's wealth of historic resources, many of which are of exceptional historic significance to the region, the state or the nation.

### 12.2.1 *National Historic Landmarks*

There are three resources in New Paltz that have such historic significance that they are designated as National Historic Landmarks. A National Historic Landmark is designated by the Secretary of the Interior for its exceptional value or quality in illustrating or interpreting the heritage of the United States. The Jean Hasbrouck House, the Huguenot Street Historic District and the Mohonk Mountain House are designated as National Historic Landmarks. Descriptions of these Landmarks are provided below.

#### **Jean Hasbrouck House**

Located in the Village of New Paltz, the Jean Hasbrouck House was designated as a National Historic Landmark in 1967. The House is historically significant as the country's best example of a 17<sup>th</sup> century Flemish Colonial house. This stone house was constructed in 1694 as a one-room structure but was expanded in 1712 to serve as a home and store.<sup>124</sup> The house currently functions as a historic museum open to the public.

#### **Huguenot Street Historic District**

The Huguenot Historic District is located in the Village and the Town. This historic district is reflective of New Paltz's 17<sup>th</sup> and 18<sup>th</sup> century Huguenot heritage. The district includes five stone houses along Huguenot Street: Jean Hasbrouck House (1712), DuBois Fort (1705), Bevier-Elting House (1694, 1724), Abraham Hasbrouck House (1692, additions before 1712) and Hugo Freer House (pre-1709 – possibly 1694 – with two later additions).<sup>125</sup>

<sup>120</sup> Town of New Paltz Reconnaissance-Level Historic Resource Survey. Larson Fisher Associates. 2004. IV-66.

<sup>121</sup> Town of New Paltz Reconnaissance-Level Historic Resource Survey. Larson Fisher Associates. 2004. IV-86.

<sup>122</sup> Town of New Paltz Reconnaissance-Level Historic Resource Survey. Larson Fisher Associates. 2004. IV-161.

<sup>123</sup> Town of New Paltz. Town History.

[http://www.townofnewpaltz.org/index.php?option=com\\_content&task=blogcategory&id=19&Itemid=39](http://www.townofnewpaltz.org/index.php?option=com_content&task=blogcategory&id=19&Itemid=39)

<sup>124</sup> National Historic Landmarks Program. Hasbrouck, Jean, House.

<http://tps.cr.nps.gov/nhl/detail.cfm?ResourceId=746&ResourceType=Building>

<sup>125</sup> United State Department of the Interior, National Park Service. National Register of Historic Places – Nomination Form. Huguenot Street Historic District National Historic Landmark.



### Mohonk Mountain House

The Mohonk Mountain House sits on a large property including its entrance in the western portion of the New Paltz with the rest of the property extending into the adjacent towns. The Mountain House was opened in 1869 by the Smiley brothers as a small resort for family and friends. Over the years, the small resort continued to expand to an expansive hotel winding across a cliff over Lake Mohonk set amidst thousands of acres of preserved land in the Shawangunk Mountain Range. The significance of this historic hotel is in the tradition of conservation and legacy as a location for various humanitarian conferences. Still owned by the Smiley family, the hotel has been recognized not only as a National Historic Landmark, but also by the Historic Hotels of America and the United Nations Environment Programme recognizing the owners, the Smiley family, for their leadership and commitment to the environment.<sup>126</sup>

#### 12.2.2 National, State and Local Historic Registers

Seven properties in New Paltz are listed on the National Register of Historic Places. The National Register of Historic Places lists properties that are significant to our nation because of their documented importance to our history, architectural history, engineering or cultural heritage. States also provide a listing of properties deemed significant to the community, state or nation. The State Register of Historic Places may or may not include properties that meet the criteria for the National Register.

The historic properties on the National and State Register include the three National Landmarks and four additional properties: Josiah DuBois Farm, significant as a example of Federal period farm associated with the Huguenot community; Elting Memorial Library, significant as an example of early vernacular domestic architecture; Maj. Jacob Hasbrouck, Jr. House, significant for its architectural representation of the Huguenot community and its association with Maj. Hasbrouck; and the Locusts, significant for Federal era residential architecture.<sup>127</sup> Also of note is Huguenot Street, which is listed as a historic district. Historic districts possess a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development.

Municipalities also create local registers to identify properties that reflect significant elements of their history. Currently there is no local historic register for the Town of New Paltz.

Table 12-1 Historic Properties Listed on the National and State Registers  
Town of New Paltz

Resource Name	Address	National	State
DuBois, Josiah, Farm	Libertyville Road	X	X
Elting Memorial Library	93 Main St.	X	X

<sup>126</sup> United State Department of the Interior, National Park Service. National Register of Historic Places – Nomination Form. Lake Mohonk Mountain House Complex and [http://www.mohonk.com/pdfs/06-Green\\_Story\\_Enhanced\\_09.pdf](http://www.mohonk.com/pdfs/06-Green_Story_Enhanced_09.pdf).

<sup>127</sup> United State Department of the Interior, National Park Service. National Register of Historic Places.



Resource Name	Address	National	State
Hasbrouck, Jean, House	Huguenot and N. Front Sts.	X	X
Hasbrouck, Maj. Jacob, Jr. House	193 Huguenot St.	X	X
Huguenot Street Historic District	Huguenot St.	X	X
Mohonk Mountain House Complex	NW of New Paltz, between Walkkill Valley on the east and Roundout Valley on the west	X	X
The Locusts	160 Plains Rd.	X	X

Source: New York State Office of Historic Preservation and peter j. smith & company, inc.

**12.2.3 New York State Scenic Byway: Shawangunk Mountains Scenic Byway**

A designated New York State Scenic Byway, the Shawangunk Mountains Scenic Byway highlights the natural and cultural heritage of its 82-mile route through the Shawangunk Mountains and across the Town of New Paltz. The byway loop connects the valley to the northern Shawangunk Mountains. The scenic byway is important as a historic resource because it emphasizes the importance of the region’s heritage and so encourages historic preservation. Part of the vision included in the Shawangunk Mountains Scenic Byway Corridor Management Plan is to “have an organized program for the interpretation and presentation of the vast historic resources we have throughout the region.”<sup>128</sup> The scenic byway can serve as a means to educate residents and visitors about the history of the region.

**12.2.4 Historic Preservation Efforts/Programs**

Historic preservation is critical to maintaining the heritage and sense of place of communities. Historic preservation in New Paltz is of particular importance, with its wealth of sites of national, state and local historic significance and extraordinary glimpse of village life in early settlements. As such, the Town and local organizations have taken special measures to ensure the resources that tell the history of New Paltz are maintained. The following describes some of the preservation efforts in New Paltz:

**Town of New Paltz Reconnaissance-Level Historic Resource Survey**

The Town conducted an analysis of the historic resources identified to have been built in 1965 or earlier. The survey effort resulted in a database of 1,116 properties and specific recommendations for local designations as well as the registration of selected historic resources on the State and National Registers. The survey, completed in 2004, also associated buildings with periods and themes determined to have historic and/or architectural significance. These periods include:

<sup>128</sup> Shawangunk Mountains Scenic Byway. Corridor Management Plan. October 2005. 15.



- *The Patent Period (1677-1783)* – Celebrated as an extraordinary example of early village settlement, the Patent Period reflects the early history of the original 12 Huguenot patentees. Village dwellings were typically constructed in a Dutch manner. These influences persisted as the village developed and dwelling styles evolved as a Dutch-American local vernacular. As the settlement expanded, the stone house became a standard building type. While wood framed houses and log houses were also part of the early landscape in this period, none of these less prominent types of dwellings remain. Early village farms cultivated wheat for market.
- *The Town Period (1783-1850)* – During the Town Period New Paltz expanded outward, beyond the original village developed by the patentees and began to reflect typical regional trends. The venerated stone architecture of the Patent Period began to fall out of fashion and other construction materials such as brick came into style. Typical architectural styles in this period included the Federal and Greek Revival styles. Dairy farming became popular during this period.
- *The Village Period (1850-1900)* – This period saw a major shift in the structure of New Paltz with reorientation of the population center from the Wallkill River to the Hudson River, linking the new village to the larger region. The architectural styles in this period were a blend of popular styles including Italianate, Gothic Revival and English or Queen Anne. It was during this period that New Paltz grew as a tourist destination with the development of Mohonk Mountain House. Farming in the Town remained characteristic of the landscape during this period and traditional wheat farming and dairy farming continued. An additional market for farming grew in this period as the Town produced fruit, particularly apples for distribution in New York City.
- *The College Period (1900-1960)* – In the early 2<sup>0th</sup> century tourists, students and faculty brought sophisticated styles and fashions to New Paltz. By the 1920s new national architectural styles became popular in New Paltz house construction brought a variety of different house types such as the Craftsman, the Tudor Revival, the Colonial Revival and the Dutch Colonial Revival. After World War II, housing types changed dramatically as they conformed to new national standards with styles such as Ranch and Cape Code becoming common. The automotive era during this Period also made an impact on New Paltz, for it was in 1954 that New Paltz was connected to the larger automotive regional transportation network with the construction of the New York State Thruway its New Paltz exit. By the late 2<sup>0th</sup> century farming in New Paltz had diminished. While some fruit farms remained, after the Second World War residential development pressures had encroached on to the historic farmland.<sup>129</sup>

More detailed information regarding these four Periods in New Paltz’s history can be found in the Historic Resource Survey.

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<sup>129</sup> Town of New Paltz Reconnaissance-Level Historic Resource Survey. Larson Fisher Associates. 2004.



Recommended actions of the Survey are as follows: explore the potential for designating rural historic districts, designate local historic districts in three hamlets, evaluate hamlet districts for eligibility for State and National Registers, create and maintain a list of properties individually eligible for local and State National Register designation and develop an appreciation for post World War II architecture in the town.

### ***New Paltz Historic Inventory of Open Space Areas***

Based on recommendations of the Reconnaissance-Level Historic Resource Survey, an Historic Open Space inventory was completed in 2007. The result of this inventory was the identification of preservation needs for existing rural lands, which is becoming a rarity in this once rural, agricultural community. The inventory addressed seven different areas of farmland in New Paltz and made recommendations for farmland preservation. The seven areas included:

- Huguenot Street Area – the last intact rural landscape directly associated with the village
- Millbrook Area – includes three mill sites along the creek
- Middletown Area – a large area on the east side of Walkkill north of the village
- Bonticoe Area –the northernmost part of the New Paltz Patent, and most fertile patent lands. Some of the oldest farms and stone houses in New Paltz are located in the Bonticoe Area.
- North Ohioville Road Area – upland area in the northeast corner of the town characterized by apple orchards.
- Butterville Road Area – area along Butterville Road between Mountain Rest Road and Route 299 West. The area is characterized by a rural landscape at the eastern base of the Shawangunk Mountains.
- Walkkill South End Area – are in the southern end of the town along the east side of the Walkkill. Area is associated with the DuBois family.<sup>130</sup>

The inventory of these spaces found that, excluding the Millbrook Area and the Middletown Area, these rural landscapes are eligible for local and national designation as historic districts. Recommendations from the report include creating a joint program with the Preservation Commission and the Open Space Commission to protect the identified resources, working with land owners to potentially establish conservation easements, endorsing preservation efforts for these rural areas, working with neighboring towns to create historic and conservation districts, providing public education resources for the rural landscapes of New Paltz and establishing local preservation measures.

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<sup>130</sup> New Paltz Historic Inventory of Open Space Areas. Larson Fisher Associates. 2007.



### ***National Register Nomination for the Ohioville Historic District***

Following a recommendation of the Reconnaissance- Level Historic Resource Survey, a National Register Nomination for the Ohioville Historic District was prepared for this small hamlet district located at the intersection of Old Route 299. The nomination describes the district as “historically and architecturally significant as an distinctive example of a 19<sup>th</sup>-century rural crossroads hamlet containing rare commercial and domestic buildings in a setting that reflects the changing character of the community as a main road evolved to a turnpike and, later, a state highway.”<sup>131</sup> The period of significance for the district is between 1780 and 1957. There were 41 buildings listed as contributing to the district.

### ***Historical Huguenot Street***

Originating from the Huguenot Patriotic, Historical and Monumental Society formed in 1894 by descendants of the 12 original New Paltz Patentees (Huguenot refugees from what is today northern France and southern Belgium) the society maintains the heritage of the town by collecting, preserving and sharing the personal, cultural and ethnic stories of Historic Huguenot Street. The society’s original purchase was the Jean Hasbrouck House, for the purpose of housing ancestral relics and displays of colonial life. It wasn’t until the 1950s that the society began to support a vision of a street of stone houses preserved in their original village setting. Historic holdings have since grown to 49 properties including museum houses, outbuildings and staff housing.

Incorporated as the Huguenot Historical Society of New Paltz, Inc., the society has more than 2,000 members and in 2008 more than 18,000 people visited the Historic Huguenot Street and Locust Lawn, which includes the Federal-style mansion of Josiah Hasbrouck and the colonial stone house of Evert Terwilliger. More information about Historical Huguenot Street can be found at:  
<http://www.huguenotstreet.org/>

### ***Historic Preservation Commission***

The Town of New Paltz has a Historic Preservation Commission which meets once a month. An example of Commission supported efforts is a Historic Preservation in the Digital Age Conference in November 2007. With a membership of five appointed by the Town Board for terms of four years each, the Commission’s responsibilities include:

- Surveying significant historical, architectural and cultural landmarks and historic districts within the Town;
- Proposing structures or resources to be designated as landmarks and recommending creation of historic districts;
- Accepting façade easements and development rights on behalf of the Town and recommending acquisition of facade easements or other property;
- Increasing public awareness of historic, cultural and architectural preservation;

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<sup>131</sup> National Register Nomination, Ohioville Historic District, New Paltz, Ulster County, New York. Larson Fisher Associates.



- Recommending the use of state, federal or private funds to promote the preservation of landmarks and historic districts;
- Reviewing applications for site plan review and making recommending to the Planning Board regarding properties within historic districts or containing landmarked properties;
- Implementation of policies and techniques that will improve the area and in situations where it is warranted, providing economic assistance, so that privately owned properties may realize a reasonable economic return;
- Recommending acquisition of a landmark structure by the Town when preservation is essential private preservation is not feasible;
- Approval or disapproval of applications for certificates of appropriateness

#### 12.2.5 *Recognitions and Distinctions*

In 2004 New Paltz was recognized as one of the Dozen Distinctive Destinations by the National Trust for Historic Preservation. Each year the Trust selects 12 communities that are considered to be “unique and lovingly preserved.” New Paltz recognized for its lively university life and historic traditions of the Huguenot heritage. In addition, the Shawangunk Mountains were named by the Nature Conservancy one of earth’s “Last Great Places.”

### 12.3 Cultural Resources

The cultural resources in New Paltz include theaters, galleries, museums, studios, etc., that can be enjoyed by residents and visitors alike. The major cultural resource in New Paltz is the State University of New York at New Paltz. The following briefly describes the University cultural resources and some of the other major cultural resources in New Paltz:

#### ***State University of New York (SUNY) at New Paltz***

SUNY New Paltz brings a wealth of cultural resources to the community including distinguished speakers, a college radio station, college athletics and arts and entertainment.

The School of Fine & Performing Arts provides entertainment through a concert series and Mainstage Productions. Also part of SUNY New Paltz is the Samuel Dorsky Museum of Art which features a variety of collections open to the public Tuesday to Sunday. Other arts venues located at the university include Black Box Theatre, Julien J. Studley Theatre, McKenna Theatre, Max and Nadia Shepard Recital Hall and Parker Theatre.

A Division-III NCAA school, residents and visitors can enjoy a variety of college sports in New Paltz. Varsity sports at the university include: baseball, men’s basketball, women’s basketball, cross country, field hockey, women’s lacrosse, men’s soccer, women’s soccer, softball, swimming, women’s tennis, men’s volleyball and women’s volleyball. Athletic facilities include the new Athletic and Wellness Center, the Elting Gymnasium and a variety of outdoor facilities.



***State University of New York (SUNY) at New Paltz: Lifetime Learning Institute at New Paltz***

The Lifetime Learning Institute offers its members continuing education at the State University. The Institute is an affiliate of and maintains its principal offices at SUNY New Paltz. Classes vary and may include subjects such as: art history, literature, mathematics, architecture, fine arts, music, crafts, healing arts and science. Members pay annual dues for classes. Membership is primarily offered for adults age 55 and over.

***Elting Memorial Library***

Listed on the National and State Registers of Historic Landmarks, Elting Memorial Library at 93 Main St. was founded in 1909. The library includes the Haviland Heidgerd Historical Collection, a Suspense & Mystery Collection and a Science Fiction Collection. Library goers can also enjoy public internet access and special children's programs. Library information can be found at: <http://elting.newpaltz.lib.ny.us/>

***Mohonk Mountain Stage Co., Inc.***

An independent theater group for young and adult audiences the Mohonk Mountain Stage Co., Inc., includes the Readers Theater Group, which performs works by playwrights, authors and poets and the Theatre for Young Audiences (TYA) Company which performs plays for grades pre-K through 3. More information can be found at: [www.mmstageco.com](http://www.mmstageco.com)

***Poné Ensemble***

The Poné Ensemble for New Music was founded in 1974 to promote and perform 20<sup>th</sup> century music. It is the oldest continuing chamber music group devoted to the cause of American music in the Hudson Valley. More information can be found at: [www.poneensemble.org](http://www.poneensemble.org)

***Ulster County Fairgrounds***

County Fairgrounds is located on Libertyville Road and hosts the Ulster County Fair, an historic fair showcasing entertainment and exhibits for a six-day event each summer. The fair is managed by the Ulster County Agricultural Society which was founded in 1868. Also hosted at the fairgrounds is the Taste of New Paltz, a daylong event featuring food and entertainment. The fairgrounds facilities are available for rent and feature a horse corral and camping area.

***Unison Arts & Learning Center***

Located at 68 Mountain Rest Road, the Unison Arts & Learning Center is a nonprofit organization providing arts, performances and educational programs to the community in venues throughout New Paltz. More information can be found at: [www.unisonarts.org](http://www.unisonarts.org)

***Vanaver Caravan***

Established in 1972, the Vanaver Caravan features performances that combine a variety of dance and music. A traveling company that performs in various locations, the company also offers summer and school programs. More information can be found at: [www.vanavercaravan.org](http://www.vanavercaravan.org)



### ***Water Street Market***

A shopping village located at 10 Main St. in the village, the Water Street Market offers a location for community art displays and events. More information can be found at: [www.waterstreetmarket.com](http://www.waterstreetmarket.com)

### ***Other Galleries***

In addition to the facilities listed, within New Paltz are a variety of galleries that provide a cultural resource in the community.

#### **12.3.1 Cultural Programs**

Arts and cultural in New Paltz are supported by various institutions, several of which are discussed below:

#### ***New York State Council on the Arts (NYSCA)***

A state-wide program, the Council on the Arts supports activities of nonprofit arts and cultural organizations. Between 2000 and 2009, the NYSCA provided \$823,456 in grants to various organizations located in New Paltz.

#### ***Ulster County Tourism***

A county resource, the Ulster County Tourism office provides informational resources for visitors and residents and helps promote County tourism sites, attractions and events. More information can be found at: [www.ulstertourism.info](http://www.ulstertourism.info)

#### ***Regional Chamber of Commerce at New Paltz***

The Chamber of Commerce provides a variety of information to introduce visitors and residents to the resources in the region. The Chamber provides a membership directory of the various businesses and local resources in and around New Paltz. Also the Chamber highlights local attractions and activities and provides a guide to the region called Celebrate! Chamber resources are provided on their website: [www.newpaltzchamber.org](http://www.newpaltzchamber.org)

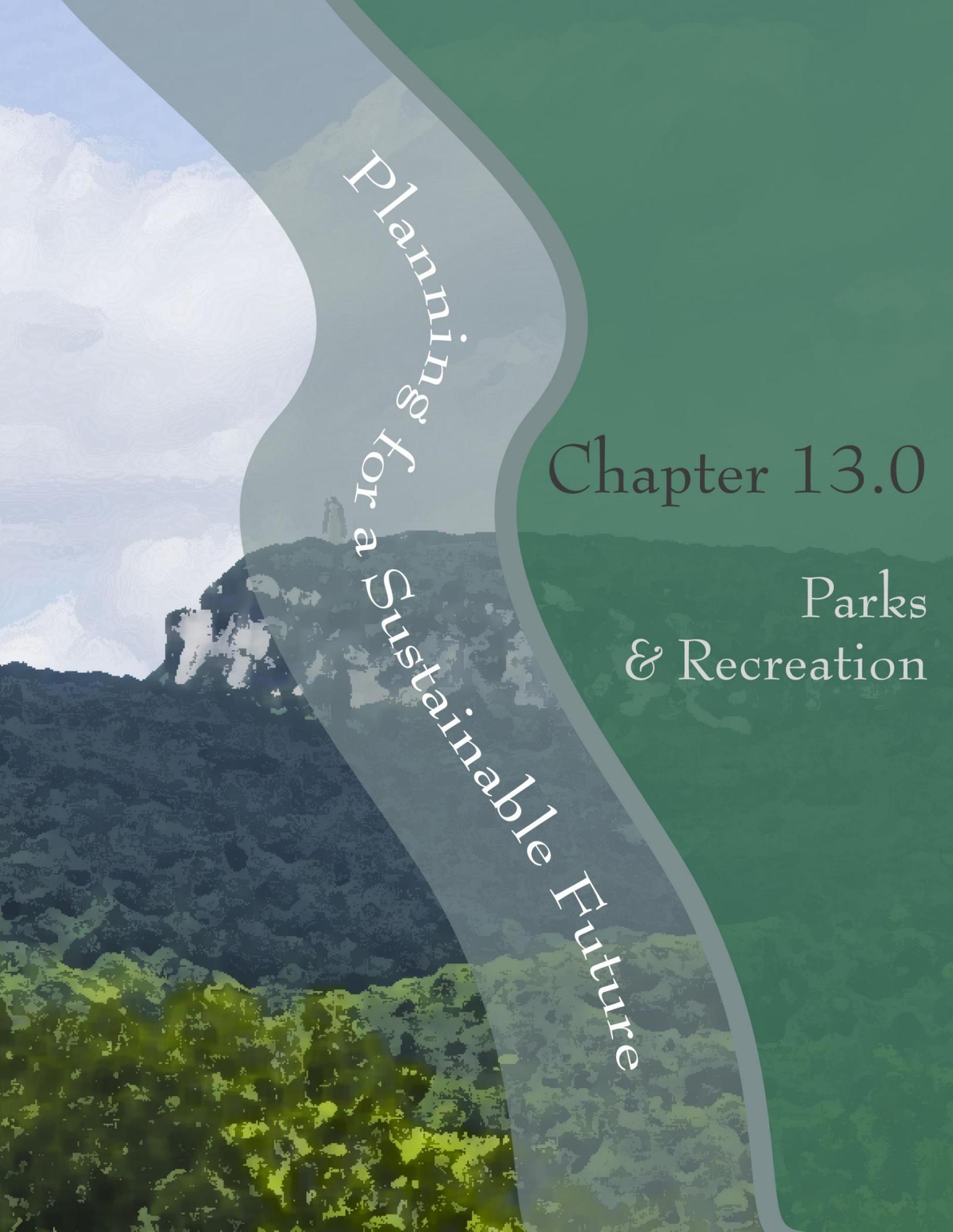
## **12.4 Historic & Cultural Resources Findings**

The present condition of the historic and cultural resources in the Town of New Paltz must be identified and adequately governed with regulations and protective initiatives. Following are findings regarding the various historic and cultural resource conditions:

- Within the Town are properties of national historic significance that need to be carefully preserved as development occurs.
- The Shawangunk Mountains Scenic Byway provides a tool to help promote the historic resources in the Town of New Paltz and the surrounding region.
- Historic Huguenot Street is an important historic and cultural resource. There were more than 18,000 visitors to Historic Huguenot Street and Locust Lawn in 2008.



- The Town has conducted a Reconnaissance-Level Historic Resource Survey that provides an overview of the historic properties in New Paltz. This Survey serves as a foundation for historic preservation efforts in the Town.
- The Town has conducted an Historic Inventory of Open Spaces that identifies the rural landscapes that should be preserved in the community.
- Both the Reconnaissance-Level Historic Resources Survey and the Historic Inventory of Open Spaces provide recommendation that the community should pursue for the preservation of the historic character of the community.
- Because of the wealth of historic resources in the Town there is a need for a comprehensive listing of properties and districts eligible for local, State and National designation that is easily accessible and updatable.
- The Town does not have zoning or design standards that specifically address the preservation of the Town's historic character.
- Within the Town, the Chamber of Commerce works to promote art venues and cultural events to residents and visitors. The promotion of these resources to residents and visitors can serve as substantial economic development tool.
- Recognized as a Distinctive Destination by the National Trust for Historic Preservation, the Town has a vast potential to utilize historic and cultural resources for tourism based economic development.



