

# **TOWN OF NEW PALTZ COMPREHENSIVE MASTER PLAN**

Originally titled:  
COMMUNITY COMPREHENSIVE PLAN  
TOWN AND VILLAGE  
Of New Paltz, New York

Editorial Note:

August 2003

This document has been scanned and re-formatted for online publication at [www.townofnewpaltz.com](http://www.townofnewpaltz.com), the official website of the Town of New Paltz. Although this document will appear somewhat different than copies of the document did when it was adopted in August of 1995, except for reformatting to correct fonts, etc., it is otherwise unchanged. This project was accomplished thanks to the volunteer service of Megan Alexa, a New Paltz High School student in AP Government and Politics, under the supervision of Guy Kempe, Assistant to Supervisor Donald Wilen.

Adopted August 1995

## Acknowledgement

“The New Paltz Town Board wishes to thank the New Paltz Planning Board (Former Chairman L. Dener, A. Barber, M. Calimano, M. Dubois, L. Lucier, E. Mark and W. Paradies), J.Cappello, Planning Board Attorney, E. Kleinke, Planning Board Consultant and K. Moniz, Planning Board Secretary, For their efforts in the development and production of this comprehensive plan for the community of New Paltz.

Additionally, the Town Board and the Planning Board wish to thank the members of the Town/Village Comprehensive Plan Committee for their work in preparing the original draft of the Town/Village Comprehensive Plan, which provided the basis for this document. Special thanks to Jo Margaret Mano, who chaired this committee and wrote its draft plan, along with planning consultants, Manuel S. Emmanuel and Richard J. Disanza. Maps contained in this plan were produced by Kleinke Associates.”

## **COMMUNITY COMPREHENSIVE PLAN TOWN AND VILLAGE Of New Paltz, New York**

### MISSION STATEMENT

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.

## Executive Summary

The Community Comprehensive Plan sets forth a development policy for the future of the Town of New Paltz. It is a synthesis of the basic studies and updated reports which surveyed and analyzed existing physical and social conditions and identified fundamental trends and future needs.

The Comprehensive Plan will become an important tool to help guide future growth while protecting the community's many resources for the future.

It is predicated on identifying recommendations that will implement the values and preferences of the community. Community values are embodied in the following objectives from the Comprehensive Plan.

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.

Based upon an evaluation of the studies and assessment of the community's goals and values, the Comprehensive Plan makes recommendations in the five major sections as follow:

1. Land Use
2. Circulation and Transportation
3. Scenic and Historic District
4. Open Space and Recreation
5. Community Facilities and Public Utilities

The Introduction provides a historic overview and reviews the goals and objectives of the Plan.

The advantages that the Town of New Paltz has to offer are its scenic beauty as well as its cultural opportunities abetted by association with the college. Additionally, its small town quality, historic resources and people are cited as reasons to live in the Town. However, with those qualities come certain potential disadvantages, such as traffic, uncontrolled growth and a lack of recreation facilities.

Continued growth in the Town will be constrained by soil conditions that span the range from soils with too rapid percolation to soils with water movement so slow that septic systems are affected. Shallow depth to bedrock is another difficulty, while unstable clay and silt soils provide a different set of problems. The Land Use Plan uses soils as one of the major criteria to determine the future development density of the Town.

New Paltz's economic vitality will be dependent on the college especially in light of a \$35 million construction program. Tourism is another important economic driver for New Paltz and it will increase the dominance of the service sector, including such agribusiness facilities as farm markets

### The Land Use Plan

The key determinants of developing the Land Use Plan are as follows:

- 1) Physical characteristics of the land
- 2) Existing land use and vacant land
- 3) Public utility infrastructure
- 4) Regional Setting and Transportation Plan 5) Population and housing trends
- 6) Scenic resources
- 7) Community values

Unlike the plan of the 1960'5, this Plan does not recommend the development of the Hamlets as envisioned in that plan. The area along Main Street would act as the core of the Town. Higher density development would occur around this core with decreasing density as the distance from the core grows. There are four residential areas proposed for the Town in the Comprehensive Plan.

Industrial and commercial development (including professional office uses) consistent with community character and infrastructure capacity should be encouraged as a means of reducing tax pressures on residential property- owners. There is no planned increase in the industrial or commercial areas, however, the permitted uses for those areas will be expanded through zoning changes to better conform with the needs of the community. Also included is a floodplain area that recognizes the importance of protecting the 100 year floodplain of the Wallkill River.

### Circulation and Transportation Plan

Encourage near-term modifications to the circulation system of New Paltz that focus on the following improvements: planning new east-west routes to by-pass the Main Street Corridor, synchronizing traffic lights, widening roads to construct turning lanes, restricting on street parking, installing pedestrian and bicycle ways and promoting a Community SUNY bus loop including stops and shelters. Long term improvement recommendations include:

Upgrading all “through” roads similar to the Main Street- Route 299 Corridor.

Either painting stripes on streets for bicycles or constructing new pedestrian/ bicycle ways on Route 32 North and 208 South.

Construction of a park and ride facility near the Thruway to accommodate commuters.

Construction of a downtown parking garage to meet increasing parking needs in that area.

Institute a shuttle bus system on peak weekends from New Paltz to the Ulster County Fairgrounds, and/or Minnewaska Park from the park and ride or other parking facility.

### Scenic and Historic District Plan

Although there are no scenic or historic districts specified in the Plan, the Town Planning Board will review a proposed district upon completion and adoption of this Comprehensive Plan. These districts would protect, preserve and enhance the natural and man-made scenic beauty of New Paltz. They will promote a greater awareness and appreciation of the area’s scenic, ecological, cultural and historic attributes. Finally, they

will provide economic benefits through increased tourism and improved property values resulting from protection, preservation and enhancement of the landscape.

### Open Space and Recreation

To protect the unique aesthetic character of New Paltz and maintain a balance between environmental protection and future development, the Open Space and Recreation Plan includes three major components:

Develop existing community owned recreational areas including parks -Although private and public recreation areas in the community provide a wide variety of recreation, the Town facilities such as Moriello Park, Clearwater fields, and school grounds should be expanded to accommodate and insure future recreational needs. In addition,

Preserve open space -The location and quality of open space as well as the quantity are key considerations in the preservation of open space which may be land that is currently farmland, private preserve, wooded or non-wooded, underdeveloped or vacant, wetlands, or environmentally sensitive areas including wildlife habitat areas.

consideration should be given to the acquisition of parklands to meet future recreational needs.

Preserve 100-year flood plain lands -Flood plain lands add an additional component of open space to the character of the Town, which have recognized environmental significance. The Town should provide additional protective measures to existing regulations to ensure protection from changes in the physical character of the land.

### The Community Facilities and Public Utilities Plan

In order for the Plan to properly guide the growth of the community, the public utilities resources must be expanded and upgraded. Clean, plentiful water and safe proper disposal of waste are the corner stones of planned residential, commercial and industrial growth. There is a need to expand services and sensibly achieve planned growth with minimum negative impacts. Coordination of governmental and private resources are essential to achieving these results and lessening the financial burden on the community. The Plan outlines possible locations for new water and sewage plants.

Past and present governmental leadership has carefully guided New Paltz to this point. It will be up to the future community leaders, using this Plan, the community's vision of itself and facing the ever changing economic realities to bring New Paltz into the next century in such a way that natural resources are not destroyed and economic vitality can endure.

## I. INTRODUCTION

As the community of New Paltz continues to experience growth and development, there is a renewed interest in planning for this growth while preserving the community's irreplaceable assets. The community's scenic environment, rich historic character, distinct rural atmosphere, educational advantages, and its accessibility to employment centers in the Hudson Valley are reasons why most residents come and desire to stay in New Paltz.

Uncontrolled and unfocused new growth in New Paltz may very well erode the very attributes, resources and values that make New Paltz a special place to live and to visit. Uncontrolled growth could lead toward urban sprawl, which is already prevalent in the region and nearby areas of Orange and Dutchess Counties.

Formal Town-wide master planning efforts originally started in 1966 with the publishing of the TOWN OF NEW PALTZ, NEW YORK PLANNING STUDY, as prepared by Brown and Anthony City Planners Inc., in consultation with the Town of New Paltz Planning Board. As a result, a zoning map and associated regulation were implemented in 1967, utilizing the newly prepared Development Plan. Further amendments occurred to both the map and regulations during the 1970's and 1980's giving us the essential form for on-going growth and development that we have today.

Early zoning efforts attempted to implement this concept in the form of varying acreage requirements per dwelling unit and a floating Hamlet District. The largest acreage requirement per dwelling unit was, and still is, found west of the Wallkill River and along the Shawangunk Ridge area.

Application of the Hamlet District idea never was realized for several reasons -1. It was created as a floating zone with locational criteria to attract primarily new large scale development, 2. It was not directed towards any of the Town's historical "crossroads" areas of clustered development, and 3. No plan for municipal services was provided by

The 1966 concept for future growth and development of the Town included primary growth to be directed towards semi-independent hamlets which would consist of varying residential housing densities. These hamlets would also form the nucleus for limited non-residential uses providing services primarily to residents of hamlet and nearby lands. The remainder of the Town, exclusive of commercial and industrial lands, would be designated as Rural.

the Town to allow the Hamlet concept, either in its historical context or in the form of new large-scale development, to occur.

Since the preparation of the 1966 plan, new planning concepts have emerged; new problems encountered and new technology and information have become available. These and other changes in the community, as well as regional developmental influences, require a reevaluation on the New Paltz development potential.

The Comprehensive Plan Committee and Town and Village Boards began a program to update the comprehensive plan for New Paltz in 1986, with the assistance of its planning

consultant. In the intervening period, the committee had reevaluated the policies embodied in the 1966 comprehensive plan.

The Community Comprehensive Plan sets forth a development policy for the future of the Town and Village. It is a synthesis of the basic studies and updated reports which surveyed and analyzed existing physical and social conditions and identified fundamental trends and future needs. The Comprehensive Plan will become an important tool to help guide future growth while protecting the community's many resources for at least the next decade.

The Comprehensive Plan report is the product of the second phase of three phases in the overall planning process. During the preparation of the proposed Comprehensive Plan, New Paltz has been studied from many perspectives.

The first phase, summarized in the Basic Studies Report, analyzed existing physical resources, land use, population, housing, economics, vehicular circulation, transportation, community facilities, public utilities and scenic and historic resources with respect to present trends and future needs and desires.

Based upon an evaluation of these studies and an assessment of the community's goals and -values, the Comprehensive Plan has been developed and is comprised of five major elements:

The product of the third phase would describe the mechanisms for implementing the Comprehensive Plan. The elements of that work would include a proposed Revised Zoning Ordinance and Zoning Map.

Collectively, the total planning process provides New Paltz with a sound foundation for future growth, development and preservation policies in accordance with local, county and regional factors, together with a mechanism for implementation of these policies.

The Land Use Plan  
The Circulation and Transportation Plan  
The Scenic and Historic District Plan  
The Open Space and Recreation Plan  
The Community Facilities and Public Utilities Plan

Although the Comprehensive Plan in a Blueprint for future development, it should not be considered a fixed and rigid document establishing unalterable

guidelines for New Paltz.



The Comprehensive Plan should be regarded as a tool that will need periodic adjustment by the Town Board with input from the Planning Board to insure that it continues to meet the needs of the community as conditions and circumstances change.

## II. BASIC STUDIES SUMMARY

The Basic Studies provides an analysis of the physical and socioeconomic components that make up the community of New Paltz.

During the past years, the problems and opportunities which were identified in those studies have been the subject of discussions among Town and Village officials, the Town and Village Planning Boards and The Comprehensive Plan Committee and its technical consultants. In order to provide some continuity between the results of the basic studies and the assumptions underlying the policy recommendations contained in the Comprehensive Plan Update, the major findings of the basic analysis phase have been summarized in this section.

### A. Community Values

The New Paltz Community Comprehensive Plan is an expression of community values. As a planning tool, it is essential that the plan elements reflect the values that community residents hold in common. These values consist of maintaining the scenic beauty, small town atmosphere and heterogeneous community of New Paltz while encouraging continued sensitive growth, expansion of the tax base and respect for the environment. Each individual has a set of values, derived from cultural, social and economic background and experience. Values differ from person to person, change through time and vary according to context. Any community is composed of individuals whose values have both spatial and aspatial contexts.