Planning  
for a Sustainable Future

# Chapter 13.0

Parks  
& Recreation



# Parks & Recreation

## 13.1 Overview

The existing parks and recreation system is depicted to provide a basis for making decisions on its future course. The intent is to make recommendations for policies and strategies to meet the future recreational needs of the community.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the existing parks and recreation facilities. Specifically, this section recognizes the following element of *Section 272 a.*:

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

*j. existing and proposed recreation facilities and parkland.*

## 13.2 Parks & Recreation Facilities Inventory

An inventory of the existing parks and recreation facilities is required as a basis for the analysis of the park system. Given that the Village of New Paltz is integral to the Town, Village facilities are also included in the analysis. The Town currently offers two municipal parks and a community center. The Village currently offers five municipal parks and a youth center. In addition, both share one park facility and have access to various other private and public facilities in the region. Figure 10.1 on the following page is a map of the park and recreation facilities in the Town discussed in this chapter.

Towards a better understanding of New Paltz's park system, the inventoried parks have been divided into five categories: mini-parks, neighborhood parks, community parks, special use parks and regional parks. These categories are described as follows:

- Mini-Parks – provide limited, isolated, or unique recreational opportunities; often passive in nature. They typically serve a concentrated population and are generally one acre or less in size.
- Neighborhood Parks – provide both active and passive recreational uses for the neighboring population. The desirable size for a neighborhood park is five to 10 acres.
- Community Parks – provide diverse recreational opportunities and may include natural areas for outdoor recreation. This type of park includes parking facilities and is easily accessible to the community served. The size is as needed to accommodate its uses, but desirably 25 to 50 acres.

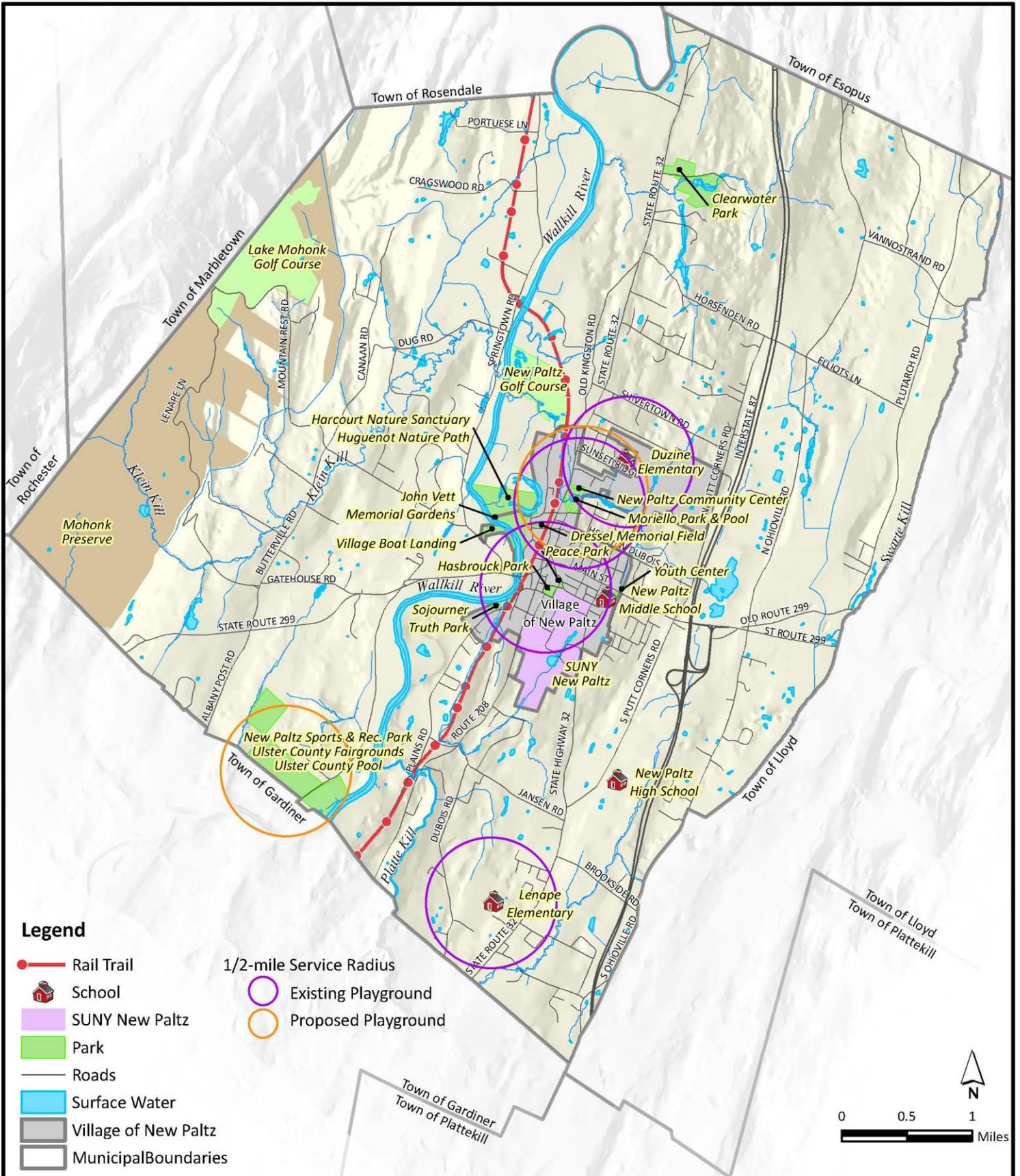


Figure 13-1: Parks & Recreation

August 2009

# The Town of New Paltz Comprehensive Plan

New Paltz, New York



- Special Use Parks – are single-purpose parks. They vary in size and area of community served.
- Regional Park – provide for the preservation of significant natural resources and often diverse recreational opportunities. This type of park is geared towards a regional use and its size is variable, though often quite large.

The majority of the approximately 53 acres of park land, owned by the Huguenot Historical Society, is located within the Town (about 2 acres are located in the Village). Access to the park is from Huguenot Street just north of Mulberry Street. The area is maintained with the assistance of the New Paltz Environmental Conservation Board. The park encompasses marshlands and an oxbow lake (a section of the Wallkill River, long since separated) with a one-mile loop trail that winds through wetlands and a meadow. Interpretive and educational markers are situated along the trail. Trails also extend onto adjacent privately owned forested land to the north that is protected by a conservation easement.

Table 13-1 Summary of Town Parks and Recreational Facilities  
Town of New Paltz

Park Name	Type	Size*	Athletic Facilities	Park Facilities	Amenities
Clearwater Park	Community	50 acres	BMX bicycle trails, 3 youth baseball fields	-	restrooms, parking
New Paltz Sports & Recreation Park**	Community	70 acres	proposed 5 softball fields, pickleball, vollyball & basketball courts, soccer complex, jogging/bike path	playground, pond (ice skating)	concession & first aid station, restrooms, parking
Dressel Memorial Field***	Neighborhood	2 acres	baseball field	-	parking
New Paltz Community Center	Community	0.8 acre	indoor recreation	proposed playground	parking
Youth Building, Ulster Co. Fair Grounds	Community	0.5	indoor recreation (volleyball, pickleball)	-	parking
Harcourt Nature Sanctuary / Huguenot Nature Path	Open Space	53 acres	-	trails, interpretive signs	-

- \*Approximation
- \*\*Park is in the process of being developed
- \*\*\*Reformed Church of New Paltz allows the Town the use of their facility
  - Source: Town of New Paltz and peter j. smith & company, inc.

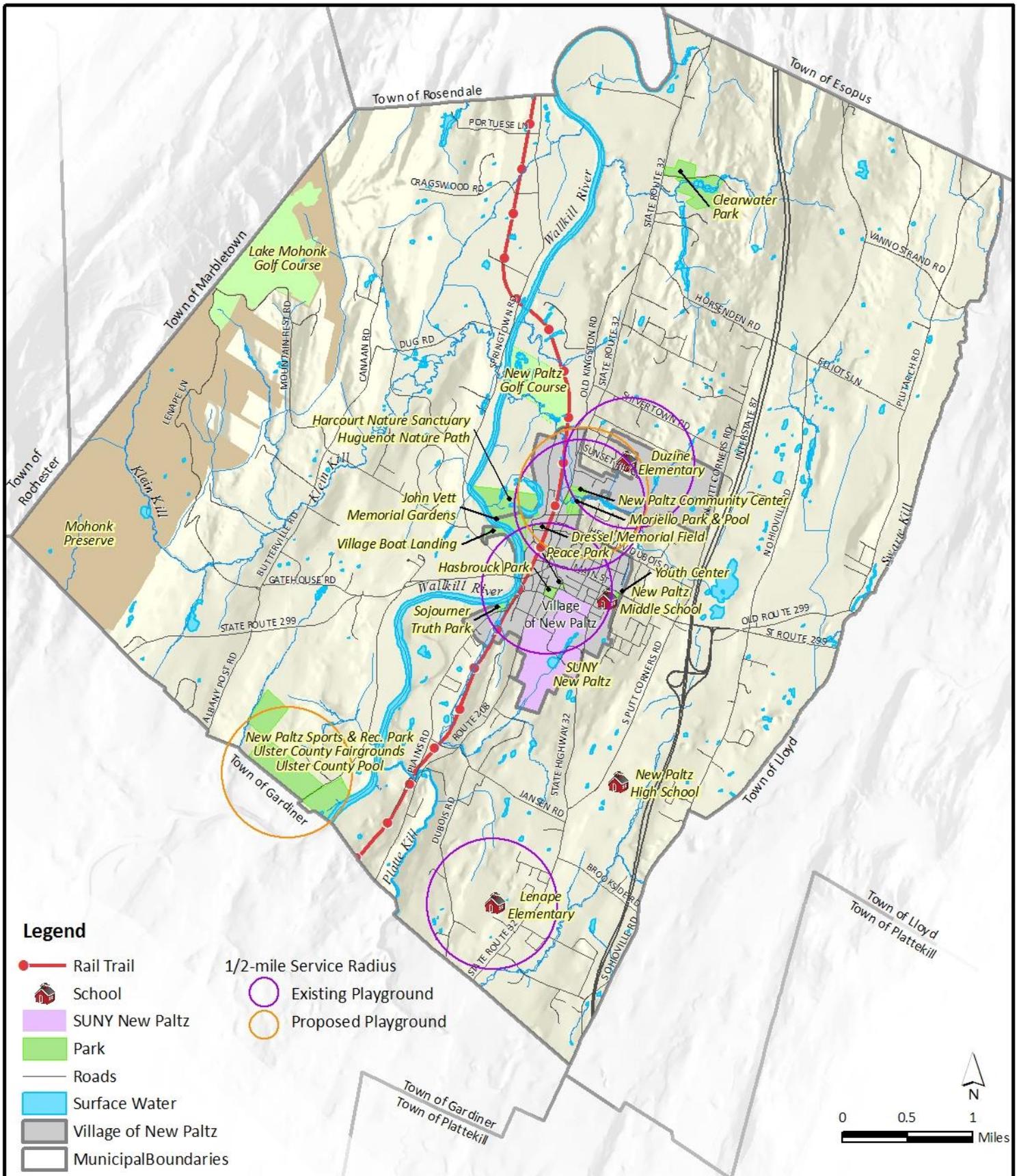


Figure 13-1: Parks & Recreation

August 2009

# The Town of New Paltz Comprehensive Plan

New Paltz, New York



### 13.2.1 *The Town's park and recreation facilities*

There are three parks (two Town owned), one community center, and a county-owned youth activities center located within the Town. They are as follows:

#### ***Clearwater Park***

Located in the north of the Town on Clearwater Lane off State Highway 32, Clearwater Park currently features three youth baseball fields and a bicycle motocross racing facility. The park is part of a 190-acre parcel of protected open land that also contains a large pond, the Transfer Station, Town Highway Department facility, Hudson Valley Materials Exchange and a closed landfill.

#### ***New Paltz Sports & Recreation Park – “Field of Dreams” (under development)***

Once completed, this 70-acre park will host many sporting activities. It is located off of Libertyville Road, west of the Ulster County Fairgrounds with access through the fairground's parking lot. The Town has leased the land from the County in perpetuity. The first phase of the park, the development of about 30 acres, is currently underway. It encompasses two adult size softball fields. Eventually, it is envisioned, these will be part of a softball complex (four tournament size softball fields, concession, first aid station and restrooms). Additional recreational venues proposed for the site include volleyball, pickleball (a mini-tennis type game played on a hard surface court such as a volleyball court or a driveway) and basketball courts, a youth-sized softball field, horseshoe pits, shuffleboard and a playground. The completed park may potentially offer a pavilion, an ice skating pond, sledding, loop pedestrian jogging/bike path, and soccer complex (to address the needs of all ages in one area).

#### ***Dressel Memorial Field***

The Town uses and maintains this baseball field located on the property of the Reformed Church of New Paltz at 92 Huguenot St. This resource is approximately two acres and has parking nearby.

#### ***New Paltz Community Center***

This is a new facility located behind the Town Hall off Veteran's Drive in the Village of New Paltz. It is within convenient walking distance from the developed portion of Moriello Park. The community center offers a main hall that available by reservation. It provides a location for a multitude of indoor recreational activities. It will also be the new home of the Recreation Department. The only outdoor area associated with the center may be a playground that has been proposed.

#### ***Youth Building***

Located at the Ulster County Fairgrounds in the 4-H Building, the Town offers indoor recreational activities for children and youths at this facility. The County owned facility is also a venue for many meetings, gatherings and events. There are no outdoor recreational activities associated with this facility.



### 13.2.2 *The Village's parks and recreational facilities*

Given that the Village is embedded in the Town, there is overlap of facility use by both Village and Town residents. For this reason Village parks and recreational facilities are included in the study of the Town's resources. They are as follows:

#### ***Peace Park***

Peace Park is a triangular greenspace located to the west of the Village Hall, at the intersections of Hasbrouck and Plattekill avenues. The treed lawn contains tables and benches and is used for small events.

#### ***Sojourner Truth Park (and Village Boat Landing)***

Sojourner Truth Park is located in a forested site off Plains Road along the bank of the Wallkill River. The park's main feature is a boat launch ramp and associated parking areas allowing easy access to the river.

#### ***Hasbrouck Park***

One of the two large parks in the Village, Hasbrouck Park is centrally located between Mohonk and Hasbrouck avenues, just south of the Village Hall. It contains a softball field, basketball court, and playground. There is on-street parking adjacent to the park. There are plans to locate pickleball courts there in the future.

#### ***Moriello Park & Pool***

Moriello Park is the largest park in the Village. It is situated to the north side of Mulberry Street, west of North Chestnut Street. It has an outdoor pool facility, basketball courts, playground, picnic tables, and walking trails. The Town and Village have a joint ownership interest in this park and share its use, maintenance and costs.

#### ***Gardens for Nutrition***

Behind the water treatment plant off Huguenot Street is a large bed of contiguous community garden plots. These comprise the New Paltz Gardens for Nutrition which was founded in 1976. The gardens are located on five acres of land beside the Wallkill River, mostly owned by the Village (except for northwest corner that is part of the Town). A trail connects this land with the Huguenot Nature Path.

#### ***Youth Center***

The Youth Center is located at 220 Main St. and houses the New Paltz Youth Program. It offers year-round educational, recreational and social activities for middle and high school students. Recreational activities include air hockey, billiards, ping-pong, foosball, video and board games, basketball and skateboarding. Youth support services are also available.

#### ***Village Boat Landing***

This facility is off Springtown Road on the west side of the Wallkill River. There is a small park area in the front of the site with an area for parking and a vehicular access road to the river's edge. It allows boat access to the river.



Table 13-2 Summary of Village Parks and Recreational Facilities  
Village of New Paltz

Park Name	Type	Size*	Athletic Facilities	Park Facilities	Amenities
Peace Park	Mini-Park	0.5 acre	-	benches, tables	-
Sojourner Truth Park	Open Space	4.4 acre	-	boat launch	parking
Hasbrouck Park	Neighborhood	3.6 acres	softball field, basketball	gazebo, playground, picnic tables	parking
Moriello Park & Pool**	Community	12 acres	pool facilities, 2 basketball courts	playground, picnic tables, pavilion, concessions	restrooms, parking
Gardens for Nutrition	Special Use	1.5 acre	-	picnic tables, bench	working gardens
Youth Center	Community	0.5 acre	basketball, skateboarding	-	indoor recreation
Village Boat Landing	Open Space	15 acre	-	boat launch	parking

\*Approximation

\*\*Village owned facility - Town shares maintenance/use

Source: Town and Village of New Paltz and peter j. smith & company, inc.

### 13.2.3 *Other parks and recreational facilities*

Other parks and recreation facilities that are not Town or Village owned are:

#### ***Walkkill Valley Rail Trail***

Designated as part of the Hudson Valley River Greenway Trail System, the Walkkill Valley Rail Trail is a 12-mile rail trail that runs north/south along the former Walkkill Valley Railroad rail corridor in Ulster County. There is no fee to use the trail. The trail runs north from the Shawangunk/Gardiner town line through New Paltz to the Rosendale town line. New Paltz residents have good access to the trail with three parking areas located in the Town and Village of New Paltz. Joggers, hikers, horseback riders, bicyclists and cross country skiers are welcome to use the trail.

#### ***Ulster County Public Pool***

The Ulster County outdoor pool complex is located at the Ulster County Fairgrounds off Libertyville Road. The County owned facility offers an Olympic-sized swimming pool, two kiddie pools, concessions and a pavilion with picnic tables. The pool is typically open in June and July.



***New Paltz Golf Course***

The New Paltz Golf Course is approximately 100 acres situated to the northwest of the Village between the rail trail and the Walkkill River. For a small fee it offers a 9-hole course for public use. The facility has two restaurants, a pro shop and practice facilities. It is privately owned.

***Lake Mohonk Golf Course***

The Lake Mohonk Golf course is a nine-hole Scottish-style golf course. The course, which is more than 100 years old, is associated with the Mohonk Mountain House. It is open to the public and a fee is charged.

***Ulster County Fairgrounds***

Located at the southern end of the Town, just west of the Walkkill River, the Ulster County Fairgrounds are the venue for many events. These include an Easter Egg Hunt, Woodstock-New Paltz Art and Craft Fair, the Ulster County Fair, Independence Day Celebrations and the Annual Taste of New Paltz. The Youth Building is located on the fairgrounds in the 4-H Building. The fairground amenities include Walkkill River access, a horse track and arena, barns, and other fairground facilities.

***Mohonk Preserve***

The Mohonk Preserve was established to protect and manage its unique landscape and wildlife. About 1,800 acres of the preserve’s 6,500 acres are located within the Town’s borders. The preserve offers more than 100 miles of carriage roads and trails through the Shawangunk Mountains. Recreational activities available include rock climbing (for which it is internationally renowned), hiking, horseback riding, biking and cross country skiing. The preserve has a Visitors Center that is free and open to the public. Use of the preserve lands requires a small fee or purchase of a yearly membership.

Table 13-3 Summary of Other Parks & Recreational Facilities  
Town of New Paltz

Name	Type	Size*	Athletic Facilities	Park Facilities	Amenities
Wallkill Valley Rail Trail - 6.5 miles in Town/Village**	Open Space	8 acres	-	trail	3 parking areas
Ulster County Public Pool	Regional	4 acres	pool facilities	pavilion, picnic tables	concessions, parking
New Paltz Golf Course	Special Use	100 acres	9 hole	-	pro shop, practice facilities, 2 restaurants
Lake Mohonk Golf Course	Special Use	50	9 hole	-	associated with resort
Ulster County Fairgrounds	Regional	25 acres	-	fairground facilities, river access	restrooms, parking



Name	Type	Size*	Athletic Facilities	Park Facilities	Amenities
Mohonk Trust (area of preserve located within the Town)	Regional	1800 acres	carriage roads, trails, and rock climbing routes	various	various

\*Approximation

\*\*Assumed 10 feet wide

Source: Town of New Paltz and peter j. smith & company, inc.

13.2.4 ***Other public parks and recreational facilities in the region***

The close proximity of other parks and recreational facilities to the Town is worth noting. They are as follows:

***Apple Greens Golf Course***

Located to the southeast, within five miles of the Village, on South Street in Highland, is the Apple Greens Golf Course. It is an 18-hole course open to the public. The course offers practices facilities and food.

***Mohonk Mountain House***

The Mohonk Mountain House is a private resort located just west of the Town’s border within the Mohonk Preserve. The resort offers a large variety of seasonal recreational activities to its guests.

***Sam's Point (Dwarf Pine Ridge) Preserve***

Located less than 20 miles southwest of New Paltz, near Ellenville in Ulster County, the preserve is situated atop the highest point of the Shawangunk Ridge. It is home to globally rare dwarf pitch pine barrens, five ‘sky lakes’ and ice caves. The ice caves have helped to foster the preserve’s unique ecology consisting of plants generally found in alpine meadows in the Adirondacks. The recently opened Sam’s Point Conservation Center welcomes school groups, hikers and other visitors with interactive exhibits about the preserve’s unique environment. It is owned by the Open Space Institute and managed by The Nature Conservancy.

***Minnewaska State Park Preserve***

Positioned on the Shawangunk Mountain Ridge off Route 44/55 in Ulster County, about 10 miles southwest of New Paltz, the preserve is open year round on a day use basis. It contains 35 miles of carriageways and 25 miles of footpaths that traverse around two lakes, sheer cliffs and through forested valleys. Activities available at the preserve include hiking, biking, horseback riding, rock climbing, swimming, boating, scuba diving, snowshoeing, cross country skiing and hunting (some activities require permits). Fishing is permitted in Lake Minnewaska. However, it is reported to have no fish because of the acidity of the water. The preserve features a nature center and recreation programs are available.



### ***Catskill State Park***

The Catskill State Park offers a wealth of recreational opportunities to New Paltz residents. The park is situated less than 15 miles to the northwest of the Village. It consists of about 700,000 acres of land, both public and private, within a Blue Line encompassing most of the Catskill Mountain Range. A little over 40% of this land is part of New York State's Forest Preserve. The park has over 300 miles of multi-use trails. Camping, hunting, fishing, swimming and various other outdoor recreational activities are available to the almost half a million yearly visitors to the park.

#### ***13.2.5 School facilities within the Town***

Schools present another potential recreational resource, depending upon whether or not their facilities are available for use by the community at large. The New Paltz Central School District has a policy of allowing the community the use of its facilities, except for the Floyd A. Patterson Field Complex. For a fee and with approval, district residents and organizations may have use of the school facilities if they don't conflict with the school's needs. The State University of New York at New Paltz offers community use to some of its outdoor tennis courts and its pool. For the purposes of this plan, the school recreation facilities are listed below, but not all are included in the recreational needs analysis due to their unpredictable availability for public use. The SUNY pool and 12 outdoor tennis courts are included in the analysis due to their accessibility to the community although availability and fee structure for use of the SUNY facilities is a matter of some dispute between town residents, some of whom are also alumni, and the college. The school facilities are as follows:

#### ***Duzine Elementary School***

This school has an indoor gymnasium and an outdoor playground with three basketball hoops. The school is located at the end of Sunset Ridge Road on the north side of the Village.

#### ***Lenape Elementary School***

Located in the southern section of the Town, Lenape Elementary School offers a softball field, a soccer field and a playground. The school also has an indoor gymnasium.

#### ***New Paltz Middle School***

The Middle School is located off of Main Street. Outdoor athletic facilities include a track and football field, two ballfields (baseball and softball) and three tennis courts. There is an indoor gymnasium in the school.

#### ***New Paltz High School***

Outdoor athletic facilities at the high school include a softball field, track and football field, practice football field, and four soccer fields. The school, on South Putt Corners Road, also has an indoor gym.

#### ***SUNY New Paltz***

The athletic facilities available for community use at the State University College include the six-lane swimming pool and 12 tennis courts near South Chestnut Street. All of its other recreational opportunities are for use only by the students, faculty and staff.



Table 13-4 Summary of School Facilities  
Town of New Paltz

School Name	Athletic Facilities	Park Facilities	Amenities
Duzine Elementary School	basketball (3 half courts), gymnasium	playground	restrooms, parking
Lenape Elementary School	softball, soccer, basketball, gymnasium	playground	restrooms, parking
New Paltz Middle School	baseball, softball, football, 3 tennis courts, track, gymnasium		restrooms, parking
New Paltz High School	softball, 2 football, 4 soccer, track, gymnasium		restrooms, parking
SUNY New Paltz	baseball, softball & soccer fields, various recreational fields, track, indoor & 23 tennis courts (12 lighted), 10k cross country course, wellness center, gymnasium (pool, basketball, 4 racquetball courts)		restrooms, parking

Source: New Paltz Central School District, SUNY New Paltz, and peter j. smith & company, inc.

### 13.3 Parks Needs Analysis

The park systems of the Town and Village will be considered as one unit for the purpose of this analysis. The Village is embedded in the Town with residents of both municipalities utilizing both park systems. There is also shared ‘use’ of parks by the municipalities. The parks and open space needs of the ‘whole’ population will be addressed given that it acts more as one system, rather than trying to break out individual Town / Village needs.