Community values in part were derived from a survey asking residents for their ideas on these issues. The survey (The 1986 Community Wide Survey by the New Paltz Community Master Plan Committee) began with four open-ended questions: Why do you choose to live in New Paltz? What are the three most important issues New Paltz will face in the next ten years? What are the three best things about New Paltz? And what are the three worst things about New Paltz?

New Paltz's beauty and small town quality were the two major reasons people choose to live in the community. Job, family, convenient location and the college's presence all polled significant (10 percent) responses. Concerning problems for New Paltz of growth

and traffic were the two most important issues, followed by planning and zoning, environment protection, affordable housing, taxes and water and sewer problems. In choosing the three best things about the community, 83 percent replied that New Paltz's beauty was its most important feature. The college and cultural opportunities (41%), location (39%), the small town quality (38%), the people (31%), and historic resources (12%) were the next most often cited. Traffic (65%) was viewed as New Paltz's worst feature, followed by the impact of growth on open space (32%) and the appearance of lower Main Street (31%). Other negative aspects mentioned were current planning and zoning (17%), services (16%), high housing cost (9%) and lack of recreation facilities (9%).

Growth and development issues generated responses that strongly supported site capability zoning (87%), regulations to protect visually attractive land (87%) and scenic vistas (83%), aesthetic considerations in development (83%), the protection of agriculture (80%) and a strengthening of regulations to protect the historic district (86%). Opinions on commercial and industrial development were more diverse. Light industrial development was favored by 53 percent, while additional commercial development was less popular (36%). More respondents felt commercial development should be limited to Route 32N (48%) rather than along Route 299E (41%), and a majority (48%) that such development should be limited to plazas. Comments on this section acknowledged that growth was necessary for the tax base, but felt that development must be carefully planned to avoid compromising the character of the town. Research and industrial growth was viewed as more favorable than additional commercial centers.

Responses to the objective questions on housing were far more mixed and reflect the diversity of the community. The need to encourage single-family (75%) and senior citizen housing (77%) received the most agreement. A slight majority (40% agree to 38% disagree) support more apartment units, while a greater majority (49% to 31%) felt low and moderate income units should be encouraged. The comments on this section reflected concerns that New Paltz should provide a diversity of housing types.

Traffic and parking-questions elicited strong support (72%) for alternatives that would bypass Main Street, relieving congestions and provide for restricted turns and one way streets to aid traffic flow (61%). Re-routing traffic was supported (60%), with signage to aid drivers (43%). Downtown, New Paltz was perceived as needing more off-street parking (68%), but fewer respondents felt this should be provided by businesses (44%).

Recreation and open space queries generated strong support of the community to acquire open land for recreation (63%), financed both through taxes (61%) and private donations (48%). Particularly important were more bike paths, jogging trails and nature walks (63%) and community recreation facilities (58%). Comments on this section suggested pocket parks, more recreation facilities for children and support of a youth recreation center, and the need to upgrade and maintain current parks.

In terms of government, the majority of New Paltz respondents (65%) would like to see one municipal body rather than two directing the future of the community. There is also a

need for greater responsiveness on the part of the government. In the comments to this section, people expressed hopes for a local government that would take control of overseeing a future New Paltz that would involve the best possible ideas, resources and planners.

A final question in the survey asked for visions of the future. There was general consensus that New Paltz should retain its best qualities: scenic beauty, small town atmosphere, and a heterogeneous community. The hopes expressed were for continued, sensitive growth, an expansion of the tax base and respect for the environment. The New Paltz Community Comprehensive Plan has endeavored to bring these concerns to its concepts for the future.

### B. - Regional Setting

The Mid-Hudson region, in which New Paltz is located, has been called New York State's "Natural Growth Area". It is a region with a rich history and spectacular scenic beauty. The region is located on the northern fringe of the New York metropolitan area, the largest population center in the United States (Map # 1).

While between 1960 and 1990 the Mid-Hudson region experienced continuous growth at a time when other areas have stagnated or experienced an actual decline. A large portion of the region's growth has occurred in the form of low to medium density development instead of high density urban growth. Sixty percent of the Mid-Hudson's population lives in what the U.S. census defines as "rural non-farm" areas. One of the problems facing the Region, and New Paltz in particular; is that this low density development raises the costs of providing water, sewer and municipal services, conflicts with agricultural activities, decreases the efficiency of the road network and threatens natural resources. The Comprehensive Plan encourages higher density development around existing population centers, enabling more affordable housing, minimizing municipal service costs and preserving rural quality.

Since 1990, significant reduction in major industry (i.e. IBM) in the valley resulted in stagnation of growth with resultant impacts in employment, housing, and need for commercial expansion.

The need to enhance the quality of life, while promoting economic development, has been stressed by the Mid-Hudson Regional Economic Development Council. The Council views adequate water and sewer facilities, provision for affordable housing, efficient transportation networks, flexibility in land use decisions and strengthening the skilled labor force as essential to the continued economic growth of the region.

New Paltz is located in Ulster County in the Mid-Hudson Region of New York State on the eastern side of the Shawangunk Mountains. The community consists of the Village of New Paltz and the surrounding Town of New Paltz. The location of New Paltz is midway between New York City to the south and Albany to the north. The New York State

Thruway passes through the eastern portion of New Paltz and an interchange within the community provides quick and direct access to either of these or other metropolitan areas.

The area of the community of New Paltz is 34.2 square miles. The Town of New Paltz covers 32.5 square miles. The shape is roughly that of a trapezoid with the incorporated Village of New Paltz occupying an irregular shaped, 1.7 square mile section in the center of the community, on the east bank of the Wallkill River. The Town of New Paltz is about 8 miles in length in the north-south direction and about 6.5 miles wide east west at its farthest points. New Paltz, the largest community in southeastern Ulster County, provides retail functions for the local area and the State University of New York College at New Paltz serves as a regional education center.

New Paltz is bounded by the Town of Gardiner on the south, the Towns of Rochester and Marbletown on the west, the Towns of Rosendale and Esopus on the north and the Town of Lloyd on the east.