#### 13.3.1 Level of Service

The National Recreation & Parks Association (NRPA) has an older accepted “National Standards” of level of service for guiding park development. It has since promoted newer “Guidelines” as the current means to determine a recommended ratio of acreage of open space in comparison to population. These guidelines are based upon each community’s blend of natural, social, and economic characteristics. And, the park needs for individual communities vary depending upon the community’s consensus of what constitutes an acceptable level of service. This analysis will consider a variety of methods to determine the park needs of New Paltz and will be used in conjunction with community input and the Parks and Recreation Department’s insights.



A Small Community Park and Recreation Planning Standards study recommends applying the NRPA standards in a way that relates more closely to the needs of New Paltz as it attempts to maintain its small town character. The study, developed for statewide application in Colorado, recognized that “small communities require analysis and standards fundamentally different than those typically used for urbanized and metropolitan areas”. It came to the conclusion of 14 acres per 1,000 residents as a general park land and planning standard for small communities. This value relates well to the old NRPA standards. The standard of 14 acres/1,000 people will be utilized as a baseline for this analysis.

Table 13-5 Level of Service Needs Analysis  
Town and Village of New Paltz

Park Type	Rec'd Acreage per 1,000 People	Total Existing Park Acres	Existing Parks in Acres / 1,000 People (2000 Population of 12,776)	Existing Parks in Acres / 1,000 People (Estimated 2007 Population of 14,209)	Existing Parks in Acres / 1,000 People (Projected 2030 Population of 15,570)
Neighborhood	2	5.6	0.4	0.4	0.4
Community	8	145.3	11.3	10.2	9.3
Special Use	4	151.5	11.8	10.7	9.7
Total	14	302.4	23.6	21.3	19.4

Source: NRPA and peter j. smith & company, inc.

For all three time frames considered, the Town/Village meets or exceeds the level of service for developed open space. Even when the (currently being developed) New Paltz Sports & Recreation Park is not included, the overall standard of 14 acres of parkland per 1,000 residents is still met. This would suggest the current acreage of parkland is sufficient. However, the component that does not meet the stated level of service is the neighborhood park. This suggests more neighborhood parkland is needed. Note that school facilities were not considered in this analysis because they are not open and available to the public at all times.

In general, the NRPA standards suggest that a park system be composed of a “core” system of parklands with a total of 6.25 acres, at a minimum, to 10.5 acres, at a maximum, of developed open space per 1,000 residents. Considering the neighborhood and community parks as constituting the “core” system, New Paltz, with 150.9 acres, falls within the NRPA standards for the projected 2030 population, as seen in the chart below. Note that the 70-acre New Paltz Sports & Recreation Park is included in the community park acreage.



**Table 13-6 Parkland  
Town and Village of New Paltz**

	<b>2000 Population of 12,830</b>	<b>Estimated 2007 Population of 14,209</b>	<b>Projected 2030 Population of 15,570</b>
New Paltz Parkland Acres per 1,000 residents	11.8	10.6	9.7

Source: NRPA and peter j. smith & company, inc.

The standards also suggest an additional minimum 20 acres and maximum 30 acres of regional parks and open space per 1,000 residents. With a total of about 2060 acres of special use, open space, and regional parks per 1,000 residents, New Paltz falls well above this suggested range.

As another means to access parkland, the Trust for Public Land and the Center for City Park Excellence (CCPE) maintains a database of park facts for various sized cities across the nation. Its City Park Facts study is a useful tool for comparison with the Town and Village of New Paltz figures.

Considering total park land per municipality land area, the average for all cities in the CCPE study is about 10 percent. The Town and Village have about 2,200 acres of parkland and about 22,000 acres of municipal land area. This matches the CCPE’s study value.

With approximately 2,211 acres of total parkland, for the projected population in the year 2030, New Paltz’s value of 142 is well above CCPE’s average of 40.9 acres of parkland per 1,000 residents. The Town’s facility development is also above CCPE’s averages. The following table shows how New Paltz relates to CCPE’s study regarding specific facilities:

**Table 13-7 Facility Development Comparison  
Town and Village of New Paltz (Excluding School Facilities)**

	<b>Ball Diamonds per 10,000 People</b>	<b>Tennis Courts per 10,000 People</b>	<b>Park Playgrounds per 10,000 People</b>	<b>Recreation Centers per 20,000 People</b>	<b>Park Units per 10,000 People</b>
CCPE Average	1.8	1.9	2.2	0.9	3.9
CCPE Median	1.6	1.7	2.1	0.7	3.3
New Paltz	7.8	0**	3.1	1.6	7.0

\*\*SUNY @ New Paltz offers 12 and New Paltz Middle School offers 3 tennis courts available for use by the public

Source: NRPA and peter j. smith & company, inc.



### 13.4 Recreation Needs Analysis

Again, for similar reasons stated previously in the park needs analysis, the recreational facilities of the Town and Village will be considered as one unit for the purpose of this analysis. As a baseline for determining recreational needs in a community, the NRPA National Standard of minimum acceptable facilities will be expressed. The following table is a guide for the community as it plans for the future provision of recreation facilities. Note that primary and secondary school facilities (not college or graduate unless open for use to the public; i.e. pool facility and some tennis courts) are included in the facility inventory.

Table 13-8 NRPA Recommended Development Standards  
Town and Village of New Paltz

Activity/ Facility	Suggested Service Radius	Locations	NRPA Rec'd Standard (Units per Population)	Current Inventory (14,209 Pop.)	Current Need (as per NRPA)	Deficit(-)/ Surplus(+)	Future Need (15,570 Pop)	Deficit/ Surplus in 2030
<b>Baseball</b>	¼ - ½ mile	3 @ Clearwater 1 @ Dressel Field 1 @ Middle School	1 per 5,000 (Lighted 1 per 30,000)	5	3	+2	4	+1
<b>Football</b>	15-30 minutes travel time	1 @ Middle School 2 @ High School	1 per 20,000	3	1	+2	1	+2
<b>Soccer</b>	1-2 miles	1 @ Lenape Elem. 1 @ High School (additional in future if 2 <sup>nd</sup> phase of NP Sports Park completed)	1 per 5,000 (Varied from NRPA 1/10,000 due to increased interest in sport)	2	3	-1	4	-2
<b>Softball</b>	¼ - ½ mile	2 @ NP Sports Park (*future additional 3) 1 @ Hasbrouck 1 @ Lenape Elem. 1 @ Middle School 1 @ High School	1 per 5,000 (if also used for youth baseball)	6	3	+3	4	*+5
<b>¼ Mile Running Track</b>	15-30 minutes travel time	1 @ Middle School 1 @ High School	1 per 20,000	2	1	+1	1	+1



Activity/ Facility	Suggested Service Radius	Locations	NRPA Rec'd Standard (Units per Population)	Current Inventory (14,209 Pop.)	Current Need (as per NRPA)	Deficit(-)/ Surplus(+)	Future Need (15,570 Pop)	Deficit/ Surplus in 2030
<b>Field Hockey</b>	15-30 minutes travel time	None specifically for Field Hockey	1 per 20,000	0	1	-1	1	-1
<b>Lacrosse</b>	15-30 minutes travel time	None specifically for Lacrosse	1 per 20,000	0	1	-1	1	-1
<b>Mixed Field Use including soccer lacrosse, baseball, football, field hockey</b>	N/A	1 @ Hasbrouck 1 @ Middle School 3 @ High School	N/A	5	N/A	N/A	N/A	N/A
<b>Basketball</b>	¼ - ½ mile	1 @ Hasbrouck 2 @ Moriello 1 @ Youth Center 3 half @Duzine Elem. 1 @ Lenape Elem. (additional in future if 2 <sup>nd</sup> phase of NP Sports Park completed) 3 @ Middle School	1 per 5,000	5	3	+2	4	+1
<b>Tennis</b>	¼-½ mile	12 public use @ SUNY	1 per 2,000	15	8	+7	8	+7
<b>Multiple Recreation Court</b>	1-2 miles	-	1 per 10,000	0	2	-2	2	-2
<b>Golf-driving Range</b>	30 minutes travel time	1 @ NP Golf Course 1 @ Apple Greens GC	1 per 50,000	1	1	0	1	0



Activity/ Facility	Suggested Service Radius	Locations	NRPA Rec'd Standard (Units per Population)	Current Inventory (14,209 Pop.)	Current Need (as per NRPA)	Deficit(-)/ Surplus(+)	Future Need (15,570 Pop)	Deficit/ Surplus in 2030
<b>Golf</b>	½ to 1 hour travel time	9 hole course can accommodate 350 people/day	1 per 25,000 (9 hole standard)	3 public courses	1	+2	1	+2
		18 hole course can accommodate 500-550 people/day 1 @ NP Golf Course 1 @ Lake Mohonk GC 1 @ Apple Greens GC	1 per 50,000 (18 hole standard)  2 @ 9 holes 1 @ 27 holes					
<b>Trails</b>	N/A	Wallkill Valley Rail Trail	1 system per region	1	1	0	1	0
<b>Skate Park</b>	2 - 3 mile service radius	1 @ Youth Center	1 per 50,000 population	1	1	0	1	0
<b>Swimming Pools</b>	15 to 30 minutes travel time	1 @ Moriello 1 @ Ulster Co. Pool 1 public use @ SUNY	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time)	2 public pools, 1 private w/ public use	1	+2	1	+2
<b>Ice Hockey</b>	½ - 1 hour travel time	McCann Ice Arena, Poughkeepsie (10 mi.) Ice Time Inc., Newburgh (20 mi.) Saugerties Ice Arena (25 mi.)	Indoor – 1 per 100,000	3	1	+2	1	+2

Source: National Recreation & Parks Association, Town & Village of New Paltz, and peter j. smith & company, inc.



By comparing New Paltz with the NRPA National Standards of minimal acceptable facilities, several results should be noted.

- The table shows the need for more soccer fields. This need should be met by the soccer complex scheduled to be built in the later phase of the New Paltz Sports & Recreation Park.
- It should be determined if the apparent need for field hockey and lacrosse fields is met by the five current mixed-use fields or if there is a true community need for fields dedicated to these sports.
- The table shows an apparent need for Multiple Recreation Courts; courts that may be programmed for several uses such as volleyball, basketball, pickleball, and tennis. The Town Parks and Recreation Department is currently considering providing pickleball courts in the future.
- The swimming pool inventory suggests there is no need for additional facilities unless there is a high demand for use. About 3.5% of the Community Survey responses noted the desire for an indoor (year-round use) public pool. The currently available indoor SUNY pool facility may be able to fit this apparent need with better public awareness or additional public swim hours.
- About 8% of those individuals responding to the Community Survey noted a need for an indoor ice rink. The NRPA National Standards suggest one within ½ to 1 hour travel time. Currently, there are three indoor rinks within this travel time frame from New Paltz. The Town is considering creating winter outdoor skating rinks at Moriello Park and the NP Sports & Recreation Park. Further study should determine if these outdoor rinks would be sufficient given the needs and funding ability of the community.

#### 13.4.1 *Playgrounds*

Playground play structures are important recreational facilities that enhance the use of parks. They provide opportunities for community interaction. Their associated unstructured play possibilities are an important tool in the development of children's physical and social skills. Play structures should be located in easily accessible areas to help kids get at least 60 minutes of activity most days of the week that Health authorities recommend.

When considering the number of park playgrounds per 10,000 residents, the Town and Village are above average value of 2 as determined in the Center for City Park Excellence study. The Town and Village have, combined, four existing and two proposed playgrounds (to be built at the new Sports & Recreation Park and the Community Center). This comes out to about four playgrounds per 10,000 residents using the 2000 census population and to about three playgrounds per 10,000 residents using the estimated 2007 population.

The accepted standard for provision of play structures is based on travel time and distance. All residents living in developed areas, ideally, should be within an approximately 15 minute walk from a park with a play structure. This time equates to a distance of approximately ½ mile. Based on this standard, the following map displays the location of existing play structures in the Town and Village (in public parks



and schools). The locations are noted with a ½ mile radius circle centered over the play structure. Existing playgrounds are illustrated in purple.

The majority of the Village meets the accepted standard for provision of play structures. The map calls attention to all residential areas that do not fall within this standard for play structures. Residential areas of the Town to the north and southeast of the Village are currently not being serviced by public or private play structures. It is recommended to incorporate play structures into the programming of any new parks located in these areas. Play Structures may also be placed in trail linkage parks located near connections with roads.

### 13.5 Open Space

This section discusses open space in the Town and Village of New Paltz as it relates to recreation. Refer to the Environment, Agriculture, and Open Space chapter of this Comprehensive Plan regarding the topics of farmland and natural areas. Areas of open space provide inexpensive outdoor recreation, such as hiking and fishing, and protect valuable scenic, historic, and cultural resources.

A 2004 community-wide survey by the New Paltz Open Space Committee showed significant support for the protection of open space. In 2006, this committee prepared an open space plan for the Town and Village. Aspects of the plan that relate to recreation and recommended by the New Paltz Open Space Plan are as follows:

- Protect and expand access to historical and cultural landmarks
- Expand passive recreation (kayaking and canoeing, etc.) and trail links in the Wallkill Flats and River corridor
- Expand connections between the Village and the Town’s open space and recreational amenities

Currently, there is a quarter mile long riparian greenway in the Village along the Wallkill River. It encompasses the Historic Huguenot Settlement, the community gardens located behind the water treatment facility, and a riparian buffer, site of the Harcourt Nature Sanctuary.<sup>132</sup> A passive recreation trail is located in part of this greenway. Additional efforts to secure up to 25 acres of land in the Town and Village are ongoing by the New Paltz Open Space Committee regarding the Millbrook Preserve. With this, there is a potential for more trails to begin to configure a system of interconnected trails for the residents and visitors of New Paltz.

Recommendations by other plans include:

- Work with school districts to arrange greater public access to school recreational facilities - the “Ulster County Open Space Plan”.<sup>133</sup>

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<sup>132</sup> Wallkill River Watershed Conservation and Management Plan, p. 13.

<sup>133</sup> Ulster County Open Space Plan, Ch. 4 – p. 31



- Consider expanding the recreational use of the Wallkill River to better accommodate swimming, fishing, canoeing, and kayaking – the “Shawangunk Mountain Scenic Byway Corridor Management Plan”.
- Create public access to the Platte Kill, a major tributary of the Wallkill River as recommended by the “Wallkill River Watershed Management Plan”. It has no current public access point. A small section of the Platte Kill is located in the southern part of the town where its waters flow into the Wallkill River in the area between Bobby’s Lane and Spur Drive (off of Plains Road). Potential recreational activities could be fishing and hiking. Allowing public access to waterways is one way to increase the public’s awareness and stewardship of the waterway.

## 13.6 Programs Inventory

### 13.6.1 *Athletic Programs*

The only program the Department of Recreation directly oversees is the Winter Activities in the Youth Building at the fairgrounds. This includes youth and adult volleyball and pickleball. All the other programs are run independently with the town contributing funds each year to some of these groups, including Youth Football, Soccer, Baseball/Softball, Basketball, BMX, and Swimming.

Table 13-9 Summary of Athletic Programs Available to Residents of Town and Village of New Paltz

Athletic Programs	Season	Age Group	Cost	Location	2007/2008	2006/2007
<b>Baseball/Softball</b>						
NP Baseball Assoc. Babe Ruth League	Spring thru Fall	5 to 15	\$65-\$150	Clearwater Park Dressel Field Middle & High Schools	~440	~440
NP Softball Babe Ruth League	Spring thru Fall	5 to 15	\$65-\$150	Hasbrouck Park NP Sports & Rec Park Lenape, Middle & High Schools	~110	~110
<b>Basketball</b>						
Mon. Night Men's Over 35 Basketball						
NP Summer Basketball						
NP Men's Basketball Assoc.						
St. Joseph's Church CYO Basketball						



Athletic Programs	Season	Age Group	Cost	Location	2007/ 2008	2006/ 2007
Hudson Valley Basketball Club						
Youth Basketball Assoc. (YBA)	Winter/Spring					
<b>Bicycling</b>						
Mid-Hudson Bicycle Club	All Year		\$20	-		
			\$50			
New Paltz BMX	Summer/Fall		membershi p \$5 to \$13 per ride	Clearwater Park		
<b>Football</b>						
NP Pop Warner Football & Cheerleading	Summer/Fall	5 to 13	\$130	-		
<b>Gymnastics</b>						
Arts Community Gymnastics						
<b>Roller Hockey</b>						
NP Roller Hockey						
<b>Running</b>						
Shawangunk Runners	All Year					
Mid-Hudson Road Runners Club	All Year		\$25 per year			
<b>Soccer</b>						
Bambini Soccer	Fall/Winter	3-4	\$50/free		50-100	50-100
NP Travel Soccer Club	Fall/Spring	under 19	\$160 per year	NP High School	100- 150	100- 150
NP Soccer Club	Fall	under 19	\$50	NP High School	350- 450	350- 450
Highland United Soccer Club	Fall/Winter/ Spring	under 19	\$80 to \$170			
Greater Hudson Valley League		under 23	\$30			
<b>Softball</b>						
NP Men's Softball						
NP Women's Softball						
<b>Swimming</b>						
Hawks Swimming Assoc.	All Year	6 to 18	\$655 min. per year			
NP Swim Team (Seahawks)						



Athletic Programs	Season	Age Group	Cost	Location	2007/ 2008	2006/ 2007
Varsity Boys Swim Team				NP High School		
Varsity Girls Swim Team				NP High School		
<b>Volleyball</b>						
NP Adult Volleyball						

Source: New Paltz Community Web Site and peter j. smith & company, inc.

### 13.6.2 *Camp Programs*

There are no camp programs offered by the Town or Village at this time. The following table lists some of the privately operated programs and programs of other public agencies available to New Paltz residents.

Table 13-10 Summary of Camp Programs Available to residents of Town and Village of New Paltz

Camp Programs	Season	Age Group	Cost	Location	2008 Participants	2007 Participants
Baseball Camp at SUNY New Paltz	Summer	7 to 17	\$180 per week 4 two week sessions	SUNY New Paltz	-	34
Basketball Camp at SUNY New Paltz	Summer	8 to 17	\$225 1 one week session	SUNY New Paltz	59	79
Field Hockey Camp at SUNY New Paltz	Summer	9 to 18	\$180 1 four day session	SUNY New Paltz	23	-
Volleyball Camp at SUNY New Paltz	Summer	10 to 18	\$180 2 one week sessions	SUNY New Paltz	20	-
Lacrosse Camp at SUNY New Paltz	Summer	-	\$180 1 one week session	SUNY New Paltz	-	-
Hawks Sports Camp at SUNY New Paltz	Summer	7 to 12	\$180 2 one week sessions	SUNY New Paltz	30	-
Soccer Camp at SUNY New Paltz	Summer	6 to 18	\$125 to \$180 4 two week sessions	SUNY New Paltz	78	49
Girls Tennis at SUNY New Paltz	Summer	14-18	1 one week session	SUNY New Paltz	19	19
Swimming Camp at SUNY New Paltz	Summer	9 to 18	\$180 1 one week session	SUNY New Paltz		



Camp Programs	Season	Age Group	Cost	Location	2008 Participants	2007 Participants
Mid-Hudson Mad Science Camp	Summer	~6-12	\$130 to \$160 3 one week sessions	SUNY New Paltz	~36	~36
Archeology Camp at Historic Huguenot St.	Summer	8+	\$180 2 one week sessions	Historic Huguenot Street	12 (max. 12)	12 (max. 12)
Colonial Overnight at Historic Huguenot Street	Summer	-	\$40 per child 3 one overnight sessions	Historic Huguenot Street	12 (max. 12)	12 (max. 12)
Drop-in Program	Summer (August)	-	\$10 per child twice per week 9am-12pm	Historic Huguenot Street	5-12	5-12
Lucky C Stables Summer Camp	Summer	6+	\$500 to \$550 full day \$300 to \$350 half day 6 one week sessions	31 Yankee Folly Road	~50-60 (~70 max.)	~50-60 (~70 max.)
Camp Wiltmeet (YMCA)	Summer	5 to 15	\$335 for each 4 two week sessions \$135 for 1 one week session \$40-\$60 two week session extended care	Epworth Camp & Retreat Center, High Falls	~300 (of which 70% to 75% New Paltz residents)	~300 (of which 70% to 75% New Paltz residents)
Unison Learning Center & Summer Arts Camp	Summer	5 to 7	\$190 members \$210 non-members 4 one week sessions	68 Mountain Rest Road	10-15 (max. 21)	~15 (max. 21)
Camp Peregrine (Mohonk Preserve summer program)	Summer	7 to 10	\$525 members \$580 non-members 3 two week sessions	Mohonk & Minnewaska Preserves	17 (max. 17)	17 (max. 17)
Mountainside Adventures (Mohonk Preserve summer program)	Summer	10 to 13	\$555 members \$605 non-members 1 two week session	Mohonk & Minnewaska Preserves	17 (max. 17)	17 (max. 17)
Frost Valley Claryville. NY	All Year	-	Varies	Claryville & various	-	-



Camp Programs	Season	Age Group	Cost	Location	2008 Participants	2007 Participants
Town of Gardiner Summer Recreation Program	Summer	5 to 13	\$350 non residents 1-six week session	Town of Gardiner	-	-
Forsyth Nature Center Kingston	All Year	-	Varies Most free to \$45	City of Kingston	-	-

Source: peter j. smith & company, inc.

There appear to be ample summer sports and recreation camp programs available to the families in New Paltz for a fee. However, some of them are at capacity in terms of participants. The Town should study the need for a lower cost summer day program for the children of New Paltz and if it would be feasible for the Town to offer such a program.

Regarding the YMCA Camp Wiltmeet program, the Town used to provide \$43,000 in funds to offset the fee for New Paltz Residents; fee for Moriello Pool and to pay for busing fuel/maintenance (the New Paltz resident attendance was between 80% - 90% from first year (1997) to 2003). In 2006 the funding was cut to \$20,000 and specifically applied to scholarships for New Paltz Residents (during this time, between 63 and 96 New Paltz Residents received scholarships based on need in varying amounts. In 2009, scholarship funding has been discontinued.

### 13.7 Parks & Recreation Findings

Generally, New Paltz residents have an abundance of parks and open space surrounding them in which to recreate. Furthermore, New Paltz parkland standards are in line with National Standards for the projected 2030 time frame. However, each community is unique. Each has its own acceptable level of service for parks and recreation. The following are findings on the parks and recreation system in the Town and Village of New Paltz.

- The Statewide Comprehensive Outdoor Recreation Plan 2009-2013 (SCORP) by the New York State Office of Parks, Recreation and Historic Preservation found the Ulster County relative index of recreation needs near the statewide average. The Palisades Region, of which New Paltz is a part, was found to be third in the state in terms of having the greatest acreage of recreational facilities (behind Central and 1000 Islands Regions).<sup>134</sup> Statewide, when a survey asked what type of recreation facility was needed within 30 minutes of their homes, respondents mentioned swimming facilities more than any other type of facility although trail access was a close second.<sup>135</sup> It is recommended that the Town study if there is a need for

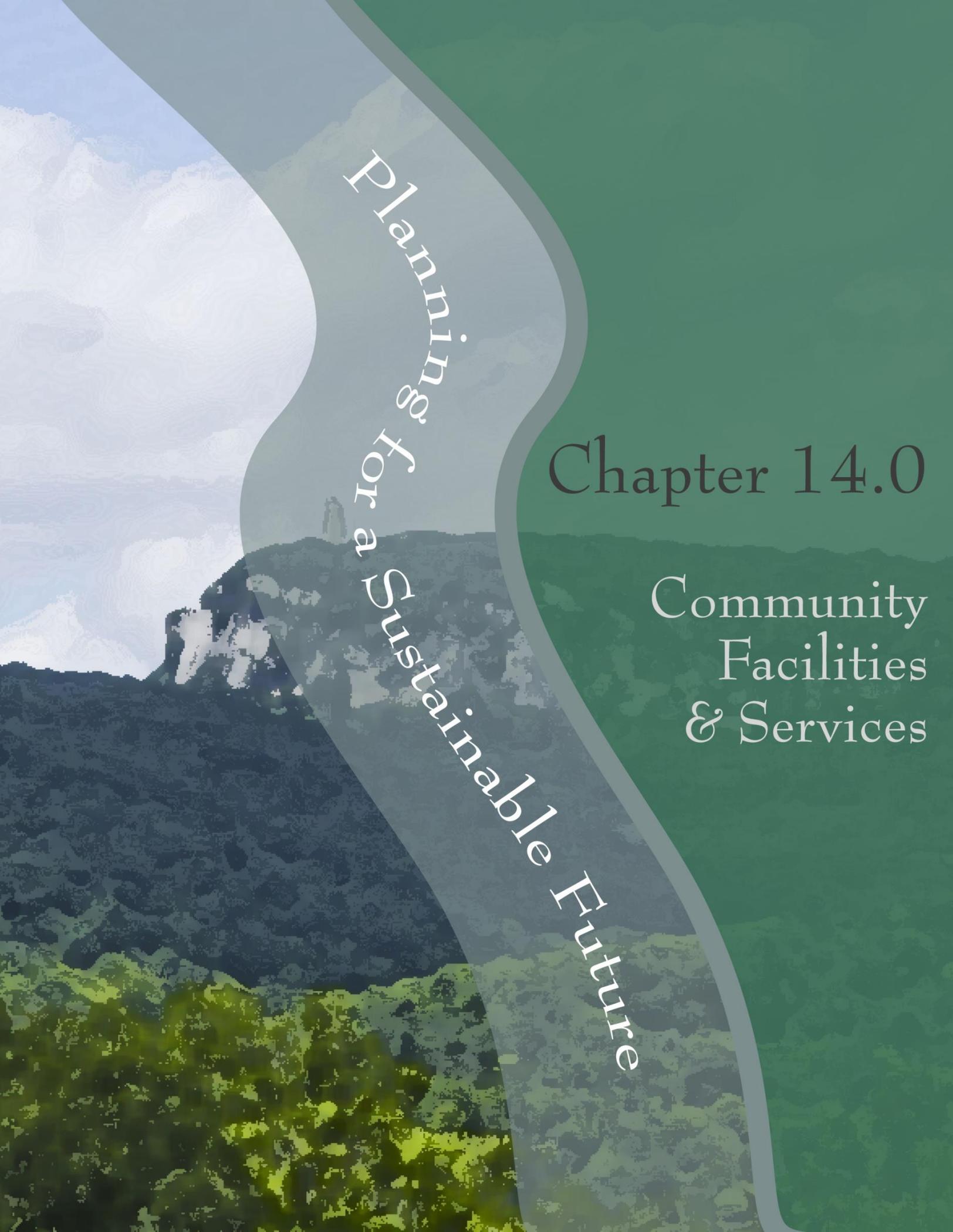
<sup>134</sup> NYS Statewide Comprehensive Outdoor Recreation Plan 2009-2013, p. 26.