### C. - Physical Resources

#### Topography and Streams

Topography has shaped the location and development of New Paltz since its original settlements by the Huguenots. The hills, ridges, streams and valleys that form the natural underlying structure of the community will continue to influence future development patterns.

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 (Map 2). The complex terrain includes rugged mountain slopes, hilly ridges and valleys and a flat river floodplain. Elevation differences are in excess of 1,000 feet, from just over 1,300 feet east of the crest of the ridge to about 170 feet on the banks of the Wallkill.

The Shawangunk Ridge, crossing the western corner of the community in a generally north south direction, dominates the view to the west. The Shawangunks have elevations of only 1,000 to 1500 feet, but 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 meandering Wallkill River flows from south to north through the community. It curves east in the central portion of the community and west at the northwest corner forming the Town boundary in that section. The river is 170 to 180 feet above sea level, the lowest elevation in New Paltz. The Wallkill River floodplain widens to over a mile in some places, rising less than 10 feet above the river. Because of its flatness, the area near the river is subject to periodic flooding, and its development for uses other than agriculture is severely restricted (Map 3).

Much of New Paltz's scenic beauty lies in the dramatic physical contrast of the steep slope of the Shawangunks rearing up from the flat Wallkill Valley. In several places, slopes are in excess of 60 percent, where the river valley meets the mountainside, and the elevations rise 300 feet in less than a tenth of a mile.

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. Elevations gradually increase from the Wallkill River towards the east and reach maximum heights of nearly 600 feet in the northeast corner of the town (Map 4).

The Swarte Kill, which forms the eastern boundary of the Town, is surrounded on both sides by extensive marshy areas (a New York State Department of Environmental Conservation wetland), and drains toward the Hudson River. The ridgeline between this watershed and the main Wallkill basin roughly follows a north-south direction. There are a number of small creeks within New Paltz, which provide local drainage. Most of the streams join the Wallkill River, which drains a wide linear strip extending from the Thruway to the north-south ridge of the Shawangunk Mountains.

## Geology

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.

## Soils

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 section. New Paltz has a far greater variety of soils than most communities of similar size in New York State, 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. It is imperative that soil conditions on potential development sites are subject

to careful scrutiny. The Basic Studies contain a detailed description of the major groups and the minor soil classifications may be consulted in the Town Assessor's office.

The soils on a particular site are plotted on aerial photographs in the Soil Survey of Ulster County, which includes detailed descriptions of each soil type and its suitability for different types of uses and development constraints (Map 5). This source should be consulted when the development of a particular area is proposed. It is the major source used in decisions made by the Ulster County Health Department in approving and 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. It is important that the proposed development densities in the comprehensive plan reflect the development capacity, which will be ultimately decided by the County Health Department. The Ulster County Health Department usually requires above ground septic systems in New Paltz.

### Wetlands

Wetlands provide numerous benefits which include flood and storm water control, water supply resources, wildlife habitat, open space and aesthetic beauty, and recreational opportunities. Under the Freshwater Wetlands Act of 1975) the New York State Department of Environmental Conservation (DEC) protects wetlands of 12.4 acres and above) and provides for a 100 foot buffer zone surrounding the wetland. In addition the New Paltz Environmental Commission has identified local wetlands of 5 to 12.4 acres from aerial photography and located by site inspection, (Map 6) using wetlands vegetative species as key markers, the same procedure used by the DEC. The Army Corp. of Engineers *also* has jurisdiction regarding the altering of wetlands as small as one acre.

### Aquifer

An aquifer may provide a potential community water supply.

## D. - Existing Land Use

### Agriculture

Agricultural land use generally increased to 1960 when approximately fifty (50) percent of the Town land area was farmed. Since the mid-1960's, farm acreage has decreased to a total of approximately 5,000 acres today. About one-third is harvested cropland, with the remainder in undeveloped uses such as woodland. Major agricultural crops are apples and other fruit, vegetables and hay, with some minor livestock production. Agriculture is important to the community, providing both commercial and scenic benefits and is an ever-changing industry as evidenced by the recent development of horse breeding (raising and training) facilities.

Agricultural Districts have a legal life span of eight years and provide some tax reduction for farmers) but do not necessarily protect farmland. Three such districts (Map 7) were created in 1984. The smallest is situated south of Brookside Road) another southeast of the Village between DuBois Road and the Thruway, and the largest area extends along the west side of the Wallkill River, across Butternut Road to the Catskill aqueduct and into the Town of Gardiner.

## Residential

Until recently, the character of residential development within the Town most closely resembled that of a rural exurban area, specifically of New York City. Exurban housing patterns are typical to rural areas, which usually have significant agricultural districts and include seasonal and year round second homes. Due to the onset of other regional employment centers within commuting distance, New Paltz has seen a change in housing patterns since the 1960's to those of a more suburban nature, which tends to be more dense.

Residential land use differs in the Village and the Town of New Paltz. The Village has both a greater intensity and variety of residential land uses. Along with single-family homes, there are apartment complexes, condominiums, home conversions to and including apartments, and apartments over commercial and business establishments. Overall, the most intense development is closest to the Village center and decreases toward the periphery.

In the town, the majority of residences are single-family. Housing density is greatest near the Village and generally decreases away from the Village core. Past development has been scattered along the major roads in a dispersed linear pattern. Newer subdivisions have generally been built on land adjacent to these existing routes.

## Commercial

The area has two major commercial corridors, which extend from the Village core and include Main Street/Route 299 and the commercial area located along Route 32 North. Commercial establishments in these areas primarily serve Wallkill Valley residents from Gardiner to Rosendale.

Businesses in the downtown Village area tend to be smaller and attract more pedestrian traffic. They include service, food, and specialty establishments with a substantial portion of their business generated from tourism and the State University College at New Paltz.

Over the past twenty-five years, there has been a migration of business activity from the downtown Village to the Town's commercial areas. The Town areas include several plazas with a wide range of retail activities including food supermarkets, department store, fast-food restaurants, wholesale distribution, and storage facilities.

## Industrial

Industrial uses constitute a minor portion of the land use pattern of the community. Current uses are scattered and include box manufacturing, fruit cold storage warehouses, a metal machining and fabricating business, two food distribution facilities, and service warehousing. There is currently a lack of municipal water and sewer services in the areas zoned for Industrial uses with the exception of water along South Putt Corners Road. The New Paltz Economic Development Corporation has obtained State Economic Development Assistance Grant funding to finance a generic EIS for the Town's and Village's Putt Corners Corridor Development Plan. The plan has provided an objective analysis of alternatives for development of the Putts Corners Road corridor to assist the Town and Village of New Paltz in adopting a land use plan for the corridor that encourages growth within the parameters of existing zoning, provides jobs for residents of the town and village and surrounding area, increases the tax base without significantly impacting community services, and maintains the character of the community and potential for tourism.

#### Non-Residential Land Use

The non-residential land use areas include commercial and industrial, public and semi-public uses and recreation and open spaces. Together with the residential use groups, these provide the potential for future growth and development.

#### E. - Transportation and Circulation

As a result of public surveys and as community members have learned in their travels throughout the area, several problems with traffic circulation that were identified in the 1966 Planning Study are still with us. The generally north-south orientation of the local topography with natural boundaries of the Swartekill to the east, the bisection by the Wallkill River, and the Shawangunk Mountains to the west create particular problems that limit travel and transportation options in the east-west direction. The most obvious is the congestion along the Route 299/Main Street corridor.

Seasonal demands on the system increase dramatically as a result of craft fairs at the Fair Grounds, the County Fair, periodic availability of agricultural products, and fall foliage. The State University creates unique traffic and parking problems for the community as students inhabit off campus housing and make use of retail and business facilities throughout the area.

The automobile has been, is, and will continue to be the primary mode of transportation in New Paltz as it is in most rural and suburban communities. This plan attempts to identify some associated problems with the existing Limited Access, Through, and Local Roads and to make some positive recommendations to improve upon the overall circulation system.

The physical development of New Paltz has been interwoven with the natural landscape. The pattern of ridges and valleys in the community governed the location of settlement,



and subsequently, the roads that led the neighboring communities. Development has followed the major roads and highways. This historic interaction between landform, land use and transportation will remain an important consideration in planning for future needs.

### Existing Road System

The roads in the community come under several jurisdictions: New York State, Ulster County, Town of New Paltz, Village of New Paltz, and private.

The total mileage of public roads is as follows:

New York State Thruway	8.9 miles
Other State Routes	13.2 miles
County Roads	17.2 miles
Town Roads	48.7 miles
Village Roads	11.6 miles

Major roads within the Town follow a predominantly north-south pattern, constrained by the Wallkill River and ridges. The majority lie east of the River.

The New York State Thruway runs through the Town from north to south, with an interchange east of the Village. Three State routes traverse the community: Routes 299, 32, and 208. Route 299 (Main Street) is the major east-west link providing access to Route 44/55 to the west and the Thruway and other routes to the east. Routes 32 and 208 parallel the Thruway, with Route 208 terminating in the Village from the south, and Route 32 continuing north to Kingston. These older routes, while still carrying significant volumes of traffic, have become less important as regional links since the completion of the Thruway in 1955. The condition of State and County roads is generally good, and improvements and new signalization for three major intersections on Route 299 made in 1988 and a fourth at Putt Corners in 1990 have aided traffic flow. Several of the Town Roads have narrow pavements and poor alignment, especially in the more remote parts of the Town. The Town is making on-going road improvements and has adopted lowered speed limits on some road sections with limited sight distances.

1988 and a fourth at Putt Corners in 1990 have aided traffic flow.

The Wallkill River is a barrier to east-west movement within the Town boundaries is only one bridge located at the edge of the Village on Main Street/Route 299. The River is subject to periodic flooding and access to sections of the Town requires traveling to Route 32 through the Town of Rosendale or to Route 44/55 through the Town of Gardiner where other bridges are located.

### Transportation Facilities

New Paltz is connected with Albany and the New York Metropolitan Area by express bus service, and to the surrounding communities by varied local bus companies. Ulster County Rural Transportation operated loop routes locally and Countywide. Stewart

Airport is an international airport served by many major passenger and freight airlines and has connections to the major transportation hubs, nationally. It is located in Newburgh, New York; seventeen miles south, at the intersection of Route 84 and the New York Thruway (Route 87). Dutchess County Airport is another facility located five miles southeast of Poughkeepsie. Commuter rail/train facilities exist in Poughkeepsie and provide transportation to both Albany and the New York metropolitan area.

#### Traffic Circulation

Areas of concern, with regard to congestion, are Route 299 and its intersection with Route 208 in the Village, and Route 32 uptown. Traffic congestion in the Ohioville and Thruway area is also a problem during peak flow times. Local and through traffic combine at peak hours and increase circulation problems.

#### Parking

The community parking facilities are metered and un-metered lots in both the Town and Village; on-street metered and un-metered spaces and private business lots. S. U.N .y .New Paltz parking facilities in and around the Campus area. The community's parking needs ebb and flow with the College sessions and with the tourist season.

The scenic beauty of New Paltz is one of its most outstanding characteristics. This feature was the key element identified by the community in the 1986 survey as deserving protection and the major reason people chose to live in New Paltz.

#### F. -Scenic Resources

The natural environment is perceived as a whole but has several component parts such as the diverse topography, farmland, the Shawangunk Ridge, Wallkill River, and historic Huguenot Street. The Towns scenic areas have been recognized and guidelines for a formal Scenic Designation will be developed by the Planning Board.

#### G. - Open Space and Recreation

Residents and visitors are in the enviable position of being able to enjoy a varied and beautiful environment, which is unique to New Paltz. The major features, which characterize the landscape, include its mountains, a fertile valley with the Wallkill River, and varied sloping areas with numerous streams and ponds. Woodlands, meadows and agricultural land in New Paltz create a feeling of openness. Several expanses of open undeveloped land still exist in New Paltz.

#### Parks and Recreation

Public use parks and recreational areas exist in and around the Town, specifically the Mohonk Trust, Minnewaska State Park, the Rail Trail, the Ulster County Fair Grounds, and Pool, the Moriello Park and Pool, the Clearwater Field, Dressel Memorial Field,

Hasbrouck field, and the College and area schools. The New Paltz Ad-Hoc Parks Committee completed a study of the Community's parks and recreational facilities, c .. August 1987, and as revised in February 1992. All developers may pay fees for the maintenance and possible future purchase of open land for recreational uses, or dedicate land for such purposes. A master recreation plan was adopted by the Town Board February 23, 1995, subject to update every three years.