<sup>135</sup> NYS Statewide Comprehensive Outdoor Recreation Plan 2009-2013, p. 30.



additional swimming facilities or if an expanded public use of existing facilities (such as the SUNY New Paltz pool) would be sufficient.

- As stated in the Transportation Network Findings, pedestrian infrastructure facilities are concentrated within the Village. However, there is a need for pedestrian/bicycle infrastructure (trail system) that links major population and recreation areas in the Town and Village. It is recommended the Town, in cooperation with the Village, develop a plan to bring these pedestrian/bicycle routes to realization.
- In order to fill out its collection of neighborhood parks and playgrounds the Town should provide these amenities in residential areas to the north and east of the Village, where existing neighborhoods are not served. These should serve as the informal active and passive recreational and social focus of the neighborhood and are typically 5 to 10 acres in size.
- The Town should determine if there is a need for additional multi-purpose fields and courts due to the increased 'season' of many sports (national trend) and to allow for "field resting".
- There may be an opportunity to maximize efficiency of use of existing facilities.
- The Town does not take an active role in coordinating or providing recreation programs in the community aside from the youth winter program.
- The Open Space Committee is studying potential development of the proposed Millbrook preserve (greenway) in order to secure additional lands for passive recreation, wildlife viewing, and trail linkages (for the development of a comprehensive trail system connecting parks and major population areas throughout the Village and Town).
- Parks & Recreation Department staff of the Town at present is comprised of a Director and one seasonal worker. Currently, community volunteers aid park maintenance with clean up of the parks during the New Paltz Clean Sweep event held in April of every year.
- Opportunities for additional access and recreation recommended by the 2004 Open Space Plan remain to be implemented.



Planning  
For a Sustainable Future

## Chapter 14.0

### Community Facilities & Services



# Community Facilities & Services

## 14.1 Overview

An evaluation of the existing community facilities and services in the Town of New Paltz defines the present conditions of public services and amenities available to Town residents. This will serve as the guide for planning and improving this infrastructure in the future.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the existing community facilities and services. Specifically, this section recognizes the following element of *Section 272 a.*:

*3. Content of a town comprehensive plan. The town comprehensive plan may include the following topics at the level of detail adapted to the special requirements of the town:*

*i. the present and future general location of educational and cultural facilities, historic sites, health facilities and facilities for emergency services.*

## 14.2 Police Department

The New Paltz Police Department is located at 23 Platekill Ave., and is a full-time police department consisting of 23 full-time officers, seven part-time officers, and 11 civilian personnel. It is organized into eight divisions: the Patrol, Communications, Detective, K-9, Community Relations, Motorcycle, Bicycle and DARE divisions. In 2008, the Department had approximately 16,000 recorded calls for service.<sup>136</sup>

The New Paltz Police Department compares well with law enforcement agencies across the U.S. According to data for 2003 from the U.S. Department of Justice, 30% of all local police departments in the U.S. employs between 10 to 24 sworn personnel. 14% of all local police departments in the United States serve a population of 10,000 to 24,999, which is within the range of population in the Town and the Village of New Paltz. The average number of employees hired by police departments serving this population range is shown on Table 14-1. The average ratio of full-time officers hired by police departments across the US serving a population of 10,000 to 24,999 is 2 officers for every 1,000 people.<sup>137</sup>

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<sup>136</sup> About Us: New Paltz Police Department. Retrieved on June 22, 2009 from <http://www.newpaltzpolice.org>

<sup>137</sup> Hickman, Matthew J. and Brian A. Reaves. "Local Police Departments, 2003." Law Enforcement Management and Administrative Statistics, Bureau of Justice Statistics, Office of Justice, US Department of Justice. May 2006. Retrieved on July 10, 2009 from <http://www.ojp.usdoj.gov/bjs/pub/pdf/lpd03.pdf>

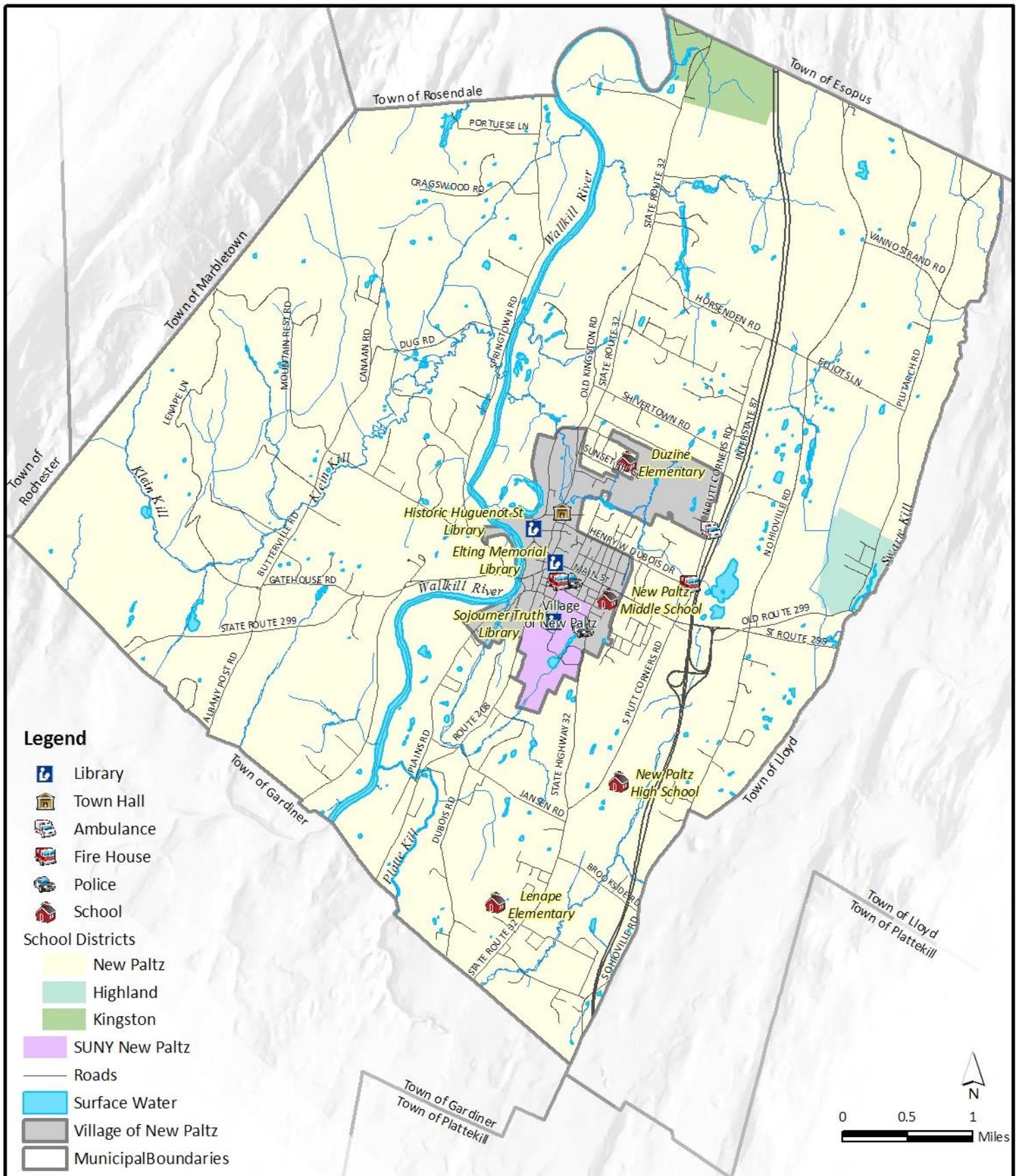


Figure 14-1: Community Services

August 2009

**The Town of New Paltz Comprehensive Plan**  
New Paltz, New York



Table 14-1 National Average of Local Police Department Employees Hired in 2003

	Full-time	Part-time
Sworn employees	31	1
Civilian employees	8	3

Source: US Dept. of Justice, 2003.

The New Paltz Police Department facilities currently occupy between 1,200 and 1,500 square feet. The Department is working with the Town government to secure a short-term rental agreement in another building that would allow it to relocate to a larger space. Over the long term, the Department will need between 7,000 and 9,000 square feet to accommodate all employees and activities in compliance with new state and federal mandates. Creating a single building for the Police and Fire Departments and the Courthouse has been one of the alternatives under consideration.<sup>138</sup>

The Department also reported dealing frequently with overcrowding near the municipal buildings in the Village of New Paltz. This problem occurs mostly when there are evening court hearings. On those nights, parking is limited as it is shared by the public and staff of all agencies in that building complex.

### 14.3 Fire Department

The New Paltz Fire Department is a volunteer fire department, consisting of 34 volunteers, which include 7 officials. It has two fire stations, the main one located at 25 Plattekill Ave. This station is approximately 6,000 square feet; the other station is 4,500 square feet. The department's equipment includes: two engines and one each of the following: aerial rescue vehicle, rescue vehicle, pumper, tanker, brush truck and boat. The department responds to approximately 1,000 calls per year, including calls for mutual aid from other departments. The district encompasses all of the Town and Village of New Paltz and a 10-mile portion of the New York State Thruway.<sup>139</sup>

The New Paltz Fire Department is lobbying to form a single fire district to serve both the Town and Village of New Paltz. The department feels that a combined Town and Village fire district would help the Department coordinate an emergency preparedness plan and more efficiently respond to an increase in service calls expected from the SUNY expansion and the development moving out to the fringe of the current district boundaries.

<sup>138</sup> Personal communication with the New Paltz Police Department. June 23, 2009.

<sup>139</sup> About Us: New Paltz Fire Department. Retrieved on June 22, 2009 from <http://www.newpaltzfire.org/bios.php>



The Fire Department also has construction plans for a new fire station on a department-owned property on North Putt Corners Road. The facility will have approximately 19,000 square feet and will be closer to the current population center. The new location will help shorten response times, which have increased due to traffic issues in the Village and to residential and commercial areas moving further away from the Village. The new facility will also help the Department alleviate non-compliance issues with OSHA regulations. Construction of the new fire station is funded through the American Recovery and Reinvestment Act of 2009.

However, the New Paltz Fire Department indicates that its efforts are thwarted by the poor working relationship between the Town and Village of New Paltz. Despite the benefits of a joint district and the demonstrated need for a larger facility and better service, New Paltz Fire District boundaries are unchanged and construction plans for the new fire station still await municipal approval.<sup>140</sup>

## 14.4 Emergency Medical Services

The New Paltz Rescue Squad is located at 74-78 North Putt Corners Road and operates through contract with the Town and Village of New Paltz. The service area includes the Town and Village of New Paltz and a 10-mile portion of the New York State Thruway. Emergency medical services (EMS) in New Paltz are provided primarily by the New Paltz Rescue Squad, but police officers are also trained to respond to calls for emergency medical service. The Squad provides emergency care, transportation and stand-by services for special events. Active squad members include two full-time paramedics, a full-time EMT and a business administrator. Associate members are volunteers. The Squad's equipment includes three ambulances, one auto extrication rescue vehicle and one emergency service vehicle. In addition, the Squad provides living quarters for its on-duty crew. It is the only EMS service that provides living quarters for crew, and it does it to maintain low response times. Response times are 1 to 2 minutes, although backup crews may have longer response times. The Squad is also one of two volunteer ambulance services in Ulster County that provides Advanced Life Support Services.<sup>141</sup>

## 14.5 Educational Facilities

Education is key to societal well-being and economic progress, and the quality of educational facilities has an impact on learning. The location of educational facilities affects access to education and efficiency of infrastructure and transportation services. In addition, public education is funded through property taxes, which are tied to the community's land use patterns. We examine educational facilities and enrollment in this chapter to identify any future space needs that might have to be incorporated into the Town's future land use plan. A discussion of the economic impact of educational institutions such as the State University of New York at New Paltz (SUNY New Paltz) is discussed in the Economic Conditions chapter.

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<sup>140</sup> Personal communication with Tom Powers, New Paltz Fire Department President. August 4, 2009.

<sup>141</sup> New Paltz Rescue Squad. Retrieved on June 22, 2009 from <http://www.newpaltzrescue.org/>



### 14.5.1 **SUNY New Paltz**

SUNY New Paltz was established in 1828 as the New Paltz Classical Academy. Today, it is a four-year college with residential and academic facilities. The campus occupies 216 acres and 47 buildings at 75 South Manheim Blvd. Student enrollment in SUNY New Paltz in Fall 2005 was 7,822 (82% undergraduate and 17.9% graduate). According to the college's 2007 Economic Impact Statement, most students come from Ulster County (12%), Dutchess and Orange counties (10% each), Suffolk County (9%) and Nassau County (8%).<sup>142</sup> In 2005, the university employed 1,378 full- and part-time. In 2007 the university had 7,699 students (81.3% undergraduate and 18.6% graduate). The student-faculty ratio was 13:1.

#### ***Campus Site and Landscape Master Plan***

SUNY New Paltz completed a campus master plan in April 2008. The plan outlines the physical improvements that will be undertaken over the following 15 years to continue offering students, faculty and staff a "cohesive and beautiful environment for learning." The Campus Facilities Planning Task Force guided this work and ensured that there was adequate community participation.

The plan's main objectives are to strengthen connectivity between on-campus open spaces, as well as the connectivity between the university and the surrounding urban and rural landscapes; and to begin the transition to a physical infrastructure with more sustainable attributes. The plan's major recommendations encompass housing, urban design, transportation and landscape-related improvements. The following list summarizes some of those recommendations:

- Build apartment style housing for students and faculty at identified locations.
- Improve visitors' first impression of campus at Route 32 and Plattekill Avenue intersection. This includes creating a gateway building and plaza at this campus entrance.
- Define and maximize use of space by consolidating parking into more accessible multi-level parking structures at key locations. This will (1) increase the amount of land available for other capital improvements; and (2) allow reestablishment of pedestrian pathways, particularly the primary East-West pedestrian route along former Mohonk Avenue.
- Install bike racks and, potentially, bus stops at key locations to promote use of alternative modes of transportation.
- Enhance outdoor areas by (1) introducing native plant species to the campus landscape to reduce maintenance costs and control geese populations; (2) reconnecting the ponds throughout campus; (3) reducing the amount of impervious surfaces in outdoor pathways and parking lots; (4) introducing the use of bio-swales in parking areas; (5) using fixtures that conform to "dark sky" principles to reduce light pollution and enhance safety at night at key locations.

<sup>142</sup> SUNY New Paltz. 2007 Economic Impact Statement. Pg. 5



- Relocate campus police offices to a central location that will allow emergency personnel to respond to situations on and off-campus.

14.5.2 ***New Paltz Central School District***

The New Paltz Central School District includes four schools, a central district office, a bus garage and sport facilities. The Facilities Department coordinates the use of school facilities based on the Educational Master Plan for a 21<sup>st</sup> Century Education. Table 13-1 shows the square footage of each facility.

Table 14-2 School District Facilities – 2009  
Town of New Paltz

Facility	Grade Level	Size (Sq. Ft.)
Duzine School	Pre-K to 12 <sup>th</sup> grade	70,230
Lenape Elementary School	3 <sup>rd</sup> to 5 <sup>th</sup> grade	90,000
New Paltz Middle School	6 <sup>th</sup> to 8 <sup>th</sup> grade	98,000
New Paltz Senior High School	9 <sup>th</sup> to 12 <sup>th</sup> grade	159,131
District Offices	-	4,800
Bus Garage	-	8,579
Football Field Facilities (press box and storage)	-	1,400

Source: Stephen Callahan, Director of School Facilities and Operations, New Paltz Central School District. Feb. 24, 2009.

Table 14-4 summarizes total student enrollment by grade level and staff in the district for two recent school years. The data shows that the total student enrollment and teachers in the district decreased from 2005-2006 to 2006-2007. Tables 14-3 and 14-4, below, show the elementary and high school populations have increased slightly between those two academic years. Table 14-5 summarizes projected school enrollment.

Table 14-3 Total School Population by School – 2007  
Town of New Paltz

	Duzine School		Lenape Elementary School		New Paltz Middle School		New Paltz Senior High School	
	2005 2006	2006 2007	2005 2006	2006 2007	2005 2006	2006 2007	2005 2006	2006 2007
Student Enrollment	468	458	472	478	585	532	764	803
Teachers	33	34	35	36	50	42	59	59

Note: Student enrollment does not include full time students in BOCES programs. Source: New York State School Report Cards 2006-2007.



The 2007-2008 State of the District Report indicated that the district obtained \$600,000 in state aid that will be used to upgrade and renovate facilities.<sup>143</sup> At this time, however, there are no specific future expansions or capital improvement plans. The district issued a Request for Proposals soliciting architecture and engineering firms to propose ideas for renovating and/or expanding the Middle School given current educational needs. Specific plans might be pursued if any proposals are attractive to the district.

Table 14-4 School District Population by Grade Level – 2007  
Town of New Paltz

Student Enrollment		
Grade Level	2005-2006	2006-2007
K	167	134
Elementary (1 <sup>st</sup> to 6 <sup>th</sup> )	948	955
Middle (7 <sup>th</sup> to 8 <sup>th</sup> )	410	379
High School (9 <sup>th</sup> to 12 <sup>th</sup> )	764	803
Total Student Enrollment	2,289	2,271
Staff		
	2005-2006	2006-2007
Teachers	191	171
Other Professional Staff	23	24

Note: Student enrollment does not include full time students in BOCES programs. Source: New York State District Report Cards. 2006 and 2007.

Table 14-5 School District Population Projections – 2008-2015  
Town of New Paltz

District Enrollment Projections								
Year	2008	2009	2010	2011	2012	2013	2014	2015
Projected Enrollment	2,174	2,156	2,110	2,077	2,065	2,074	2,077	2,070

Source: The School Board's Dilemma. Retrieved on April 9, 2009 from:  
[www.newpaltz.k12.ny.us/newpaltz/lib/newpaltz/\\_shared/Dilemma/DilemmaPPT.pdf](http://www.newpaltz.k12.ny.us/newpaltz/lib/newpaltz/_shared/Dilemma/DilemmaPPT.pdf)

<sup>143</sup> Pg. 140. Retrieved on Feb. 17, 2009 from:  
[http://www.newpaltz.k12.ny.us/newpaltz/lib/newpaltz/\\_shared/DistrictwideDocuments/NPCSD-State-of-District.pdf](http://www.newpaltz.k12.ny.us/newpaltz/lib/newpaltz/_shared/DistrictwideDocuments/NPCSD-State-of-District.pdf)



According to the New York State District Report Card Accountability and Overview report for the 2007-08 school year issued March 10, 2009, the New Paltz School District is in “good standing,” the highest achievement level, for all subject areas, making Adequate Yearly Progress (AYP). New Paltz elementary and middle-level English language arts students made an overall “performance index” score of 175 out of 200. In mathematics, this same group made a score of 183/200 and in science, 188/200. Secondary level English and math students also turned in impressive indices of 190/200 in both categories.<sup>144</sup>

Among students entering high school in 2003, 88 percent graduated in 2007. The state standard for graduation for the class of 2007 was 55 percent. Among New Paltz district students in the class of 2008, 84 percent were planning on attending college: 46 percent were heading to a four-year college and 38 percent were enrolling in a two-year college. Among the remainder, seven percent had no known plans and the other nine percent were headed to disparate areas such as the military (two students), “other known plans” (three percent) and employment (three percent).

The students in the New Paltz Central School District are taught by highly qualified teachers: all 530 core classes were taught by highly qualified teachers in 2007-08, compared with two percent of teachers not highly qualified and three percent not highly qualified in 2006-07 and 2005-06, respectively. Between 2006-07 and 2007-08 the district’s teaching staff grew from 171 teachers to 199. Staff levels were stable over the period for other professionals and paraprofessionals.

According to the District Report Card Comprehensive Information Report for 2007-08, the New Paltz District spent \$18,016 per student for the 2006-07 school year. This is compared with a state-wide total of \$17,300 per student. During the 2006-07 school year, 12 percent of district students were eligible for free lunch and another eight percent were eligible for reduced price lunch.

Among issues faced by the school board in 2008-2009 were whether to renovate the existing Middle School located on Main Street in the Village or build a new school elsewhere in the District. After receiving a feasibility study on the future of the middle school from Rhinebeck Associates in February 2009, the board voted in March 2009 to pursue renovation of the school at an overall cost estimated by Rhinebeck Associates at between \$27 and \$43 million before an anticipated injection of 60% state aid.<sup>145</sup>

### 14.5.3 *Ulster County B.O.C.E.S*

Ulster County BOCES is located at 175 Route 32 North in the Town of New Paltz. BOCES offers special education programs, alternative and continuing education including General Education Development, English As A Second Language, and adult literacy, career and technical education, and adult career education.<sup>146</sup>

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<sup>144</sup> Information in this and the following three paragraphs was from New York State District Report Cards, “Accountability and Overview Report 2007-08” and “Comprehensive Information Report 2007-08,” accessed online on August 4, 2009 at <http://www.emsc.nysed.gov/irts/reportcard/>

<sup>145</sup> From Rhinebeck PowerPoint presentation accessed online on August 5, 2009 at [http://www.newpaltz.k12.ny.us/newpaltz/lib/newpaltz/MS\\_Renovation\\_BOE\\_presentation\\_2-11-09.pdf](http://www.newpaltz.k12.ny.us/newpaltz/lib/newpaltz/MS_Renovation_BOE_presentation_2-11-09.pdf)

<sup>146</sup> Programs. Ulster County BOCES. Retrieved on June 22, 2009 from <http://www.ulsterboces.org/>



## 14.6 Public Libraries

The Elting Memorial Library is located at 93 Main Street. It is a non-profit organization serving over 13,000 residents. The library contains 50,000 volumes, including suspense, mystery and science fiction collections. There is also an extensive children's book collection. The library is, however, best known throughout the region for the Haviland Heidgerd Historical Collection, which includes local newspapers from as early as 1860, records and other written materials from the Civil War, genealogical records (including access to the Mormon genealogical collection), church and cemetery records, and old censuses. Access to other libraries in the Mid-Hudson Library System is also available.

The building, which is listed in the State and National Historic Registers, has a reading room, a meeting room, and a souvenir shop. Renovations, expansions and installation of wireless internet infrastructure were recently completed. Library personnel consists of one director, two coordinators (one for the Haviland Heidgerd Historical Collection, and the other for the Children's Collection), and 10 staff. Funding comes primarily from membership dues, but some funding is provided by the Town of New Paltz.