## H. - Community Facilities and Public Utilities

### Water Supply

The Village of New Paltz water system serves the Village, the College, and two water districts located in the Town, adjacent to the Village. The Village purchases water from the City of New York per the 1905 Water Supply Act., New York City pricing and restrictions (during drought periods) apply to the Village supply.

The primary source is a tap from the Catskill aqueduct, which is a part of New York's water supply. This is fed into the Village's Water Treatment Plant, built in 1990, with a capacity of two million GPD. There also exists three pond/reservoirs on the west side of Mountain Rest Road, behind the Water Plant; these are part of the Village supply.

### Sewage System

The Village of New Paltz Sewage System serves the Village with limited extensions to the Town. There is also a package treatment plant serving the Ohioville area. The Village system is predominately gravity flow, with pump stations where topography warrants, to a secondary treatment plant on the East bank of the Wallkill River. The design capacity of the plant is 1.2 million GPD.

### Community Landfill and Recycling Program

The Town operated and maintained a sanitary landfill on Clearwater Road, from 1965 until 1992. There are also recycling facility and transfer stations incorporated into the site. Limited recycling began in 1978. New York State mandated municipal recycling by 1992. New Paltz recycling law was passed in 1990, which led to an expansion of recycling facilities at the landfill. In 1993 Ulster County Resource Recovery Agency took over the Town's Landfill operation.

### Community Services

Youth/Recreation facility at 220 Main Street.

Emergency response is coordinated through a countywide 911 Emergency Center.

### Fire Protection

The New Paltz Fire Department serves the Town and Village and covers approximately 12 miles of the New York State Thruway. The department has approximately 50 active volunteers. The main station (Station 1) located at 25 Plattekill Avenue, is equipped with 5 vehicles; 2 pumpers (1000 + gallons per minute), a Ladder Truck with an 85 foot Aerial Platform, a Mini-Pumper (250 + gpm),; Station No.2, located at the intersection of Henry w. DuBois Drive and North Putt Comers Road is equipped with a Pumper/Tanker capable of storing 1000 gals. and pumping 1250 gpm., and a tanker of 2000 gallons capacity.

#### Rescue/ Ambulance

The New Paltz Rescue Squad provides Emergency and Ambulance Service to the New Paltz Community. The Squad is based on Route 32 South in the College area. It consists of 40-50 Active Members (Volunteers) and maintains two ambulances, an Emergency "Fly Car", and Jaws-of-Life Equipment. It provides Level 4 Paramedic Service, with a response time of 3 to 5 minutes from the 24-hour crew, and back -up crew response time of 8-10 minutes.

#### Police Services

The New Paltz Police Department serves both the Town and Village of New Paltz. It is presently located at 25 Plattekill Avenue. In 1985, the Town assumed responsibility for providing police protection and the Village force was disbanded. The Department has 20 full-time and 7 part-time Officers, 8 Dispatchers, and other support staff. The Police Department occupies the Town owned section of 25 Plattekill Avenue, along with the Town Justice Courts and Offices.

### I. - Demographics

#### Trends

Both the Town and Village have experienced continuous growth since the beginning of the 20th Century. The growth was more rapid from the 1940's on, first occurring in the Village and then in the Town, after much of the Village's land was developed. In the 1960's a new wave of population growth occurred in the Village caused by an increase in the size of the College and regional economic growth.

Between the 1980 and 1990 census there was an increase of 1730 Village/ Town resident population ( 11.44 % increase). Since 1990 there has been a slower rate of increase due to the negative economic climate.

The Village population data is dominated by the 15 to 24 age group, reflecting the student population; an estimation of the age distribution for Villagers not enrolled at the College is included in Basic Studies. The Town's age and gender distribution is very similar to the

Ulster County figures; however, the Town has a higher percentage of persons in the 35 to 54 bracket and lower percentage in the 55 and older category than Ulster County.

## Housing

The housing stock in New Paltz and Ulster County increased from 1970 to 1990. Within this twenty-year period, 165 new units were built in the Village and 843 in the Town. 15,977 units were added to Ulster County's total housing. The growth in the Town's housing stock rose 70.4%, while the Village rose 11.5%. Ulster County's total rose by 28.7%.

In 1990, 71% of the Village housing units were in multiple unit dwellings compared to 20% for the Town. The majority of the housing units in the Town are owner-occupied, (71.7%) while in the Village the majority are rentals (64.9%). Approved single family development on the North side of the Village in the mid 1990's will balance these numbers considerably. While the number of housing units is increasing, the size of the average household is decreasing. From 1970 to 1990 the Town's average decreased from 3.33 to 2.52, Ulster County's decreased from 3.09 to 2.58 and the Villagers from 2.6 to 2.21.

In 1990, 27% of the Village and 19% of the Town's housing units were built before 1940. The majority of the Town's units were built between 1970 and 1990. The average number of bedrooms per unit in the Town was 3.42 and in the Village 2.57. According to Housing & Urban Development's definition, 82% of the Town's and 85% of the village's owner-occupied housing was affordable to its occupants in 1980. "Affordable housing" is considered to be, at most, 30% of a household's income.

Rental unit cost in the community is less than owner-occupied units, however, renters' income is also less. The median gross rent in the Village and Town, in 1990, was \$580.00 and \$543.00, respectively.

## Economy

The Mid-Hudson economy traditionally dependent on agriculture and tourism began moving more heavily into manufacturing in the 1950's and 1960's. However, since 1990, there has been a major decline in manufacturing and an increase in the service sector. The percentage of area's workers employed in manufacturing remains greater than that for New York, overall. Tourism continues to be an important part of the area's economic health, especially in Ulster County. Recently, late 1980's and 1990's, there has been an increase in specialty agriculture, including Wineries, Vegetable and Horse Breeding Farms, while the traditional Apple Industry remains important. The large number of State facilities, located in the region boosts the government employment figures above the state average.