## 14.7 Social Services

New Paltz residents have access to social services primarily through the Ulster County Department of Social Services in the City of Kingston. The services offered by this agency include:

- Temporary assistance – including welfare programs to help families and individuals regain self-sufficiency and make their homes energy efficient, among other services
- Child support enforcement
- Food stamps program - accessible locally at the New Paltz Town Hall at 130 North Chestnut St.
- Medical assistance program (Medicaid)
- Day care for low income families, teen parents and foster parents
- Children and family services - including prevention of child and elderly neglect and abuse
- Youth bureau – including youth development and delinquency prevention, support and public awareness of youth issues
- Special education programs - screening, evaluation and services without out-of-pocket expenses to children from birth to 2 years with a developmental disability.<sup>147</sup>

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<sup>147</sup> Ulster County Social Services. Retrieved on June 22, 2009 from <http://www.ulstercountyny.gov/resources/socservices.html>



Other county agencies that provide social services include the Office of Aging, and the Mental Health Department. The Office of the Aging of Ulster County offers services for seniors, including subsidized day care, home care and transportation.<sup>148</sup> The Ulster County Mental Health Department offers outpatient and clinical treatment for children, families and adults with substance abuse problems. The Department also offers services for the developmentally disabled through contract with not-for-profit agencies. Comprehensive mental health services are offered at the clinic in Kingston, but there is a satellite office serving the New Paltz and Highland areas at 560 Route 299 East in the Town of Highland.<sup>149</sup>

In addition to public agencies, there are several private organizations that provide social services to the community. Some of these agencies are:

- New Paltz Child Care Center – located on Sunset Ridge Road, next to Duzine Elementary School. It is a non-profit organization that provides learning and day care services for children ages 6 weeks to 5 years.<sup>150</sup>
- New Paltz Youth Program – located at 220 Main St. The Program works as a recreational and support center for teenagers who are enrolled in the New Paltz Central School District.<sup>151</sup>
- Family of New Paltz – located at 51 North Chestnut Street, this agency offers a shelter and food pantry, and counseling, parenting, childcare and referral services.
- Continuing Day Treatment Program – located at 137 North Chestnut, this program is offered by Gateway Community Industries, and provides active treatment, support and skill development for individuals with psychiatric disabilities.

## 14.8 Community Facilities & Services Findings

The Town of New Paltz is served by local police, fire and rescue squads that provide public safety and emergency services to the residents of New Paltz. These are important community services and their successful operation is a key indicator of the quality of life for the community. Other amenities are less oriented to emergencies but are no less important to the quality of life. These include schools, libraries and social services. The findings for the Community Facilities & Services element of the comprehensive plan are:

- The New Paltz Police Department is a full-time police department consisting of 23 full-time officers, seven part-time officers, and 11 civilian personnel

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<sup>148</sup> Ulster County Office of the Aging. Retrieved on June 22, 2009 from <http://www.ulstercountyny.gov/resources/aging.html>

<sup>149</sup> Ulster County Mental Health Department. Retrieved on June 22, 2009 from <http://www.ulstercountyny.gov/resources/mentalhealth.html>

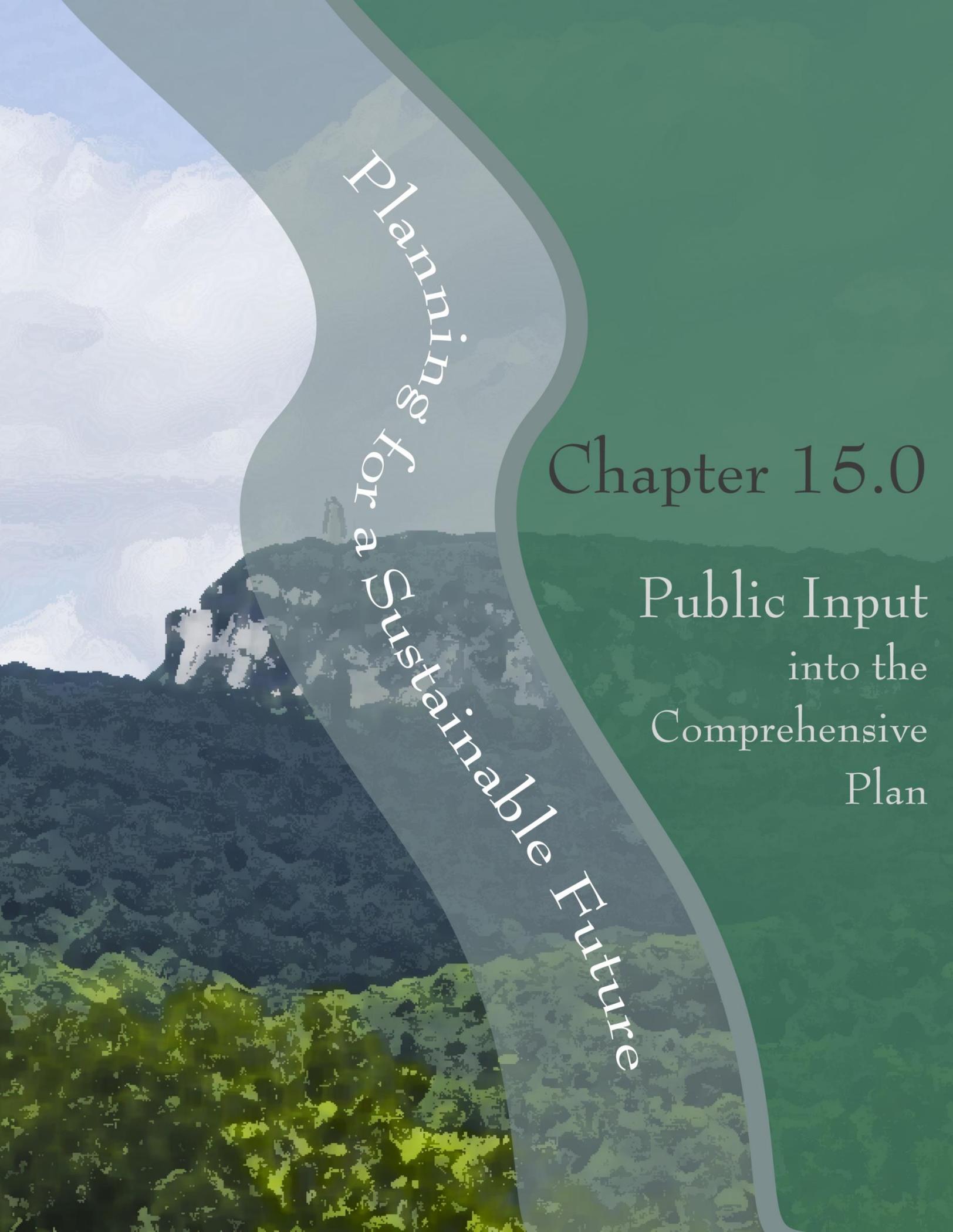
<sup>150</sup> New Paltz Child Care Center website. Retrieved on June 26, 2009 from <http://www.newpaltzchildcarecenter.com/Home.html>

<sup>151</sup> NPYP Services. Retrieved on June 26, 2009 from <http://www.npyp.org/services.html>



- The police department is weighing options that would provide it with more space and help it meet state and federal mandates
- The New Paltz Fire Department is a volunteer fire department covering a district encompassing all of the Town and Village of New Paltz and a 10-mile portion of the New York State Thruway.
- The fire department would like to merge with the village fire department to provide a single fire district; this and a new building for the department are on hold pending municipal approval.
- The New Paltz Rescue Squad operates through contract with the Town and Village of New Paltz and has a service area that includes the Town and Village of New Paltz and a 10-mile portion of the New York State Thruway
- The main objectives of the Campus Master Plan SUNY New Paltz completed in April 2008 are to strengthen connectivity between on-campus open spaces, as well as the connectivity between the university and the surrounding urban and rural landscapes; and to begin the transition to a physical infrastructure with more sustainable attributes
- The New Paltz Central School District includes four schools, a central district office, a bus garage and sport facilities
- Total student enrollment in the New Paltz Central School District has decreased since 2005. Population projections from 2008 to 2015 suggest that enrollment will continue to decline.
- Future capital improvements in the New Paltz Central School District will not be targeted to expand capacity but to increase functionality of existing facilities.
- The New Paltz Central School District is in “good standing” for all subject areas covered by the New York State District Report Card Accountability Report.
- New Paltz students scored well in all subject areas and saw an 88 percent graduation rate for the class of 2007. Among graduates, 84 percent were headed to two-or four-year colleges.
- New Paltz teachers are highly qualified, according to state accountability criteria.
- In 2009 the school board approved a strategy of renovating rather than replacing the existing Middle School on Main Street in the Village. The cost, before state aid, is anticipated at between \$27 and \$43 million. State aid is anticipated to make up 60 percent of the cost.
- Ulster County BOCES offers special education programs, alternative and continuing education.
- Many of the social services provided by Ulster County are available through headquarters offices located in Kingston.





Planning  
So.  
For a Sustainable Future

## Chapter 15.0

Public Input  
into the  
Comprehensive  
Plan





## Public Input into the Comprehensive Plan

### 15.1 Introduction

The purpose of the public input program for the Comprehensive Plan is to build support and understanding for the plan and to incorporate the visions of the community's stakeholders in the plan and the planning process.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of New Paltz's comprehensive plan considers the public's voice in the planning process. Specifically, this section recognizes the following element of *Section 272 a.*:

#### *6. Public hearings; notice.*

*(a) In the event the town board prepares a proposed town comprehensive plan or amendment thereto, the town board shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment, and in addition, the town board shall hold one or more public hearings prior to adoption of such proposed plan or amendment.*

*(b) In the event the town board has directed the planning board or a special board to prepare a proposed comprehensive plan or amendment thereto, the board preparing the plan shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment. The town board shall, within ninety days of receiving the planning board or special board's recommendations on such proposed plan or amendment, and prior to adoption of such proposed plan or amendment, hold a public hearing on such proposed plan or amendment.*

For the Town of New Paltz Comprehensive Plan, a public input program was designed to ensure residents and stakeholders were given a variety of opportunities to participate in the planning process. The following elements were incorporated:

- Focus Groups – Five focus groups were conducted as part of the planning process. Focus Groups are facilitated discussions on a few questions with stakeholders and experts identified in particular topic areas.
- Interactive Public Workshops – The interactive public workshops are designed to allow the public to give their individual input as well as to collaborate with other residents and participants. Two rounds of public workshops were planned:



- Round One – The first workshop focused on the identification of local issues. It featured individual and group input, gave participants the opportunity to give their personal opinions about issues in the town as well as a collaborative group exercise in which participants located the issue areas on maps of the town. The purpose of the session was to educate and inform the public about the plan and process as well as to gather opinions and feedback. The mapping contributed by the groups is used directly in the creation of the Future Land Use Plan.
- Round Two – The second workshop focused upon the draft goals and objectives of the plan. It featured individual input and group discussion. Participants had the opportunity to objectively rank and rate each of the proposed goals and objectives. They were able to assess the effectiveness of each in addressing the major issues facing the town that were expressed in the first public workshop. The goals and objectives were then revised according to public comment for final incorporation into the Comprehensive Plan.
- Community Survey – A community survey was mailed to a randomly selected representative number of New Paltz households to gain community feedback about a range of community issues. The survey is the only scientifically executed element of the public input program. The survey instrument was developed specifically for the community through consultation with the Committee and is an important indicator of community sentiments.

The Public Input Element includes synopses of the focus groups, workshops and survey. A number of interviews were held throughout the planning process with elected and appointed officials, citizens, state and local leaders and others. A volume of correspondence was also received.

## 15.2 Focus Group Summaries

Five Focus Group sessions were held as part of the planning process on February 5 and 6, 2009. The Focus Groups are facilitated discussions on a limited number of questions. Focus Group participants are selected for invitation to the discussions because they are recognized as experts in their fields either by vocation or avocation.

New Paltz Focus Group participants were asked about the character of New Paltz, what the community's focus over the next 20 years should be and the opportunities and challenges currently facing the town. Discussion topics and participants were identified with the help of the Comprehensive Plan Steering Committee and the community at large. The Focus Group input is used along with the other sources of public input to assist in the identification of matters of special concern among the residents and members of special interest groups and those with special areas of expertise within the town.



The opinions and views expressed during these and other public input sessions help to lay the basis of the goals and objectives for the plan, which express the vision of the future for the Town of New Paltz. These sessions also help alert the consulting team and Committee to issues of special concern about which they may not have been aware.

The Focus Group session is designed to spark thoughtful conversations among participants and between participants and the facilitating consultant. The object is to create an atmosphere where participants felt comfortable enough to air their views and opinions with confidence. The questions for discussion were provided to the participants in printed form at the beginning of the session. The facilitator reviewed each question, gave participants a few minutes to jot down some thoughts and responses and then went around the room ensuring everyone had an opportunity to weigh in on each question. This format was generally followed for all the questions.

The following focus groups were conducted:

- Agriculture and Environment
- Transportation and Circulation
- Parks, Recreation, Open Space and Historic Preservation
- Business and Education
- Real Estate and Development

#### 15.2.1 ***Agriculture and Environment***

There were 10 participants in the Agriculture and Environment Focus Group held February 5, 2009. Participants were first asked to express what makes New Paltz unique and to describe the character of the town of New Paltz by completing the sentence “New Paltz is ...” Themes emerging from the responses to this question included a sense of the community as politically and socially progressive with a vibrant arts and cultural scene. Participants typified the town as beautiful, vibrant and interesting, rural but in transition with its open space, wetlands and other natural resources under pressure from development. Several participants expressed concern about affordability, traffic and sprawl. The community supported agriculture movement and local produce were mentioned by several participants as being central to the character of the community. “In this town you don’t ask if you’re in a CSA, you ask which one,” said one participant.



Participants were asked how agriculture and environmental conservation interests, which can sometimes be at odds, can work together. Participants felt that the local CSAs, which use organic farming techniques, are contributing to the preservation of the local environment, habitat and open space and that farming in general makes a positive contribution to local environmental conservation, with one participant noting that farms can deter other types of development. While there are conflicts between farming and conservation, such as runoff, local environment and agriculture interests were perceived as being in tune with one another. “I am more concerned about lawn-care and golf course pesticides than I am with orchard pesticides,” said one participant.

When asked how sustainable and organic practices fit into the town’s future, participants discussed a range of related topics including the future of farming in New Paltz and the need for “relocalization,” including local food sources and regional food network. Affordability of local food was mentioned as a priority, as was the potential for people needing to adjust to food that is not chemically treated, “I think people are going to become much more tolerant of food that has holes in the leaves,” said one.

The final discussion topic was the biggest challenges and opportunities facing agriculture and conservation in New Paltz. Several of the participants said they think of opportunities and challenges as going hand in hand and the ensuing discussion. The themes mentioned were preservation of open space and land for farming, need for conservation technology and techniques and “having a community of individuals who think like a community instead of thinking like individuals.” The need to develop incentives to farming feasible was suggested as well.

### 15.2.2 *Business and Education*

There were 11 participants in the Business and Education Focus Group held February 5, 2009. Participants were first asked to express what makes New Paltz unique and to describe the character of the town of New Paltz by completing the sentence “New Paltz is ...” The rural beauty of the community, its small size and the impact of the college on the community in terms of culture and activities were the main themes that came out of the discussion on this topic. But participants also mentioned the factors that divide the community, with one mentioning the “struggle in the community between people who have lived here 40 or more years and people who have been here for 40 minutes.”

The question: How can business and education coordinate in New Paltz to benefit the interests of both” brought about a discussion that highlighted the divisions between the university and the community. Participants talked about the need for the college and the community to communicate better and collaborate effectively and for more opportunities for mutual understanding. “We need to do a little more to align our goals,” noted one participant. “They are not divergent.”



Discussion about the challenges and opportunities facing business in New Paltz focused on the local attitudes towards business and development and the community's shortcomings in transportation and infrastructure. Thriving downtown New Paltz is not perceived as serving the community, and as a result residents spend their money outside of the community. Community anti-development sentiment is counter-productive and discourages developers from wanting to do projects in the community. Another challenge mentioned was local government. The opportunities noted included the town's proximity to markets, workforce and location and the desirability of the town as a residential community of choice. There is room for commercial and business growth in the town was cited as another opportunity.

Challenges and opportunities facing education focused on the local school district as well as on town gown relations. The local school district has a good reputation and the community support for the school district were cited as opportunities. The resources in the community – including the university and local historic resources were also opportunities. Financing for local education, which is entirely dependent on the tax base, was mentioned as a challenge. Another challenge is the community's failure to keep up technologically. "New Paltz is a good place to do business, a good source of business. But we need to use our technology wisely (and) update our schools," said one participant.

### 15.2.3 *Transportation and Circulation*

There were 12 participants in the Transportation and Circulation Focus Group held February 6, 2009. Participants were first asked to express what makes New Paltz unique and to describe the character of the town of New Paltz by completing the sentence "New Paltz is ..." Participants characterized the community as a gateway to the Shawangunks, a place of special physical beauty, eclectic and deeply conflicted. An inability to resolve issues regarding land development, disconnect between town and village government and tunnel vision contributing to "very little give and take" were cited. However, "we must be doing something right because it's amazing how many kids move away then they all move back for their adult lives," said one participant.

The highest priorities for traffic and circulation development among all modes of travel included bike lanes and accommodations for pedestrians, although as one participant noted, there are options besides sidewalks for walking, such as trails and paths. Participants discussed the need for pedestrian and bike access in the context of the traffic. Additional parking, including a possible parking garage for the village and moving traffic through the village more efficiently were also mentioned as options. Participants discussed the potential to erode the character of the community through efforts to accommodate all modes of transportation and a need to balance competing needs.



The biggest challenges facing the transportation system noted by participants included lack of interconnections both regionally and within the community, overcoming the bias toward using cars, lack of funding and the pressure put on parking availability by SUNY New Paltz. A number of people also blamed discord and lack of consensus for preventing the community to move forward. “Public outcry prevents any changes,” noted one participant. The problems associated with the transportation system and providing emergency services was noted, including problems with truck turning radii on congested and narrower areas of Main Street.

The opportunities that could be exploited in the local transportation system include the transportation and land use study, new funding for transportation improvements and resources at the county and state levels which are now engaged in planning for non-motorized travel. The higher density of the village makes it a ripe opportunity for public transportation was noted by several participants. The power that the town holds to make land use decisions was cited as an opportunity as well.

#### 15.2.4 *Parks, Recreation, Open Space and Historic Preservation*

There were 12 participants in the Parks, Recreation, Open Space and Historic Preservation Focus Group held February 6, 2009. Participants were first asked to express what makes New Paltz unique and to describe the character of the town of New Paltz by completing the sentence “New Paltz is ...” Participants generally agreed that for a town its size, New Paltz has a diversity of cultural, educational and historic resources. They called New Paltz a tight knit and socially enlightened community with a “diverse blend of rural and intellectual values,” as one participant noted.

Coordinating recreation, open space and historic preservation strategies should include recreation planning for all ages, communication about the availability of existing resources, encouraging walking and biking, group members said. The group members also discussed the need for and importance of integrating an understanding of the community’s history into the school system. The group also discussed the range of interests that need to be engaged in discussions about meeting community needs for recreation and what one group member called the “preservation of the green assets of the community.”

The next question for discussion was how open space and historic preservation can mitigate the impacts of development in New Paltz. The ensuing discussion centered around land use regulation and zoning. Suggestions included having new developments present landscaping plans, implementing design standards for historic downtown buildings and transfer of development rights. A number of group members suggested the community has to decide what it wants, what it wants to preserve and the kinds of development that should be encouraged.

The final discussion involved priorities for action in the group member’s respective areas of interest. Better communication, community awareness and coordination were the major themes that emerged from this discussion. Coordination with neighboring towns in particular was brought into the discussion. “This area is part of a greater history and open space and I think that there needs to be a coordination with our neighboring towns,” said one group member.



### 15.2.5 *Real Estate and Development*

There were nine participants in the Real Estate and Development Focus Group held February 6, 2009. Participants were first asked to express what makes New Paltz unique and to describe the character of the town of New Paltz by completing the sentence “New Paltz is ...” Participants characterized the town as a small, diverse, eclectic and scenic place. Its proximity to New York City was mentioned by several participants as a defining feature.

Participants were asked to define the biggest challenges and opportunities facing the community. The major themes of challenge that emerged were community disagreement on what it wants and does not want to be developed in New Paltz, town/village discord and poor infrastructure in areas of the town. “We should be attracting the development that we want instead of batting away things we don’t want,” said one participant. Opportunities that emerged from the discussion included the potential for appropriate growth, the university, tourism and open space and scenic beauty. “The challenges are the same as the opportunities,” said one participant. “(T)here is so much to love here,” said another, “and the opportunity is to grow it the way we want rather than to be forced to grow.”

Participants were asked to discuss the reasons behind controversy over development in New Paltz. Several group members thought that the problem is often that the developments proposed are a large scale and the community “is just not geared to large scale development.” Some members of the group said they feel that all development is discouraged in New Paltz, contributing to high taxes and a lack of housing affordability. “What’s best for the community right now is ‘not in my back yard’ and I’m sorry to see it; that’s what causes our taxes to be so high and that’s why no one wants build here,” said one participant. Diverging opinions between the town and village about development and the direction development should take was also brought up as a source of controversy.

Building consensus through the planning process would help the community come together and accomplish its goals would help the development advocates and opponents see eye to eye. The focus group participants agreed that open communication, tolerance and understanding would help bring people together and define common ground. “We don’t seem to have a middle ground that people can gravitate to,” said one participant. “I don’t think there’s anyone who’s against more infrastructure, lower taxes, more cooperation,” said another.

## 15.3 Public Workshop Round One

The first public workshop was held February 7 on the SUNY New Paltz campus. The workshop featured background information about the Plan and Plan process as well as an interactive portion. The interactive portion of the program encouraged both individual input as well as group consensus building. The purpose of the meetings was to educate the public about the plan and the importance of the Plan and to identify issues that should be addressed through the planning process. By using both individual and group input techniques, the workshop sought to encourage collaboration and cooperation in problem identification and solutions.



Participants were given workbooks and seated at tables in groups. Each table had a large map of the town. The workbooks asked for individual feedback in the issue areas of land use, circulation, economy and community services. Each section asked the participant to individually rate each of four or five statements identifying the level to which they strongly agreed, agreed, neither agreed nor disagreed, disagreed or strongly disagreed with the statement. Then, working as a group and using the maps, participants identify areas where issues are prevalent – for example, where sidewalks are needed, areas for open space preservation, etc. At the end of the session, groups of participants identify the top three issues from among all of the items identified and discussed over the course of the evening and present these findings to the assembled group.

The tabulated outcome of these workshops as well as the opinions and views expressed during these and other public input sessions help to lay the basis of the goals and objectives for the plan which express the vision of the future for the Town of New Paltz. These sessions also help alert the consulting team to issues of special concern about which they may not have been aware.

### 15.3.1 Land Use

Workshop participants strongly favor preservation of natural features and open space but they were less unequivocal about dense mixed use development. Among participants, almost 96% favor preservation of natural features and open space while 49% favored encouraging dense mixed-use development. Two-thirds of participants agreed that more affordable housing needs to be developed (67%), with 14% disagreeing and 19% having no opinion. A clearer majority, 81% agreed that the aesthetic quality of the build environment should be better. The results are summarized in the table below.

Table 15-1 Public Workshop Individual Input: Land Use

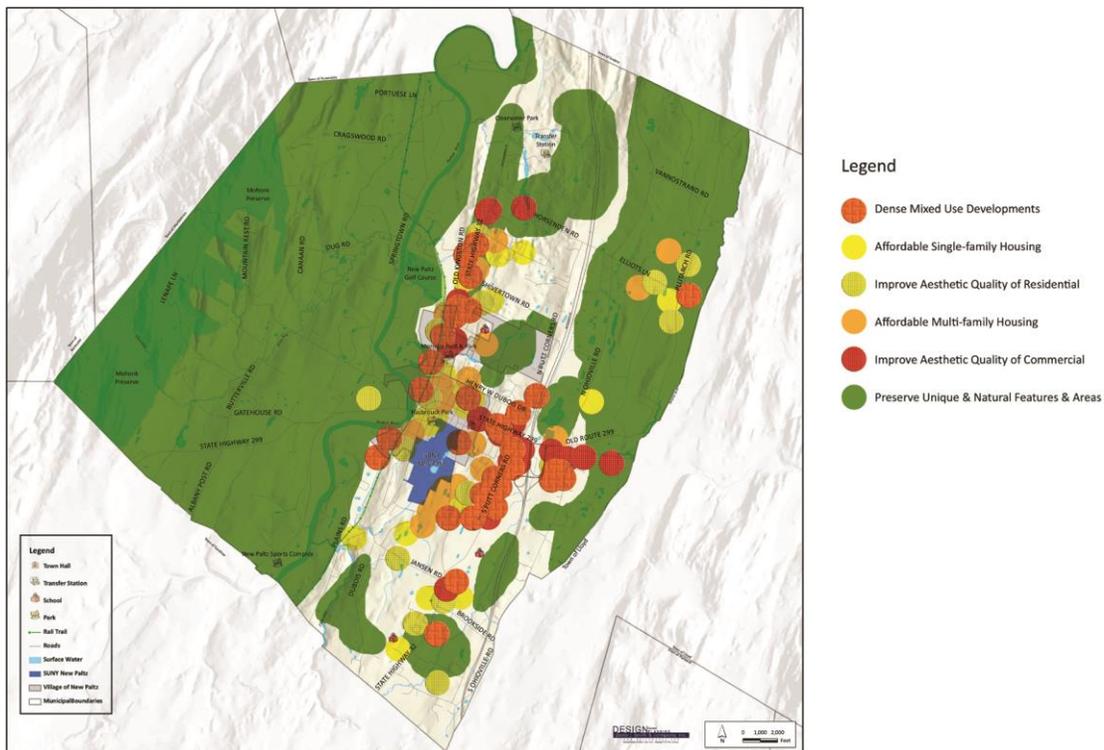
LAND USE	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
The Town should <b>preserve unique natural features and areas</b> to protect open space and encourage public access.	87.7%	8.6%	3.7%	0.0%	0.0%
New Paltz needs to develop <b>more affordable housing including single- and multi-family</b> .	36.7%	30.4%	19.0%	10.1%	3.8%
The <b>overall aesthetic quality of residential and commercial development</b> in the Town should be better.	34.6%	46.2%	15.4%	2.6%	1.3%
<b>Dense mixed-use developments</b> with both commercial and residential components should be encouraged in New Paltz.	21.5%	27.8%	26.6%	11.4%	12.7%



Workshop participants commenting on this section of the program said they wanted to see commercial development limited to the village and to areas where it would be appropriate including hamlets and heavily traveled areas. Several commented that homes should be clustered in areas where sewer and water services exist to serve them and that large lot development should be prevented.

The map below shows the aggregated results of the mapping exercise in which participants identified areas for development and preservation.

Figure 15-1 – Public Workshop Land Use Map



### 15.3.2 Circulation

Concern about traffic flows, volume and safety were reflected in the circulation section of the workshop. Participants overwhelmingly agreed that traffic volume and safety are a concern (87%) and a similar proportion (82%) said pedestrian safety is a concern and sidewalks are needed. Bike lanes were also heavily favored (82%) and a trail system for recreation and transportation was similarly favored (88%). Participants were less clear about the need for additional parking with almost a third having no opinion on the issue. The results are summarized in the table below.



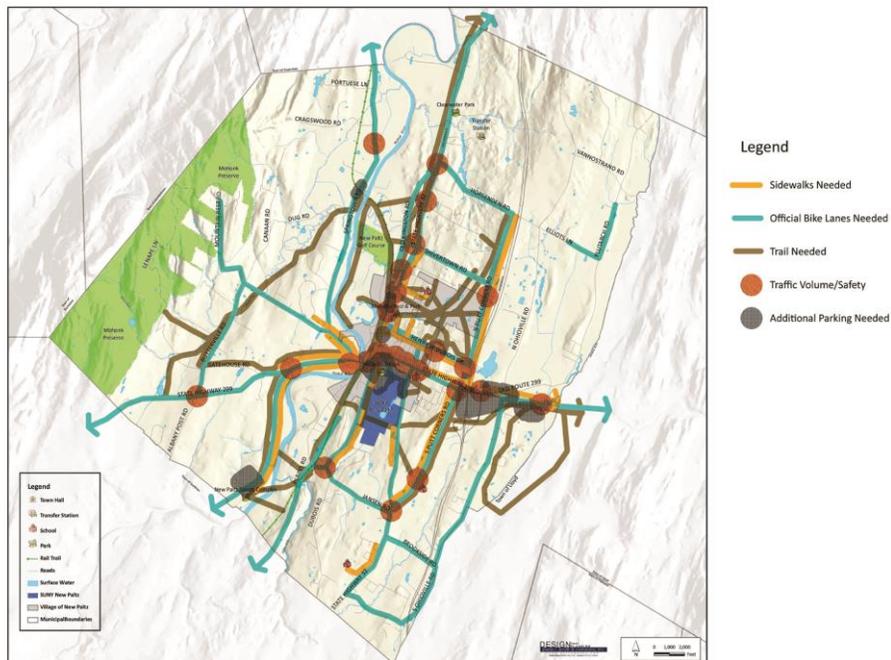
Table 15-2 Public Workshop Individual Input: Circulation

CIRCULATION	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
I am concerned with the <b>volume of traffic and traffic safety</b> in the Town.	48.7%	38.2%	10.5%	1.3%	1.3%
Pedestrian safety is an issue in New Paltz and there is a need for <b>more sidewalks</b> in the Town of New Paltz.	48.7%	33.3%	14.1%	3.8%	0.0%
There is a need for <b>official bike lanes</b> in New Paltz.	56.4%	25.6%	14.1%	2.6%	1.3%
A <b>comprehensive trail system</b> for recreational and transportation purposes is needed in the Town.	50.0%	38.2%	7.9%	3.9%	0.0%
<b>Additional parking</b> is needed in the Town.	14.5%	27.6%	31.6%	14.5%	11.8%

Comments on this section of the program included opinions about the need for handicapped accessibility in the village, additional signage and expanded bus service to employment centers in the town. Other comments included suggestions that bicycle and pedestrian access improvements be in keeping with the character of the community and that paved shoulders, rather than dedicated bike lanes would serve the community better as they require a narrower right of way.

The map below shows the aggregated results of the mapping exercise in which participants identified areas of traffic and safety concern and for trail, lane and sidewalk development.

Figure 15-2 – Public Workshop Circulation Map





15.3.3 **Economy**

Workshop participants generally agree that land for commercial and industrial development needs to be identified but they are less in favor of highway commercial type development. Among participants 79% favor identification of land for commercial development. A smaller majority, 59% favors identification of land for industrial purposes. Land to accommodate chain hotels, restaurants and gas stations is not needed, said 54% of participants; 32% of participants favor such development. The overwhelming majority of participants (82%) agreed that New Paltz has tourism destinations with year round appeal. The results are summarized in the table below.

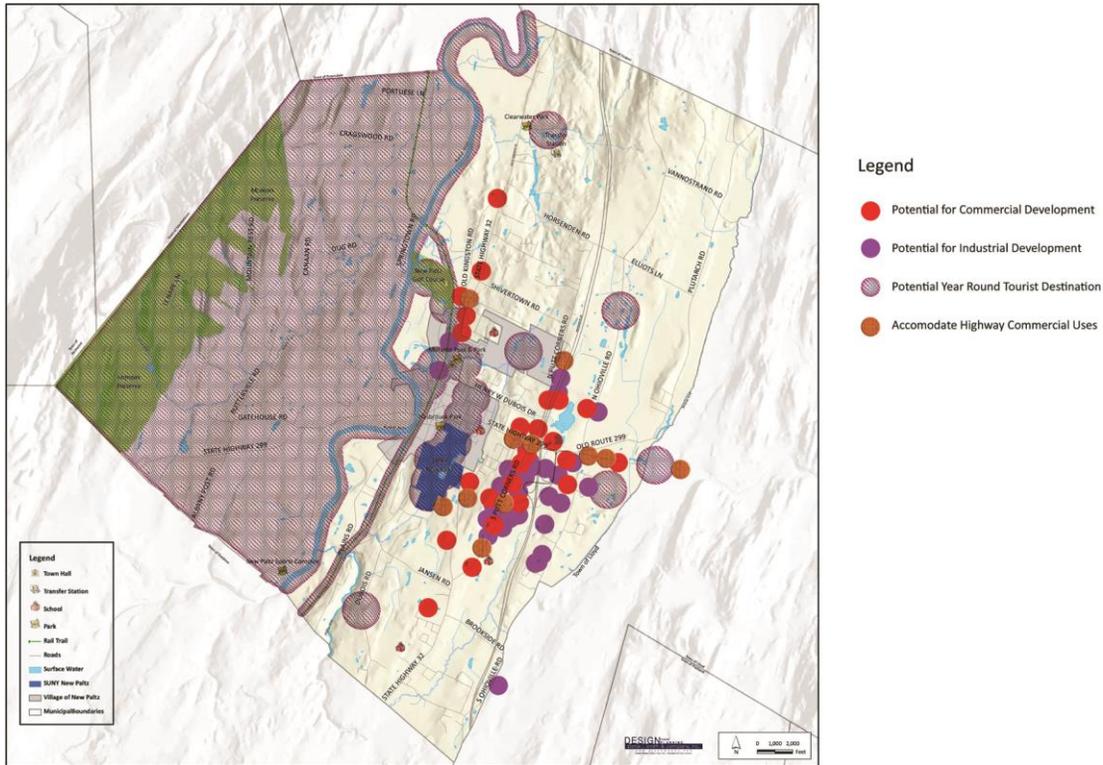
Table 15-3 Public Workshop Individual Input: Economy

<b>ECONOMY</b>	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
New Paltz needs to identify land that could be redeveloped for <b>commercial development</b> such as offices and high tech businesses.	35.1%	44.2%	13.0%	2.6%	5.2%
New Paltz needs to identify land that could be redeveloped for <b>industrial development</b> such as manufacturing and light industrial.	31.6%	27.8%	16.5%	13.9%	10.1%
New Paltz has tourism destinations that have potential <b>year round appeal</b> .	50.0%	32.1%	15.4%	2.6%	0.0%
New Paltz needs to find areas to <b>accommodate highway commercial uses</b> such as chain hotels, restaurants and gas stations for businesses and tourists.	15.4%	16.7%	14.1%	17.9%	35.9%

Written additional comments received reveal a disagreement about the need for highway commercial development with several saying that the town does not need chain hotels but that “home-grown” hotels or improvements to existing accommodations are needed. Several said that restaurants and gas stations are not needed. Other comments included the need for an economic development plan and a lack of consensus on development.

The map below shows the aggregated results of the mapping exercise in which participants identified areas for commercial and industrial development and tourism destinations.

Figure 15-3 – Public Workshop Economy Map



### 15.3.4 Community Services

The town needs to do a better job of accommodating current and future infrastructure needs, said almost two-thirds of participants while a less clear majority, 51% agreed that individual septic systems in the town are a problem. Acquiring land now for future community needs was endorsed by 84% of participants who agreed this would be a good idea. Almost 79% of participants agreed that residents need to prepare for the effects of global climate change and sustainability. The results are summarized in the table below.

Table 15-4 Public Workshop Individual Input: Community Services

COMMUNITY SERVICES	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
New Paltz is doing a good job of keeping up with current and future needs for <b>infrastructure</b> , including gas, electric, cable, storm water, sanitary sewer.	5.4%	6.8%	23.0%	32.4%	32.4%
<b>Individual septic systems</b> in New Paltz are a problem.	14.9%	36.5%	36.5%	9.5%	2.7%

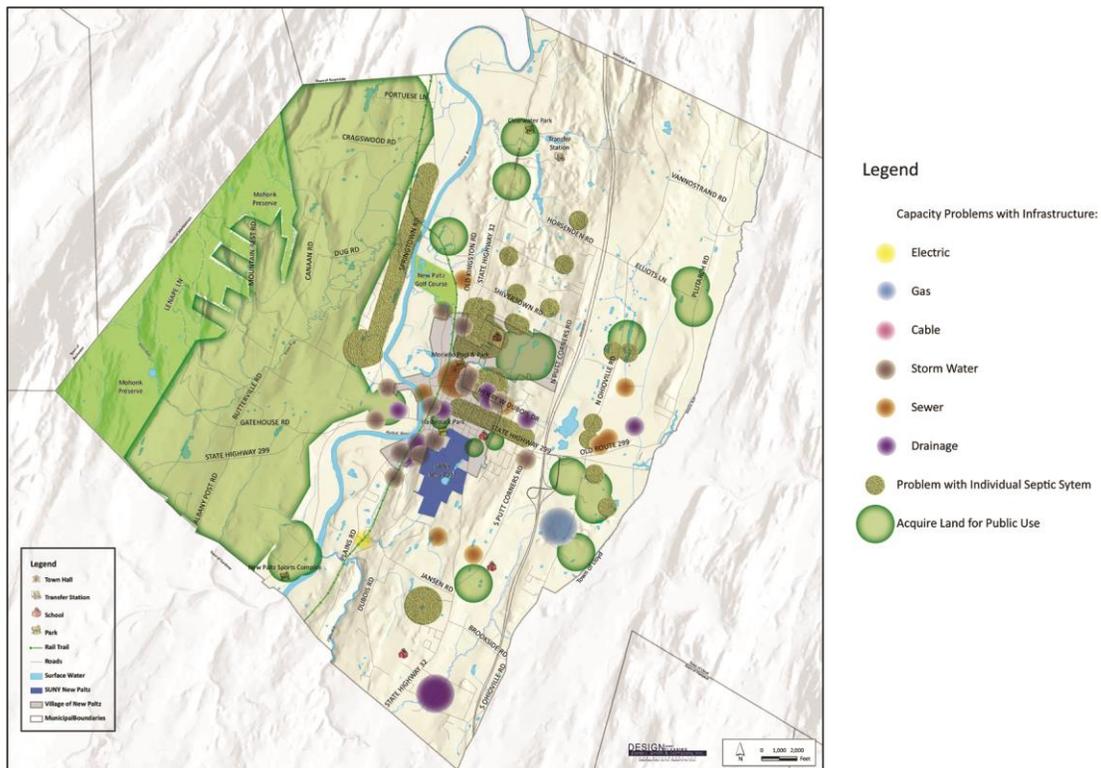


COMMUNITY SERVICES	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
The Town should acquire land now for <b>future parks, open space, schools and community facilities.</b>	51.4%	23.0%	13.5%	4.1%	8.1%
<b>Global climate change and issues of sustainability</b> are going to affect New Paltz soon and we all need to be ready.	57.1%	21.4%	14.3%	1.4%	5.7%

Many of the additional comments received reflected concerns about storm water and drainage in the town including areas east of the Thruway, Mulberry Street and the Walkkill floodplain. Several comments reflected the opinion that the town is doing a good job with services while several others did not. Additional wastewater treatment plans and upgrades are needed throughout the town. Several comments suggested the town acquire land for future uses but not use it right away.

The map below shows the aggregated results of the mapping exercise in which participants identified areas for with infrastructure, storm water and drainage problems and where land should be acquired for future use.

Figure 15-4 – Public Workshop Community Services Map





### 15.3.5 *Open-Ended Questions*

#### *Community Character*

Participants in the public workshop were invited to identify the unique character of the town by completing the sentence “The character of the Town of New Paltz is ... “

Responses indicated how highly the participants in the workshop value the community and its surroundings as they were overwhelmingly positive. Responses fell into a number of general categories. They are, in no particular order:

- Pastoral, quaint, quirks and eclectic
- Diverse, educated and progressive
- Community minded and beautiful with lots to do
- Small, rural, historic, college town, friendly and sophisticated
- Undergoing change
- Agricultural, scenic and recreational
- Inconsistent, in jeopardy and exclusionary
- Unique
- Outdoorsy, family atmosphere, a town for all
- Biodiverse with village and open space character

#### *Community Likes*

Participants were invited to complete the sentence “The thing I like most about living in New Paltz is ...”

Responses reflected the responses to the community character question (above) and also fell into a number of discrete categories. They are, in no particular order:

- Accessible to New York City
- Historic character, Huguenot Street, village
- Rural village with everything is nearby
- Environmental beauty and access to open space and natural areas
- Family life, wonderful place to raise a family, involved citizens
- Small town rural nature
- Scenic beauty, outdoorsy with cultural and social amenities

#### *Community Dislikes*

Participants were invited to complete the sentence “The thing that needs the most improvement in New Paltz is ...”

Responses reflected the concerns about threats to the character of the community and also fell into a number of discrete categories. They are, in no particular order:

- Traffic
- Taxes, cost of services, cost of doing business
- Concerns about the sewer and water infrastructure, both quality and distribution in the town
- Coordination between and need for consolidation of town and village
- Attitudes toward growth



## 15.4 Public Workshop Round Two

The second public workshop was held on May 20, 2009. The purpose of this meeting was to allow the public to evaluate the draft goals and objectives of the Comprehensive Plan.

The Meeting began with a brief description of the purpose and structure of the Comprehensive Plan and continued with a brief summary of previous public input activities as well as the inventory section of the plan. A presentation of the top six issues from all the public input collected to date followed. Instructions to complete the evaluation workbook were given, as well as an example of how to fill out the workbook. The public had approximately 30 minutes to complete the exercise, after which people were invited to share some of their thoughts about the draft goals and objectives.

**How well do the objectives address the issues?**  
 + = Objective positively impact on issue    - = Objective negatively impacts issue

Goal: Environment & Natural Resources		Issues							
		Government	Taxation	Transportation	Housing	Environment	Development		
Rank	<i>New Paltz will conserve its unique natural assets to main its high quality of life and become a destination for recreational activities.</i>	Rank							
	To manage recreational access and opportunities for residents to the Walkkill River, the Mohonk Preserve, the Shawangunk Mountains, Minnewaska State Park and other natural features and areas.								
	To maintain and extend the Walkkill River Rail Trail network								
	To create better access from population and commercial centers to recreational opportunities								
	To preserve and enhance the natural landscape and its biodiversity								
	To provide opportunities for active and passive recreational activities								

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goal: Transportation		Issues							
		Government	Taxation	Transportation	Housing	Environment	Development		
Rank	<i>New Paltz features a unique and diverse transportation network that will continue to develop to create a place that is wholly accessible for automobiles, public transit, bicyclists and pedestrians.</i>	Rank							
	To provide safe alternatives to reduce dependency on motor vehicles and promote healthy lifestyles								
	To ensure that traffic safety and efficient flow are necessary considerations in the approval of development plans								
	To accommodate pedestrians and bicycles in all transportation projects								
	To provide a pedestrian and bicycle network connecting the Village, university, schools and commercial areas								
	To enhance public transit within New Paltz and public transit linkages to regional providers.								
To develop intermodal facilities, providing connections between different modes of transportation									

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## Welcome!

Town of New Paltz

### Comprehensive Plan

*Creating the Vision –  
Goals & Objectives Workshop*

May 20, 2009

Ulster County BOCES  
Conference Center

Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**At the end of today's workshop you will have helped us to evaluate the draft goals and objectives according to the issues you have identified as the most critical that the Comprehensive Plan address:**

- Need for government cooperation
- Heavy residential tax burden
- Need for affordable housing
- Automobile congestion/lack of multimodal accommodation
- Environmental preservation
- Economic development



Front and Back Cover of Workbook Used by



How well do the objectives address the issues? + = Objective positively impacts issue - = Objective negatively impacts issue

Rank	Goal: Population, Housing & Education <i>The Town offers a high quality lifestyle in a unique setting. New Paltz will create housing and educational opportunities to maintain this lifestyle available to all residents.</i>	Issues				
		Government	Taxation	Housing	Environment	Development
	To ensure the presence of housing that provides a wide array of living opportunities and is available for all incomes					
	To identify, preserve and revitalize the community's cultural, historic and natural resources					
	To support entrepreneurship and innovation, in connection with SUNY New Paltz, as the engines for a creativity and knowledge-based economy					
	To provide quality public school education and expand opportunities for all residents seeking higher education and technical skills for job advancement and greater earnings potential					
	To promote life-long learning					
	To work with local partners in the Village, SUNY New Paltz and private development to ensure off campus housing is safe and affordable					

Comments

Rank	Goal: Development <i>New Paltz will have a welcoming environment for quality development that adheres to and enhances the community's character.</i>	Issues				
		Government	Taxation	Housing	Environment	Development
	To focus, sustain and develop utility infrastructure in accordance with the future land use plan					
	To promote high density and mixed use development within and around the village that minimizes impact upon the environment and open space					
	To preserve and protect farmland and open space					
	To minimize the impacts of development upon view sheds					
	To promote high quality residential and commercial development					

Comments

Rank	Goal: Economic Vitality <i>The Town of New Paltz has a diverse business climate. Stimulating local entrepreneurship and attracting new job growth will strengthen its economy.</i>	Issues				
		Government	Taxation	Housing	Environment	Development
	To ensure consistent communication between Town and Village governments for cooperation and collaboration on major issues and developments.					
	To apply predictable and reasonable standards for decision-making guided by the comprehensive plan					
	To develop quality government policy to equitably serve residents					
	To combine Town, Village and County functions to minimize duplication and maximize efficiency					

Comments

Rank	Goal: Economic Vitality <i>The Town of New Paltz has a diverse business climate. Stimulating local entrepreneurship and attracting new job growth will strengthen its economy.</i>	Issues				
		Government	Taxation	Housing	Environment	Development
	To seek diversity and sustainability in the economy					
	To work with SUNY New Paltz to develop incubation capacities for new businesses and entrepreneurial activities					
	To focus economic development efforts on helping local entrepreneurs prosper					
	To attract and retain high quality workforce and employment opportunities					
	To take advantage of proximity to neighboring and regional metropolitan areas for high quality, yet controlled job growth and development					
	To increase economic vitality in New Paltz through tourism					

Comments

Rank	Goal: Government & Civic Discourse	Issues				
		Government	Taxation	Housing	Environment	Development

Pages two and three of Workbook Used by

The tables on the pages following the analysis reflect the participant's evaluations of the goals and objectives. Each goal was ranked most important to least. Within each goal, each objective was ranked the same. Finally, for each objective, participants indicated whether the each had a positive, negative or no impact upon each of the six major issues identified (government, taxation, transportation, housing, environment, development).

The Goals were ranked from most important to least. The most important goal, as determined by the participants is the Environment and Natural Resources, with an average ranking of 2.2 out of five (one, being the highest). This was followed by the Economic Vitality goal and the Development goal, with rankings of 3.2 and 3.3, respectively. Population, Housing and Education had an average rank of 3.7. The least important goals, as determined by participants were Government and Civic Discourse as well as Transportation, each with an average ranking of 4.0.



The first goal reviewed was Population, Housing and Education. The goal as stated is *The Town offers a high quality lifestyle in a unique setting. New Paltz will create housing and educational opportunities to maintain this lifestyle available to all residents.* Objective 2 was identified as the most important by the participants. Sixty eight percent felt that preservation and revitalization of cultural, historic and natural resources would have a positive impact upon local government, however there was some concern expressed by 42% of the participants that this would have a negative impact upon taxation. A close second, with an average ranking of 2.2 was Objective 1, ensuring diverse housing opportunities. Seventy four percent of participants felt that this would improve housing issues in New Paltz. However, participants expressed that safe and affordable off-campus housing was less of a priority as Objective 6 received an average ranking of 5.2 out of 6. Quality public education, Objective 4, and entrepreneurship programs, Objective 3, were given moderate support, each with average rankings of 3.1.

Goal 2, Development, was *New Paltz will have a welcoming environment for quality development that adheres to and enhances the community's character.* In general, it was felt that this goal and each of the five objectives aiming to achieve it, would have a positive impact upon transportation in New Paltz. Nearly equally ranked as the most important, Objectives 7, 8 and 9 promote sustainable development and environmental protection. They involve a high density development plan that concentrate building around the Village area, extending the urban core, while preserving farmland and open space found throughout the rest of the town. Objective 9, to preserve and protect farmland and open space was considered by 100% of the participants to have a positive effect upon the environment. Objective 10, minimizing development's impact upon viewsheds was slightly less important (average ranking of 3.0), while high quality residential and commercial development was least important, however, many participants did recognize the positive impacts that it would have upon the issues.

The Government and Civic Discourse goal, *Foster an atmosphere of inclusivity and spirit of cooperation and collaboration among residents and local and regional governments,* was given four objectives. Generally, each of the objectives were ranked fairly equally, as all averaged between 2 and 3. Objectives 12 and 15, each of which dealt with improving relations and services between the Town and Village, were view by more than 80% of participants to have a positive effect on government. Few people also felt that these objectives would have negative impacts upon the other issue categories.

Goal 4 is Economic Vitality. This goal states that *The Town of New Paltz has a diverse business climate. Stimulating local entrepreneurship and attracting new job growth will strengthen its economy.* Objective 18 was considered the most important, participants supporting the notion of focusing on assisting local entrepreneurs prosper. Sixty three percent felt this would improve taxation in the town and 68% felt that it would be positive for development. Participants also felt that the Town needs to focus on bringing outside dollars into the community through increasing tourism, Objective 21, which was ranked 2.7 on average. However, there was some concern that increasing visitors would have a negative impact upon transportation issues in New Paltz. Ranked third was Objective 16, diversifying the economy to promote sustainability. This was also widely seen as a concept that would have a positive impact upon taxation and development. Taking advantage of neighboring and regional communities, Objective 20, was viewed as least important.



Goal 5, dealing with the Environment and Natural Resources, states *New Paltz will conserve its unique natural assets to maintain its high quality of life and become a destination for recreational activities.* Clearly the most widely viewed as the most important, the focus of Objective 25 is to preserve and enhance the natural landscape and its biodiversity. Of the five objectives for this goal, it was considered by the most participants as having a positive impact upon the environment, with no respondents indicating that it would have a negative impact. It was also recognized by most to have a positive impact upon government. The other four objectives, all ranked between 2.8 and 2.9, dealing with recreation, amenities and access were fairly even with Objective 26, to provide more active and passive recreation being viewed as the most important among the group.

The final goal was Transportation. As stated, the goal reads *New Paltz features a unique and diverse transportation network that will continue to develop to create a place that is wholly accessible for automobiles, public transit, bicyclists and pedestrians.* While all objectives under this goal were seen to have a positive impact upon Transportation, Objective 27, reducing dependency on the car with safe alternatives, was considered by the most (74%) to have a positive impact. Objective 28, to ensure traffic safety and efficient flow, was ranked as the most important (2.7). Along with Objective 27, Objectives 29 and 30 were equally ranked at 2.9, on average, all promoting more health-conscious transportation alternatives, such as pedestrian and bicycle. Public transportation and intermodal facilities with links to the rest of the region, Objectives 31 and 32, were viewed as less important, with participants concerned about their effects on taxes. However, there was enthusiasm for these objectives, as the majority felt that they would have positive impacts on the transportation system, the environment and development.