The sectors of the economy that employ a smaller percentage of the labor force in the Mid-Hudson Region than in the State include transportation, utilities, finance and

insurance. Although the service sector has been expanding, the percentage of employed workers is still below the State's average. This is not the case for the New Paltz community, with a high percentage of professionals, especially in the education field.

### Labor Force

The labor force is defined as the total number of persons 16 or older who are either employed or actively seeking employment. In 1990, the Village labor force consisted of 4,252 out of 5,018 persons, or 84.7%; while the Town's, for the same year, was 3,485 out of 4,624, or 75.4%. The community's overall labor force participation was 80.2%, compared to Ulster County's figure of 71.8%. These data include the college population.

### Income

The distribution of family income is an index of the purchasing power of the residents. In 1989, the median family income for the New Paltz community was \$44,243, compared to \$40,072 for Ulster County. One reason for the high median income of the community is that 31% of the families reported having an income of \$50,000 or more, while only 27.2% of the County's families reported having the same level of income. One factor influencing the community's higher family income is that 58.7% of the families reported having at least two workers in 1989, compared to 51.4% for the County. However, the community's figures are a compilation of the Town and Village data which differ substantially. The Village median household income was \$38,542, while the Town's was \$42,354. 47.6% of the Town's households reported incomes over \$50,000, while 19.8% of the Village reported the same income.

Overall, the community's income level was above that of the surrounding County and the Town's income was above that of the Village in every category.

### Local Business

There are two somewhat distinct business areas serving the Village/ Town community - the Village downtown and the Route 299 corridor east of the downtown.

Businesses in the downtown Village area tend to be smaller, attract more pedestrian traffic and include restaurants, bars, service establishments and specialty stores. Residential and commercial uses are mixed in the Village, typical of older urban settlements. The business area in the Town is located mainly to the east of the Village along Route 299.

Along Route 299 in the Town are several plazas as well as individual businesses, forming a commercial corridor. Services include food supermarkets, fast-food restaurants, a department store and a wider range of retail activities than the downtown area. Over the last two decades, there has been a gradual migration of business activity from the downtown Village area to the uptown plazas.

## Government

The Community of New Paltz is governed by two separately elected bodies; the Trustees of the Village Board and the Town Board. The Village government consists of the Mayor and four other trustees. The Town government consists of the Supervisor and four Board Members. Both municipalities have their own appointed Planning Boards. The Village and Town Boards periodically hold joint meetings to discuss shared concerns.

### III. -COMPREHENSIVE PLAN DEVELOPMENT POLICIES

As an outgrowth of the Comprehensive Plan process, major development policies have been formulated which are intended to convey the values and preference of the entire community of New Paltz.

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 developments policies to ensure a balanced and orderly pattern of future growth and economic stability, with regard to the community's fiscal base.
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 pedestrian circulation and freedom of movement by the establishment of footpaths, sidewalks, and bike paths for nonvehicular travel.

10. Promote environmentally sound management of the waste stream.
11. Encourage regional cooperation to safeguard New Paltz's environmental setting.

#### IV. -LAND USE PLAN

##### A. - Land Use Determinants

During the course of the preparation of the Comprehensive Plan, a number of factors were determined to be the primary components of a Land Use. These factors are described and analyzed in detail in the Basic Studies Report. The key determinants are:

1. Physical characteristics including topography and stream locations, wetlands, geology, soils, environmentally sensitive areas, slopes, floodplain, and preservation of open space and wildlife habitat.
2. Existing land use and distribution and characteristics of vacant land.
3. Public utility infrastructure, particularly water and sewer
4. Regional setting and location and the impact of transportation facilities.
5. Population and housing trends and characteristics.
6. Scenic resources of the Community.
7. Community values based on community-wide survey.

The evolution of a sound Land Use Policy for the future development of the community of New Paltz is, perhaps, the most critical element in the comprehensive planning process. The way in which land is utilized, the relationship of uses to each other and to the circulation system, the intensity of development and the necessary community facilities and services needed to support the elements of the plan, will significantly determined the character and quality of life in the community of New Paltz in the future.

The Land Use recommendations provide for a balance and orderly pattern of use. They recognize existing conditions as well as future community needs and the community's expressed desire to guide future growth while preserving the irreplaceable assets within the Town and Village of New Paltz. Land use is divided into seven (7) residential groups and six (6) non- residential and one (I) special categories. For the Village, they are the Medium-High Density

Medium Density, and Low Density for residential and Limited Business, Core Business, Highway Business and Professional Limited Business for non-residential. For the Town,



they are the Rural Density, Low Density, Low-Medium Density and Medium Density for residential and Business and Light Industry for non-residential and a special category-Flood Plain area. Each of these represents varying types and/or intensities of land uses, which are felt to be appropriate for the community of New Paltz, based upon the key determinants.

## B.- Land Use Recommendations

A Land Use Plan is the first step in the preparation of a zoning plan and zoning ordinance for the Town and Village. While not treated in detail within the framework of the Land Use Plan, roads, community facilities and utilities are important to land use. They are dealt with more extensively elsewhere in the Comprehensive Plan. The major components are summarized below.

Residential land use differs in the Village and the Town of New Paltz. The Village of New Paltz has both a greater intensity and variety of residential land uses. The Village has a variety of single and multi-family units including condominiums, and four major apartment complexes, one of which has recently been converted to condominiums (Village Arms), and one in the process of conversion (Riverside). In addition, some homes have been converted to apartments or serve as student rooming houses. Downtown, some apartments are located above commercial establishments. Overall, the most intense development is closest to the Village center, and decreases toward the periphery.

### 1. The Village Core Area and Residential Densities in the Village

The Land Use Plan considers the Village area as continuing to function as the social and governmental core of the Town. Virtually all aspects of the Community Comprehensive Plan are designed to foster that function.

The residential densities for the Village area are:

- a. Medium-High Density (Urban Density) -density of 12 dwelling units per acre which would apply to the areas close to and within the downtown business district. The medium-high density residential district would be located in the western section of the Village west of Prospect to Church Street, north to Mulberry Street and south to the business district on Main Street. Other sections along Colonial Drive, the western end of Center Street, and the Riverside apartment area would also be considered under this classification. This district contains the highest residential density within the Village. Since essential supporting services such as retail and office establishments, medical facilities, local government facilities and transportation facilities are located in the Central Business District a higher residential density adjacent to the CBD is appropriate.