The following is the complete statistical data reviewing each of the six major goals and 32 individual objectives:

Objective #	Rankings	Goal 1: Population, Housing & Education Average Rank: 3.73																				
		Government			Taxation			Transportation			Housing			Environment			Development					
		Positive	Negative	No Affect	Positive	Negative	No Affect	Positive	Negative	No Affect	Positive	Negative	No Affect	Positive	Negative	No Affect	Positive	Negative	No Affect			
		<i>The Town offers a high quality lifestyle in a unique setting. New Paltz will create housing and educational opportunities to maintain this lifestyle available to all residents.</i>																				
1	2.20	To ensure the presence of housing that provides a wide array of living opportunities and is available for all incomes																				
2	2.13	To identify, preserve and revitalize the community's cultural, historic and natural resources																				
3	3.07	To support entrepreneurship and innovation, in connection with SUNY New Paltz, as the engines for a creativity and knowledge-based economy																				
4	3.07	To provide quality public school education and expand opportunities for all residents seeking higher education and technical skills for job advancement and greater earnings potential																				
5	5.14	To promote life-long learning																				
6	5.23	To work with local partners in the Village, SUNY New Paltz and private development to ensure off campus housing is safe and affordable																				



Objective #	Rankings	Goal 2: Development Average Rank: 3.27															
		Government			Taxation			Transportation			Housing			Environment			Development
		<i>New Paltz will have a welcoming environment for quality development that adheres to and enhances the community's character.</i>															
7	2.54	To focus, sustain and develop utility infrastructure in accordance with the future land use plan															
8	2.69	To promote high density and mixed use development within and around the village that minimizes impact upon the environment and open space															
9	2.64	To preserve and protect farmland and open space															
10	3.00	To minimize the impacts of development upon view sheds															
11	4.00	To promote high quality residential and commercial development															

Objective #	Rankings	Goal 3: Government & Civic Discourse Average Rank: 4.00															
		Government			Taxation			Transportation			Housing			Environment			Development
		<i>Foster an atmosphere of inclusivity and spirit of cooperation and collaboration among residents and local and regional governments.</i>															
12	2.79	To ensure consistent communication between Town and Village governments for cooperation and collaboration on major issues and developments.															
13	2.53	To apply predictable and reasonable standards for decision-making guided by the comprehensive plan															
14	2.21	To develop quality government policy to equitably serve residents															
15	2.21	To combine Town, Village and County functions to minimize duplication and maximize efficiency															

Objective #	Rankings	Goal 4: Economic Vitality Average Rank: 3.20															
		Government			Taxation			Transportation			Housing			Environment			Development
		<i>The Town of New Paltz has a diverse business climate. Stimulating local entrepreneurship and attracting new job growth will strengthen its economy.</i>															
16	2.85	To seek diversity and sustainability in the economy															
17	4.14	To work with SUNY New Paltz to develop incubation capacities for new businesses and entrepreneurial activities															
18	2.47	To focus economic development efforts on helping local entrepreneurs prosper															
19	3.38	To attract and retain high quality workforce and employment opportunities															
20	3.82	To take advantage of proximity to neighboring and regional metropolitan areas for high quality, yet controlled job growth and development															
21	2.67	To increase economic vitality in New Paltz through tourism															



Objective #	Rankings		Goal 5: Environment & Natural Resources									Positive			Negative			No Affect		
	Average Rank: 2.06		Government			Taxation			Transportation			Housing			Environment			Development		
			<i>New Paltz will conserve its unique natural assets to main its high quality of life and become a destination for recreational activities.</i>																	
22	2.86	To manage recreational access and opportunities for residents to the Wallkill River, the Mohonk Preserve, the Shawangunk Mountains, Minnewaska State Park and other natural features and areas.	47%	11%	42%	11%	32%	58%	16%	16%	68%	5%	11%	84%	58%	5%	37%	47%	5%	47%
23	3.60	To maintain and extend the Wallkill River Rail Trail network	42%	5%	53%	16%	26%	58%	32%	16%	53%	11%	5%	84%	63%	11%	26%	37%	11%	53%
24	3.92	To create better access from population and commercial centers to recreational opportunities	53%	0%	47%	5%	21%	74%	63%	0%	37%	16%	5%	79%	42%	5%	53%	47%	5%	47%
25	1.27	To preserve and enhance the natural landscape and its biodiversity	53%	0%	47%	26%	16%	58%	16%	5%	79%	26%	5%	68%	79%	0%	21%	37%	11%	53%
26	2.85	To provide opportunities for active and passive recreational activities	42%	5%	53%	5%	32%	63%	5%	16%	79%	11%	0%	89%	47%	5%	47%	42%	0%	58%

Objective #	Rankings		Goal: Population, Housing & Education									Positive			Negative			No Affect		
	Average Rank: 3.73		Government			Taxation			Transportation			Housing			Environment			Development		
			<i>The Town offers a high quality lifestyle in a unique setting. New Paltz will create housing and educational opportunities to maintain this lifestyle available to all residents.</i>																	
1	2.20	To ensure the presence of housing that provides a wide array of living opportunities and is available for all incomes	21%	32%	47%	16%	37%	47%	11%	47%	42%	74%	5%	21%	11%	42%	47%	58%	21%	21%
2	2.13	To identify, preserve and revitalize the community's cultural, historic and natural resources	68%	11%	21%	16%	42%	42%	11%	16%	74%	21%	32%	47%	42%	16%	42%	63%	11%	26%
3	3.07	To support entrepreneurship and innovation, in connection with SUNY New Paltz, as the engines for a creativity and knowledge-based economy	37%	21%	42%	37%	16%	47%	11%	21%	68%	16%	21%	63%	21%	16%	63%	58%	16%	26%
4	3.07	To provide quality public school education and expand opportunities for all residents seeking higher education and technical skills for job advancement and greater earnings potential	32%	11%	58%	5%	47%	47%	0%	11%	89%	5%	16%	79%	11%	11%	79%	32%	11%	58%
5	5.14	To promote life-long learning	26%	11%	63%	11%	11%	79%	5%	11%	84%	11%	11%	79%	37%	11%	53%	42%	5%	53%
6	5.23	To work with local partners in the Village, SUNY New Paltz and private development to ensure off campus housing is safe and affordable	58%	11%	32%	26%	26%	47%	21%	16%	63%	63%	11%	26%	16%	32%	53%	37%	11%	53%



### 15.4.1 *Comments on the Goals & Objectives*

#### **Comments on Population, Housing & Education Goal**

- Lumping population, housing and education together doesn't do enough justice to each -- housing has only one objective
- The "clique" government in town is the uncooperative, immovable object that will be uncooperative in all cases. "They know best" for all and are self-righteous in that knowledge
- We will eventually go to income tax at least as a supplement and higher incomes will help (comment on schools objective)
- Off campus housing objective is a village issue
- Maintain and develop to ensure we keep the assets of our ecosystem by not clearing the lands we need
- Need clustered, low maintenance, lawn maintenance, homes/condos with space for small gardens (appeal to seniors, starter homes, young couples)
- It is impossible to answer the first question without understanding what mechanisms are available to provide this array. Also, we need our neighboring towns to help provide housing for SUNY graduates
- All these goals are desirable but not primary in the preservation of the town/village we have
- What is special about New Paltz is its small town charm, scenic views, open space, mom and pop stores. A plan based on these goals will look like any corporate business town -- chain restaurants, big box stores, etc.

#### **Comments on Development Goal**

- Add objective: To establish criteria for quality development and to establish design standards
- New Paltz Town government "burns" development funds and leaves nothing for taxes. Residents who want development need to field candidates who vote for development
- High quality meaning denser
- Quality being defined with explicitness and forward thinking and spatial consideration
- Develop businesses/business parks/residential neighborhoods to ensure smart growth -- I don't mind big box if they built where used to be (?)
- We need water and sewer infrastructure!!
- Lots large enough for well/septic = mandated sprawl -- need packet sewer plants yet developments large enough for sewer systems are an anathema to most of the town
- Important to preserve viewsheds
- Only if passes environmental and economic impact
- High density should occur only in the village
- Development should not increase traffic in scenic byways, flooding
- Develop water source and sewage treatment infrastructure
- Develop along transportation corridors
- Entire questionnaire is skewed towards development without defining what type of development you're referring to



### Comments on Government & Civic Discourse Goal

- Add Objective: To define a shared vision for the future quality of life for the community
- Good luck!
- This has a low overall rank BUT we need this to accomplish everything else so maybe it should be 1 but I didn't rank it 1 because we could have the above but not accomplish 1-3
- Unification is a very important issue to me.
- Many of these questions are tautologies and don't make sense
- Applied for grant for this issue to help move forward on shared services
- Get rid of the Town/Village government infrastructure by eliminating the Village government which has proven itself non-essential to the vitality and efficiency of New Paltz as a whole
- Not county (referring to combining town, village and county functions)
- Combining governments works as long as people are ethical and things aren't railroaded through
- The town and village boards are already seeking Department of State grants to study all governmental options
- I want all these things and a comprehensive plan is supposed to help us get them in a synergistic manner, not to pit one thing against another

### Comments on Economic Vitality Goal

- Add Objective: To maintain independent businesses
- Basic industry = make what we buy/import less
- Corporate incubators with university good idea
- We have great educated work force already
- A highly vocal segment of New Paltz is virulently anti-business
- Growth via tourism is important
- "Help" local entrepreneurs -- not tax breaks, but just basic support
- All new businesses should pay taxes
- We should work with any entity that encourages entrepreneurial and incubation capacity
- This (tourism) is once again tied together with open space preservation, agriculture and reducing or prohibiting more residential homes west of the Wallkill

### Comments on Environment & Natural Resources Goal

- Objectives should include protecting water supply and quality, ag-land protection and adaptation strategies for climate change (protect floodplains)
- These objectives focus primarily on recreational use -- need to address natural resources protection/management
- As to my ranking this goal -- although I wouldn't live here if it weren't important to me, we can't forget everything for this! (ranked preserve and protect natural landscape ... first)



- Where is water? Climate protection? Re global warming/carbon footprint. Where is preservation of agricultural soils
- Open space concerns are the most important component of the comp plan for me. I understand recreational activities as a step toward environmental preservation, not an end in themselves
- Promote innovative approaches to energy conservation and the development of renewable resources
- Eco-tourism is crucial to the success of New Paltz. River, Preserve, open space institute, access (?) work well together. Get other local communities to center to work together on
- Data emerging that nearby trail raises resale value
- New Paltz must develop its own water supply
- New Paltz must develop its own wastewater treatment
- New Paltz must preserve farmland and open space or will lose cornerstone of the character of the town
- Preserve our aquifers, avoid over building septic tanks, prevent sprawl
- We need to map our aquifers and protect them
- We need to evaluate the impact of new roads and salt and other runoff on groundwater
- We need to inventory where wildlife corridors are to protect both animals and humans
- Objectives are not relevant to the goal outlined
- The preserve and Minnewaska State Park manage their own recreational access and opportunities.
- Needed: Lighting to manage night sky clarity and prevent unnecessary glare

#### Comments on Transportation Goal

- Density/non-motorized/public transport!!!
- Too much focus on efficient traffic flow for autos
- New developments should require sidewalks and mass transport opportunities
- I don't feel that this was the proper format for information gathering. I found it to be vague, confusing and useless. I have no confidence that the answers gathered here will be helpful in revealing what the residents of New Paltz really want
- Hard to rank, they overlap substantially -- all #1
- Pass laws governing size of trucks on Main Street and downtown, regulate delivery times, enforce noise regulation of vehicles, move the bus terminal to Thruway exit
- There is resistance by developers to install sidewalks in rural subdivisions
- Add sidewalks to all schools
- The community has already spent five years and thousands of hours of volunteer work to create a land use and transportation plan that was adopted by both boards and sponsored by the NYSDOT. Why reinvent the wheel?
- I did not want to rank what we need. We should be able to get it all.



## 15.5 Community Survey

A Community Survey was mailed to 1,000 randomly selected New Paltz households in late winter 2009. In order to ensure that representative samples of New Paltz households received the survey, a survey distribution methodology was customized to fit New Paltz. The town was divided into the five zones and surveys were distributed proportionally to the representative number of households in each zone. The zones are:

- East of the Thruway
- West of the Walkkill
- Between the Thruway and the Walkkill north of the village
- Between the Thruway and the Walkkill south of the village
- The village

The community survey is the only scientifically executed element of the entire public input program for the Comprehensive Plan. In New Paltz, of the 1,000 surveys distributed, a small number were returned undelivered and 239 completed useable surveys were received. This results in a margin of error of 6.17 at a 95% level of confidence. This means that the responses received are reliable, plus or minus the margin of error, 95% of the time. At a 90% level of confidence, that is, with confidence that the answer given truly reflects the opinions of the population of New Paltz, the margin of error falls to 5.2.

Although the survey is statistically reliable and scientifically distributed, it is important to understand that the population answering the survey may not be representative of the total population of New Paltz. Survey respondents tend to be older, better educated and wealthier than the population as a whole. They also tend to be home owners rather than renters. They are, however, representative of the population as a whole to an extent, and although the exercise is not perfect, the result yields an important and informative barometer of local attitudes.

The purpose of the community survey is to gather information about these local attitudes in a statistically reliable way. It is the broadest reaching of the public input techniques, covering more topics and questions than any of the other input techniques. The community survey also serves to reinforce the results of other public input techniques, serving to help ensure that the Comprehensive Plan accurately reflects the aspirations of the community.

### 15.5.1 *Community Services and Facilities*

Respondents to the survey first answered a series of questions regarding the municipal services offered in the Town of New Paltz and gave their personal impression of the performance of the Town. In general, residents are satisfied with the delivery of emergency services in New Paltz, with nearly 50% responding that they are very satisfied with the Town's police, fire and ambulance service. Roads present a larger concern, as more than one third responded that they are somewhat or very dissatisfied with roads in the town and only 14% stated they were very satisfied. The Schools received



a positive response, with more than 75% of survey takers satisfied. Water and sewer service had mixed reaction, as approximately one third were dissatisfied.

Generally, the respondents to the survey felt they were fairly knowledgeable about the Town and the services provided. Many, 47%, are not happy with the services that they receive in return for their tax dollars. There is also concern that the Town does not manage growth well. Finally, respondents expressed that protecting their high quality of life as a priority for the Town of New Paltz.

Table 15-5 Survey Results – Community Services and Facilities

	Very Satisfied	Somewhat Satisfied	Satisfied	Somewhat Dissatisfied	Very Dissatisfied
<b>COMMUNITY AND GOVERNMENT SERVICES</b>					
My level of satisfaction that the following services are prepared for the future is:					
Police	43%	14%	29%	10%	3%
Fire	49%	14%	31%	3%	3%
Ambulance	47%	14%	32%	4%	2%
Roads	14%	20%	30%	29%	7%
Water	17%	15%	37%	17%	13%
Sewer	14%	16%	37%	20%	13%
Parks and Recreation	19%	22%	39%	13%	7%
School District	24%	22%	32%	15%	8%
	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I feel I am knowledgeable about Town services and offices	12%	51%	22%	13%	3%
I feel I am knowledgeable about Town land use and zoning	10%	29%	27%	27%	6%
I feel safe in New Paltz	35%	52%	8%	3%	3%
In general, I am satisfied with the value of Town services I receive in return for taxes paid	7%	25%	21%	26%	21%
New Paltz should encourage appropriate commercial development to lighten the tax burden on residential taxpayers	44%	30%	13%	6%	7%
The Town is doing a sufficient job of managing growth	4%	28%	23%	31%	15%
Protecting the quality of life should be a priority for Town leaders	45%	33%	15%	4%	3%
The Town and Village collaborate effectively to serve residents' needs	7%	17%	30%	22%	25%



15.5.2 **Community Design**

Throughout the public input process, New Paltz residents have expressed their pride in the character and quality of life in their Town, as well as their concern to see it protected. This survey continues to support that sentiment. Eight Five percent of respondents feel that New Paltz has a strong sense of identity. Most feel that the residential development in the town is of high quality. However, there is some negative reaction to the commercial development, where 29% responded that they disagree that it is of high quality. The majority of respondents also encouraged that the town needs to continue to encourage a wide variety of development types, with retail and recreation leading the way. There is significant opposition to the encouragement of heavy industrial development, with almost three quarters of respondents disagreeing that it was a good idea. There is also hesitation on the development of office parks, as only 38% of respondents agreed with the idea. Mixed-use development was viewed favorably, with less than one third feeling that it should not be encouraged.

Table 15-6 Survey Results – Community Design

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
<b>COMMUNITY IDENTITY AND DESIGN</b>					
New Paltz has a strong sense of identity	40%	45%	9%	5%	1%
The character and appearance of residential areas in New Paltz is of high quality	14%	45%	23%	14%	4%
The character and appearance of commercial areas in New Paltz is of high quality	7%	33%	31%	24%	5%
The Town should encourage the following types of development:					
Retail including shops and restaurants	31%	42%	14%	8%	5%
Commercial space such as offices	22%	42%	22%	10%	5%
Recreation areas	37%	39%	16%	4%	3%
Light industrial/technical	21%	40%	16%	16%	7%
Heavy Industrial	6%	8%	12%	32%	42%
Office Parks	12%	26%	18%	19%	26%
Accommodations including hotels and inns	20%	41%	19%	12%	7%
Single-Family Residential	31%	35%	19%	8%	7%
Multi-Family Residential	15%	26%	25%	16%	18%
Retirement Communities	18%	32%	26%	12%	13%
Mixed Uses: Residential, Retail and Other Commercial	21%	28%	23%	13%	15%



### 15.5.3 Land Use

New Paltz residents are generally satisfied with the organizations of land uses throughout the Town. However, there appears to be a general lack of familiarity with local land use regulations and their enforcement. The disagreement expressed was in regards to a variety and affordability of housing, as more than 50% felt there was not enough diversity in housing available. Finally, there is extremely broad support for the protection and preservation of the Town's historic, natural and open space resources.

Table 15-7 Survey Results – Land Use

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
<b>LAND USE</b>					
The existing zoning code is adequately enforced	6%	26%	44%	13%	11%
The existing zoning code is effective	3%	21%	47%	16%	13%
The location and density of residential development is appropriate	5%	40%	32%	15%	8%
The Town has a broad range of housing types to meet residents' needs and is affordable for all incomes	4%	20%	22%	33%	21%
There is enough public access to open spaces and the river	16%	39%	18%	19%	8%
Industrial, commercial and retail uses are appropriately located	8%	43%	32%	11%	5%
Protecting open space from development should be a priority	38%	34%	13%	10%	6%
Protecting scenic resources should be a priority	47%	32%	14%	4%	2%
Protecting natural resources should be a priority	51%	34%	12%	3%	1%
Agriculture in New Paltz should be protected and encouraged	57%	30%	9%	2%	1%
Steep slopes and wetlands should be protected from development	51%	26%	13%	5%	4%
Historic resources should be protected through local, state and national landmark and district designations and regulations	52%	34%	10%	2%	2%

### 15.5.4 Transportation and Circulation

In the Community Services section, one of the largest concerns expressed was in regards to the conditions of local roadways. Those concerns are reiterated here. Respondents ranked the top three problem areas that need to be addressed as route 299, Route 32 and Route 208. There are overarching concerns about all aspects of safety on the roads: auto, bicycle and pedestrian. Most respondents do not feel that the Town is served adequately by public transportation. There is also wide support for transportation investments of all types listed, led by the 76% who feel that new investment should be made in greenways and trails.



Table 15-8 Survey Results – Transportation and Circulation

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
<b>TRANSPORTATION AND CIRCULATION</b>					
Traffic is a significant problem on the following roads and intersections:					
Main Street/Route 299					
Route 32					
Route 208					
Henry W Dubois					
Plattekill					
North and South Putt					
Manheim					
Of the roads you listed above list the three that should be the top priorities for improvement over the next 3-5 years:					
Main Street/Route 299					
Route 32					
Route 208					
The quality and safety of the Town road system is adequate for the current population and future growth	3%	20%	19%	42%	16%
The Town is adequately served by public transportation	4%	27%	31%	28%	9%
Bicycle safety is an issue/problem	30%	29%	28%	10%	3%
Please indicate where bicycle safety is a problem: Main Street, everywhere, all roads					
Pedestrian safety is an issue/problem	25%	31%	22%	19%	3%
Please indicate where pedestrian safety is a problem: Main Street, /Route 299, crossing Main Street, crosswalks					
To mitigate some traffic issues, funding should be increased for:					
Sidewalks to connect neighborhoods and/or retail	31%	37%	15%	10%	7%
Greenways and trails (pedestrian/bike/walking trails)	36%	40%	12%	8%	4%
Public transportation (bus, trolley)	24%	39%	26%	7%	4%
Parking	35%	34%	18%	10%	3%
Connections to commuter rail lines	29%	31%	31%	5%	4%
Other: Bike paths and lanes, traffic lights, crosswalks, sidewalks repairs					

15.5.5 **Environment and Sustainability**

Environment and sustainability received the highest level of consensus among survey respondents. In all questions asked, respondents were highly agreeable or strongly agreeable to the idea of identifying means to conserve and improve the environment both on the individual resident level as well as the Town. The results show a clear demand for a Comprehensive Plan that has a focus upon sustainability and an approach that is aimed at improving our environmental surroundings.



Table 15-9 Survey Results – Environment and Sustainability

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
<b>ENVIRONMENT AND SUSTAINABILITY</b>					
Identifying ways to conserve energy and water and reduce waste should be a priority of town government.	48%	37%	11%	3%	1%
Identifying ways to conserve energy and water and reduce waste should be a priority of town residents.	49%	41%	7%	1%	2%
New Paltz should encourage municipal sewer facilities as a modern method of protecting the environment and permitting sustainable commercial and residential development.	32%	37%	23%	4%	3%
Appropriate steps are being taken to address pollution of surface and ground water including erosion and runoff	9%	23%	46%	14%	7%
Creative strategies to fund protection of open space and agricultural land should be identified and encouraged	38%	37%	17%	4%	4%

15.5.6 **Parks, Recreation, Historic Preservation**

Agreement upon the Town’s needs and initiatives in regards to parks, recreation and historic preservation varied. More than 80% of respondents support preservation of historic areas, structures and landscapes as a priority. Sixty three percent agreed to the idea of encouraging more cultural amenities in the Town. Respondents were somewhat neutral regarding the needs for passive and active recreational opportunities, and were divided about the need for recreation facilities. One half of the respondents are not willing to pay more for recreational facilities. When asked, the top three suggestions for new facilities were an ice rink, a roller rink and a community center.

Table 15-10 Survey Results - Parks, Recreation, Historic Preservation

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
<b>PARKS, RECREATION, HISTORIC PRESERVATION</b>					
Preservation of the Town’s historic areas, structures and landscapes is a priority	45%	37%	13%	3%	1%
The Town should encourage more cultural facilities and programs (concert hall, theater, music, art)	30%	33%	21%	12%	5%
More passive recreation opportunities (bird watching, nature watching) are needed in New Paltz	16%	20%	40%	18%	6%
More active recreation opportunities (hiking, biking, swimming, fishing, golfing) are needed in New Paltz	19%	22%	32%	21%	6%
Additional recreation facilities (baseball/softball, soccer, pool, ice rink, community center, youth center, etc.) are needed	26%	21%	24%	20%	9%
What specific new recreation facilities should the Town develop? Ice rink, roller rink, community center					
I am willing to pay more for more/better recreation facilities	13%	20%	17%	23%	27%



15.5.7 **Economy and Business Services**

In general, survey respondents expressed a desire to continue to grow the local economy. Eighty percent agreed that the Town needs to identify ways to support business development and entrepreneurs to generate well-paying jobs. Seventy one percent felt jobs geared towards retaining young families was important. There is some disagreement regarding the development of an office or industrial park, as 25% disagree with the idea, while 48% support it. Improving transportation and circulation was viewed as the best way for New Paltz to enhance its marketability as a destination for business and investment. Finally, only 8% of the respondents have ridden the New Paltz Loop Bus or the New Paltz Link Bus. Most, 66% for each, are not even aware if the bus services would meet their needs.

Table 15-11 Survey Results - Economy and Business Services

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
<b>ECONOMY AND BUSINESS SERVICES</b>					
The Town should identify ways to support business development and entrepreneurs to generate well-paying jobs	40%	40%	9%	7%	3%
The town needs retail shopping to better serve the residents	27%	34%	20%	14%	5%
What specific retail is needed?					
More jobs sufficient to retain young families are needed in New Paltz	31%	40%	20%	7%	3%
New Paltz should develop a new industrial/office park to help attract research, technology and light industrial businesses	23%	26%	25%	16%	10%
New development projects should pay their fair share of the cost for infrastructure and other improvements	61%	30%	7%	1%	1%
Tourism development needs to be enhanced in New Paltz	21%	27%	28%	16%	9%
How should New Paltz enhance its marketability as a destination for business and investment?					
Concentrate on making the Town more visually appealing	25%	38%	24%	9%	4%
Concentrate on making the Town easier to get around	37%	35%	19%	5%	4%
Develop tourism related to local history and culture	25%	39%	21%	7%	7%
Enhance open space and recreation	29%	38%	20%	7%	5%
Other:					
	Yes	No			
I have ridden the New Paltz Loop Bus	8%	92%			
The New Paltz Loop Bus meets my needs	12%	11%	66%	6%	6%
	Yes	No			
I have ridden the New Paltz Link Bus	8%	92%			
The New Paltz Link Bus meets my needs	14%	12%	66%	4%	5%



**15.5.8 Personal Information about Survey Respondents and Respondent Statistics**

The following tables, 15-12 through 15-25, contain personal information for all of those who responded to the survey. Table 15-12 gives general personal information such as age, socioeconomic status and household information. The subsequent survey tabs, 15-13 through 15-25, provide statistical information displaying question response trends according to varying personal information provided, such as age, income and location.

**Table 15-12 Personal Information about Survey Respondents**

<b>PERSONAL INFORMATION - Please tell us something about you ...</b>							
	1	2	3-5	6+			
How many adults (18 or older) are living in your residence, <u>including yourself</u> ?	18%	60%	21%	1%			
	0%	1	2	3-5	6+		
How many children (under 18) are living in your residence?	69%	16%	12%	3%	0%		
	18-20	21-30	31-40	41-50	51-65	65 plus	
What is your age?	0%	6%	13%	23%	36%	22%	
	Own	Rent					
Do you own or rent the New Paltz residence in which you live?	89%	11%					
	Work in New Paltz	Work elsewhere	Student	Retired	N/A		
Please give your employment status	30%	42%	1%	25%	2%		
	Less than \$10,000	\$10,000-29,999	\$30,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-149,999	\$150,000+
Could you share your annual household income category?	1%	7%	19%	25%	19%	16%	13%
If you expect to move from New Paltz in the near future, why?							
	Below High School	High School Grad	Some College	Associates Degree	Bachelors Degree	Post Graduate Degree	
What is your highest level of education?	1%	5%	13%	6%	25%	50%	



## 15.6 Survey Tabs

Table 15-13 Respondents Who Support Business Development by Income

Income	% Agree
<30K	88%
30-50K	86%
50-75K	90%
75-100K	78%
100-150K	72%
>150K	85%
Standard Deviation	6.8%
Range	18%

Source: Community Survey, peter j. smith & company

Table 15-14 Respondents Who Support Business Development by Age

Age Group	% Agree
21-30	86%
31-40	80%
41-50	81%
51-65	81%
65+	80%
Standard Deviation	2.5%
Range	6%

Source: Community Survey, peter j. smith & company

Table 15-15 Respondents Who Agree the Town Needs More Retail Shopping by Age

Age Group	% Agree
21-30	50%
31-40	48%
41-50	54%
51-65	65%
65+	72%
Standard Deviation	10.4%
Range	24%

Source: Community Survey, peter j. smith & company



Table 15-16 Respondents Who Agree the Town Needs More Retail Shopping by Income

Income	% Agree
<30K	69%
30-50K	63%
50-75K	71%
75-100K	51%
100-150K	58%
>150K	46%
Standard Deviation	9.8%
Range	25%

Source: Community Survey, peter j. smith & company

Table 15-17 Respondents Who Agree the Road System is Adequate by Age

Age Group	% Agree
21-30	43%
31-40	23%
41-50	17%
51-65	22%
65+	28%
Standard Deviation	9.9%
Range	26%

Source: Community Survey, peter j. smith & company

Table 15-18 Respondents Who Agree Pedestrian Safety is an Issue by Area of Residence

Area	% Agree
West	53%
North	69%
South	43%
East	34%
Village	72%
Standard Deviation	16.3%
Range	37%

Source: Community Survey, peter j. smith & company

Table 15-19 Respondents Who Agree Pedestrian Safety is an Issue by Age

Age Group	% Agree
21-30	50%
31-40	52%
41-50	37%
51-65	63%
65+	68%
Standard Deviation	12.1%



Range 31%

Source: Community Survey, peter j. smith & company

Table 15-20 Respondents Who Agree Emergency Services are Adequate by Area of Residence

Areas	Police	Fire	Ambulance
West	50%	60%	58%
North	58%	56%	51%
South	61%	72%	65%
East	70%	70%	72%
Village	53%	59%	61%
Standard Deviation	7.8%	6.9%	7.7%
Range	20%	16%	21%

Source: Community Survey, peter j. smith & company

Table 15-21 Respondents Who Agree Infrastructure Services are Adequate by Area of Residence

Areas	Roads	Water*	Sewer*
West	26%	22%	18%
North	33%	30%	33%
South	36%	34%	34%
East	33%	45%	30%
Village	38%	34%	34%
Standard Deviation	4.4%	8.5%	7.0%
Range	12%	24%	17%

\*Results skewed, many people without these public services did not answer the question

Source: Community Survey, peter j. smith & company

Table 15-22 Respondents Who Agree Community Services are Adequate by Area of Residence

Areas	Parks/Recreation	Schools
West	39%	38%
North	33%	54%
South	44%	47%
East	29%	45%
Village	48%	44%
Standard Deviation	7.7%	5.7%
Range	19%	16%

Source: Community Survey, peter j. smith & company



Table 15-23 Respondents Satisfied with the Value of Services Received by Area of Residence

Area	% Agree
West	14%
North	38%
South	37%
East	33%
Village	35%
Standard Deviation	10.0%
Range	24%

Source: Community Survey, peter j. smith & company

Table 15-24 Respondents Satisfied with the Value in Return for Taxes Paid by Income

Income	% Agree
<30K	18%
30-50K	57%
50-75K	35%
75-100K	30%
100-150K	26%
>150K	23%
Standard Deviation	13.8%
Range	39%

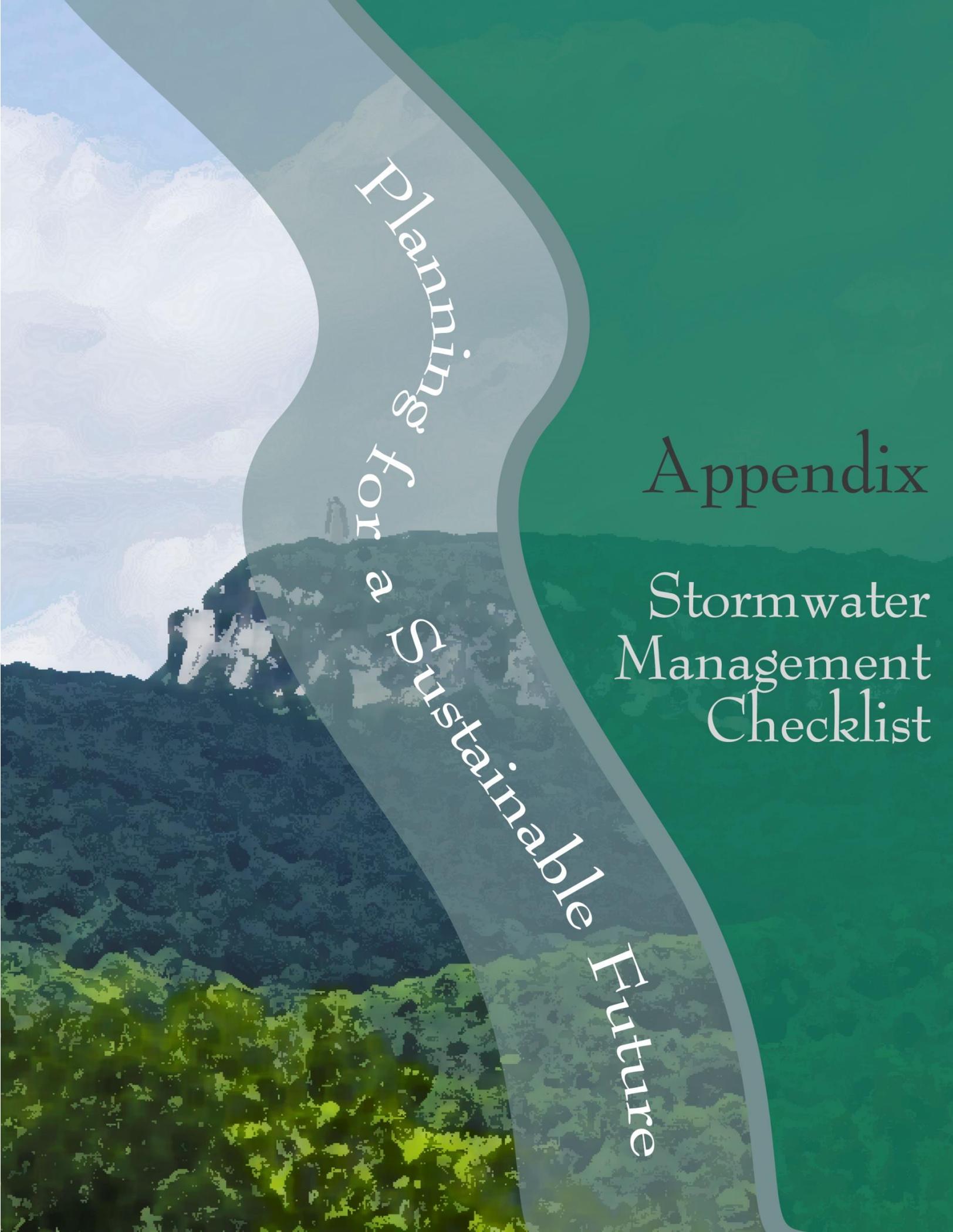
Source: Community Survey, peter j. smith & company

Table 15-25 Households Willing to Pay More for Recreation by Income

Income	% Agree
<30K	18%
30-50K	57%
50-75K	35%
75-100K	30%
100-150K	26%
>150K	23%
Standard Deviation	13.8%
Range	39%

Source: Community Survey, peter j. smith & company





Planning  
for a  
Sustainable  
Future

Appendix

Stormwater  
Management  
Checklist





### **Model Development Principles**

The Center for Watershed Protection's (CWP) Code and Ordinance Worksheet walks users through the process of evaluating how their community's codes and ordinances measure up to 22 better site design principles. The worksheet is geared specifically toward water quality, but provides a good overall assessment of the environmental friendliness of local codes and ordinances.

**Why review our local ordinances?** Sustainable development combines economic growth with protection of the natural environment. Communities have long struggled to achieve this goal. However, we often find that our own development codes and standards can actually work against our own efforts to achieve sustainable, "low-impact" development. For example, local codes and ordinances often require inflexible standards that result in overly wide residential streets, expansive parking lots, and mass clearing and grading of forested areas. At the same time, local codes often give developers little or no incentive to conserve natural areas.

**What is the Code and Ordinance Worksheet?** The Code and Ordinance Worksheet (COW) allows an in-depth review of the standards, ordinances, and codes that shape how development occurs in our local communities. The COW guides the participant through a systematic comparison of a government's local development rules against a set of model development principles. Institutional frameworks, regulatory structures and incentive programs are included in this review. The worksheet consists of a series of questions that correspond to each of the model development principles. Points are assigned based on how well the existing development rules agree with the site planning benchmarks derived from the model development principles.

**What are the Model Development Principles?** In 1996, the Maryland-based CWP convened a Site Planning Roundtable of diverse interests involved in planning, designing, and building new communities. This group worked for nearly two years to develop a set of 22 model development principles. Applied together, the model development principles can measurably reduce impervious cover, conserve natural areas and reduce stormwater pollution from new development. Application of these principles can enhance both the natural environment and improve the quality of life in local neighborhoods. The model development principles generally fall into one of three categories: Residential Streets and Parking Lots; Lot Development; and Conservation of Natural Areas. Each principle represents a simplified design objective in site planning. To find more detail on these principles, refer to CWP's *Better Site Design: A Handbook for Changing Development Rules in Your Community* (August 1998).

**Residential Streets and Parking Lots** These principles focus on those codes, ordinances, and standards that determine the size, shape, and construction of parking lots, roadways, and driveways in the suburban landscape.

1. Design residential streets for the minimum required pavement width needed to support travel lanes; on street parking; and emergency, maintenance, and service vehicle access. These widths should be based on traffic volume.



2. Reduce the total length of residential streets by examining alternative street layouts to determine the best option for increasing the number of homes per unit length.
3. Wherever possible, residential street right-of-way widths should reflect the minimum required to accommodate the travel-way, the sidewalk, and vegetated open channels. Utilities and storm drains should be located within the pavement section of the right-of-way wherever feasible.
4. Minimize the number of residential street cul-de-sacs and incorporate landscaped areas to reduce their impervious cover. The radius of cul-de-sacs should be the minimum required to accommodate emergency and maintenance vehicles. Alternative turnarounds should be considered.
5. Where density, topography, soils, and slope permit, vegetated open channels should be used in the street right-of-way to convey and treat stormwater runoff.
6. The required parking ratio governing a particular land use or activity should be enforced as both a maximum and a minimum in order to curb excess parking space construction. Existing parking ratios should be reviewed for conformance taking into account local and national experience to see if lower ratios are warranted and feasible.
7. Parking codes should be revised to lower parking requirements where mass transit is available or enforceable shared parking arrangements are made.
8. Reduce the overall imperviousness associated with parking lots by providing compact car spaces, minimizing stall dimensions, incorporating efficient parking lanes, and using pervious materials in spillover parking areas.
9. Provide meaningful incentives to encourage structured and shared parking to make it more economically viable.
10. Wherever possible, provide stormwater treatment for parking lot runoff using bioretention areas, filter strips, and/or other practices that can be integrated into required landscaping areas and traffic islands.

**Lot Development** Principles 11 through 16 focus on the regulations which determine lot size, lot shape, housing density, and the overall design and appearance of our neighborhoods.

11. Advocate open space development that incorporates smaller lot sizes to minimize total impervious area, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection.
12. Relax side yard setbacks and allow narrower frontages to reduce total road length in the community and overall site imperviousness. Relax front setback requirements to minimize driveway lengths and reduce overall lot imperviousness.
13. Promote more flexible design standards for residential subdivision sidewalks. Where practical, consider locating sidewalks on only one side of the street and providing common walkways linking pedestrian areas.
14. Reduce overall lot imperviousness by promoting alternative driveway surfaces and shared driveways that connect two or more homes together.



15. Clearly specify how community open space will be managed and designate a sustainable legal entity responsible for managing both natural and recreational open space.
16. Direct rooftop runoff to pervious areas such as yards, open channels, or vegetated areas and avoid routing rooftop runoff to the roadway and the stormwater conveyance system.

**Conservation of Natural Areas** The remaining principles address codes and ordinances that promote (or impede) protection of existing natural areas and incorporation of open spaces into new development.

17. Create a variable width, naturally vegetated buffer system along all perennial streams that also encompasses critical environmental features such as the 100-year floodplain, steep slopes and freshwater wetlands.
18. The riparian stream buffer should be preserved or restored with native vegetation that can be maintained throughout the delineation, plan review, construction, and occupancy stages of development.
19. Clearing and grading of forests and native vegetation at a site should be limited to the minimum amount needed to build lots, allow access, and provide fire protection. A fixed portion of any community open space should be managed as protected green space in a consolidated manner.
20. Conserve trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native plants. Wherever practical, manage community open space, street rights-of-way, parking lot islands, and other landscaped areas to promote natural vegetation.
21. Incentives and flexibility in the form of density compensation, buffer averaging, property tax reduction, stormwater credits, and by-right open space development should be encouraged to promote conservation of stream buffers, forests, meadows, and other areas of environmental value. In addition, off-site mitigation consistent with locally adopted watershed plans should be encouraged.
22. New stormwater outfalls should not discharge unmanaged stormwater into jurisdictional wetlands, sole-source aquifers, or sensitive areas.



## Codes and Ordinances Worksheet

### 1. Street Width

a. What is the minimum pavement width allowed for streets in low density residential developments that have less than 500 average daily trips (ADT)?

*If the answer is between 18-22 feet, award 4 points*

b. At higher densities are parking lanes allowed to also serve as traffic lanes (i.e., queuing streets)?

*If the answer is YES, award 3 points*

### 2. Street Length

a. Do street standards promote the most efficient street layouts that reduce overall street length?

*If the answer is YES, award 1 point*

### 3. Right-of-Way Width

a. What is the minimum right-of-way (ROW) width for a residential street?

*If the answer is less than 45 feet, award 3 points*

b. Does the code allow utilities to be placed under the paved section of the ROW?

*If the answer is YES, award 1 point*

### 4. Cul-de-Sacs

a. What is the minimum radius allowed for cul-de-sacs?

*If the answer is less than 35 feet, award 3 points*

*If the answer is 36 feet to 45 feet, award 1 point*

b. Can a landscaped island be created within the cul-de-sac?

*If the answer is YES, award 1 point*

c. Are alternative turn arounds such as "hammerheads" allowed on short streets in low density residential developments?

*If the answer is YES, award 1 point*

### 5. Vegetated Open Channels

a. Are curb and gutters required for most residential street sections?



*If the answer is **NO**, award 2 points*

b. Are there established design criteria for swales that can provide stormwater quality treatment (i.e., dry swales, biofilters, or grass swales)?

*If the answer is **YES**, award 2 points*

**6. Parking Ratios**

a. What is the minimum parking ratio for a professional office building (per 1000 ft<sup>2</sup> of gross floor area)?

*If the answer is **less than 3.0 spaces**, award 1 point*

b. What is the minimum required parking ratio for shopping centers (per 1,000 ft<sup>2</sup> gross floor area)?

*If the answer is **4.5 spaces or less**, award 1 point*

c. What is the minimum required parking ratio for single family homes (per home)?

*If the answer is **less than or equal to 2.0 spaces**, award 1 point*

d. Are the parking requirements set as maximum or median (rather than minimum) requirements?

*If the answer is **YES**, award 2 points*

**7. Parking Codes**

a. Is the use of shared parking arrangements promoted?

*If the answer is **YES**, award 1 point*

b. Are model shared parking agreements provided?

*If the answer is **YES**, award 1 point*

c. Are parking ratios reduced if shared parking arrangements are in place?

*If the answer is **YES**, award 1 point*

d. If mass transit is provided nearby, is the parking ratio reduced?

*If the answer is **YES**, award 1 point*

**8. Parking Lots**

a. What is the minimum stall width for a standard parking space?

*If the answer is **9 feet or less**, award 1 point*

b. What is the minimum stall length for a standard parking space?

*If the answer is **18 feet or less**, award 1 point*

c. Are at least 30% of the spaces at larger commercial parking lots required to have



smaller dimensions for compact cars?

*If the answer is YES, award 1 point*

d. Can pervious materials be used for spillover parking areas?

*If the answer is YES, award 2 points*

**9. Structured Parking**

a. Are there any incentives to developers to provide parking within garages rather than surface parking lots?

*If the answer is YES, award 1 point*

**10. Parking Lot Runoff**

a. Is a minimum percentage of a parking lot required to be landscaped?

*If the answer is YES, award 2 points*

b. Is the use of bioretention islands and other stormwater practices within landscaped areas or setbacks allowed?

*If the answer is YES, award 2 points*

**11. Open Space Design**

a. Are open space or cluster development designs allowed in the community?

*If the answer is YES, award 3 points*

*If the answer is NO, skip to question No. 12*

b. Is land conservation or impervious cover reduction a major goal or objective of the open space design ordinance?

*If the answer is YES, award 1 point*

c. Are the submittal or review requirements for open space design greater than those for conventional development?

*If the answer is NO, award 1 point*

d. Is open space or cluster design a by-right form of development?

*If the answer is YES, award 1 point*

e. Are flexible site design criteria available for developers that utilize open space or cluster design options (e.g. setbacks, road widths, lot sizes)

*If the answer is YES, award 2 points*

**12. Setbacks and Frontages**

a. Are irregular lot shapes (e.g., pie-shaped, flag lots) allowed in the community?

*If the answer is YES, award 1 point*



b. What is the minimum requirement for front setbacks for a **one half (1/2) acre** residential lot?

*If the answer is **20 feet or less**, award **1 point***

c. What is the minimum requirement for rear setbacks for a **one half (1/2) acre** residential lot?

*If the answer is **25 feet or less**, award **1 point***

d. What is the minimum requirement for side setbacks for a **one half (1/2) acre** residential lot?

*If the answer is **8 feet or less**, award **1 points***

e. What is the minimum frontage distance for a **one half (1/2) acre** residential lot?

*If the answer is **less than 80 feet**, award **2 points***

**13. Sidewalks**

a. What is the minimum sidewalk width allowed in the community?

*If the answer is **4 feet or less**, award **2 points***

b. Are sidewalks always required on both sides of residential streets?

*If the answer is **NO**, award **2 points***

c. Are sidewalks generally sloped so they drain to the front yard rather than the street?

*If the answer is **YES**, award **1 point***

d. Can alternate pedestrian networks be substituted for sidewalks (e.g., trails through common areas)?

*If the answer is **YES**, award **1 point***

**14. Driveways**

a. What is the minimum driveway width specified in the community?

*If the answer is **9 feet or less (one lane) or 18 feet (two lanes)**, award **2 points***

b. Can pervious materials be used for single family home driveways (e.g., grass, gravel, porous pavers, etc)?

*If the answer is **YES**, award **2 points***

c. Can a "two track" design be used at single family driveways?

*If the answer is **YES**, award **1 point***

d. Are shared driveways permitted in residential developments?



*If the answer is YES, award 1 point*

**15. Open Space Management**

a. Does the community have enforceable requirements to establish associations that can effectively manage open space?

*If the answer is YES, award 2 points*

b. Are open space areas required to be consolidated into larger units?

*If the answer is YES, award 1 point*

c. Does a minimum percentage of open space have to be managed in a natural condition?

*If the answer is YES, award 1 point*

d. Are allowable and unallowable uses for open space in residential developments defined?

*If the answer is YES, award 1 point*

e. Can open space be managed by a third party using land trusts or conservation easements?

*If the answer is YES, award 1 point*

**16. Rooftop Runoff**

a. Can rooftop runoff be discharged to yard areas?

*If the answer is YES, award 2 points*

b. Do current grading or drainage requirements allow for temporary ponding of stormwater on front yards or rooftops?

*If the answer is YES, award 2 points*

**17. Buffer Systems**

a. Is there a stream buffer ordinance in the community?

*If the answer is YES, award 2 points*

b. If so, what is the minimum buffer width?

*If the answer is 75 feet or more, award 1 point*

c. Is expansion of the buffer to include freshwater wetlands, steep slopes or the 100-year floodplain required?

*If the answer is YES, award 1 point*

**18. Buffer Maintenance**

a. Does the stream buffer ordinance specify that at least part of the stream buffer be



maintained with native vegetation?

*If the answer is YES, award 2 points*

b. Does the stream buffer ordinance outline allowable uses?

*If the answer is YES, award 1 point*

c. Does the ordinance specify enforcement and education mechanisms?

*If the answer is YES, award 1 point*

**19. Clearing and Grading**

a. Is there any ordinance that requires or encourages the preservation of natural vegetation at residential development sites?

*If the answer is YES, award 2 points*

b. Do reserve septic field areas need to be cleared of trees at the time of development?

*If the answer is NO, award 1 point*

**20. Tree Conservation**

a. If forests or specimen trees are present at residential development sites, does some of the stand have to be preserved?

*If the answer is YES, award 2 points*

b. Are the limits of disturbance shown on construction plans adequate for preventing clearing of natural vegetative cover during construction?

*If the answer is YES, award 1 point*

**21. Land Conservation Incentives**

a. Are there any incentives to developers or landowners to conserve non-regulated land (open space design, density bonuses, stormwater credits or lower property tax rates)?

*If the answer is YES, award 2 points*

b. Is flexibility to meet regulatory or conservation restrictions (density compensation, buffer averaging, transferable development rights, off-site mitigation) offered to developers?

*If the answer is YES, award 2 points*

**22. Stormwater Outfalls**

a. Is stormwater required to be treated for quality before it is discharged?

*If the answer is YES, award 2 points*

b. Are there effective design criteria for stormwater best management practices



(BMPs)?

*If the answer is **YES**, award 1 point*

c. Can stormwater be directly discharged into a jurisdictional wetland without pretreatment?

*If the answer is **NO**, award 1 point*

d. Does a floodplain management ordinance that restricts or prohibits development within the 100 year floodplain exist?

*If the answer is **YES**, award 2 points*

**TOTAL**

### Scoring

- 90 - 100** Community has above-average provisions that promote the protection of streams, lakes and estuaries.
- 80 - 89** Local development rules are good, but could use minor adjustments or revisions in some areas.
- 70 - 79** Opportunities exist to improve development rules. Consider creating a site planning roundtable.
- 60 - 69** Development rules are likely inadequate to protect local aquatic resources. A site planning roundtable would be very useful.
- less than 60** Development rules are definitely not environmentally friendly. Serious reform is needed.