- b. Medium Density -Six (6) Dwelling units per acre, in areas closely surrounding the most dense urban ring. This area extends from the western border of SUNY New Paltz campus to the Wallkill River in the Village and north from the campus across Main Street to Henry DuBois Road, being outlined by Harrington Street on the east and Prospect Street to the west, committing the business district along Main Street. Another area is located east of North Chestnut to Tributary 13. These areas were included in the plan of residential land use in response to the need to provide higher density as well as possibly an alternative form of housing for New Paltz's present and potential residents. These areas are serviced by central public sewers and are located near major roads at community facilities and services. These areas permit a density higher than that found in the low density areas, one that would be compatible with the surrounding uses. It is suggested that an overall density of six (6) units per acre be maintained.
- c. Low Density -Three (3) Dwelling Units per acre. This area is located on the fringes of the core area, divided into 2 sections. One area is north of Mulberry Street. The largest parcel is found to the east of the medium density residential area and northeast of Henry DuBois Road and North Putt Road. Within these areas, 3 dwelling units per acre should be the predominant land use. Specific standards for individual residences," such as adequate-land -area, off -street parking and usable open space, are incorporated in the implementation measures recommended in the Village planning process. The average net density (excluding land for streets, utilities, open space, etc.) within the low density areas would range from 1 to 3 dwelling units per acre.

## 2. Residential Densities and Distribution in the Town

There are four (4) residential densities proposed in the Land Use Plan for the areas outside of the Village. They are:

- a. RESOURCE PROTECTION RURAL DENSITY -Five (5) acres per dwelling which is mapped in the far western portion of the Town where steep slopes and shallow depth to bedrock severely limit development. Essentially a single-family housing area, rural density land uses are located in an area where municipal services, such a central sewer and water services, will not be available due to the location of many of these areas, and the high cost of central utility construction. This category also includes areas of the Town with the poorest soil and topographic conditions for septic system use. In these areas, single-family

detaches dwellings on individual lots should be maintained as the predominant land use, although consideration should also be given to the use of clustering as an alternative to the pattern's sprawl. Clustering, or "average density", simply means grouping development into smaller, more economically serviceable areas and reserving the remaining land as permanent open space. In this way, the overall density of development remains the same, but clustering can reduce the visual impact of development and retain the rural character of an area. This type of development would be most appropriate where adequate natural buffers can be maintained between it and the more typical surroundings. Therefore, the lack of public utilities would not preclude this type of development.

- b. RESOURCE PROTECTION LOW DENSITY- Three (3) acres per dwelling, which is mapped in the remainder of the Town west of the Wallkill River exclusively of the floodplain area, and in the north central section east of the river. This density is recommended due to limited access over the Wallkill, wetlands, soil constraints and the lack of public utilities in these areas. Additionally, those sections of the River with extensive flood plain areas need protective measures to preserve the function, natural resources, and visual quality of the flood plain and River environment. (See Flood Plain Zone). At this density, the landscape still remains the dominant feature of development; with buildings as a secondary feature. Single-family detached homes would still define the character of the area, although cluster development at the same density would also be possible, as outlines in the proposed zoning ordinance.
- c. RESOURCE PROTECTION LOW-MEDIUM DENSITY -Two (2) acres per dwelling which is depicted in the area on the east side of Town, adjacent to the Swartekill River and potential aquifer. This density is also mapped on the more peripheral areas in the north and south central parts of the Town because of poor soils and shallow depth to bedrock.

These densities are based on-site water supply and sewage disposal. Where public utilities are available, development at one unit per acre may be permitted.

- d. RESOURCE PROTECTION MEDIUM DENSITY -One (1) acre per dwelling which is mapped in areas immediately north and south of the Village and adjacent to the low density areas of the Village.

Development of other than single-family detached units would be permitted.

- d. RV VARIABLE DENSITY DISTRICT- Development consisting of garden apartments, townhouses, single family homes or a combination thereof, serviced by public water and sanitary sewer systems, and located generally near the Town/Village boundaries. Areas include south of the SUNY campus and, as developed example, the existing Meadowbrook Development.

### 3. –Flood Plain Zone

This designation is recommended due to flooding conditions and areas of special flood hazard of the Wallkill River and is intended to follow the boundaries of the 100-year flood plain as identified by the Federal Insurance Administration in their report entitled, “Flood Insurance Study for the Town of New Paltz.”

### 4. - Commercial and Industrial Areas

There are six business/industry land use categories shown on the Land Use Plan, four businesses in the Village and one business and one industry in the Town. In the Village there are:

a. The Limited Business area which is located mainly along Route 299 in the eastern half of the Village.

b. The Core Business area which is located immediately west of the Limited Business section along Route 299 and extends north along Route 32 and south along Route 208.

c. The Highway Business area located north of the Core Business along Route 32.

e. The Professional Limited Business area located along the northeast border of the Village.

In the Town there are:

a. Business areas: along Route 299 east of the Village and an area at the intersection of Route 32/Shivertown Road.

The commercial core of the Village and Town serves as a local regional shopping area for neighboring municipalities. The major commercial activity extends along Main Street -Route 299 from the Village and into the Town. Route 32 north of Main Street to the Village line also forms a linear, highway oriented commercial strip. It is important that future commercial development be planned to locate in clusters rather than a linear strip fashion, to minimize curb cuts and traffic congestion. Attention should be given to the need to limit the size of new shopping centers in terms of site area and gross leasable area to a maximum density and scale in relationship to existing business and in keeping with the community.

b. Light Industrial areas along Putt Corners and Ohioville Roads.

The industrial area shown on the Land Use Plan is located in the Town, to the east of the Village along the New York Thruway. Despite its thruway accessible location one constraint upon research office or industrial development is the lack of a fully developed

public utility system in this area. The creation of major office research or industrial centers without central sewer and water facilities would not be recommended. The Putt Corners study will be utilized for guiding the development.

## 5. - Recreation and Open Space Uses

In the Land Use Plan, these areas include existing and proposed public, private and semi-public recreation and open space facilities and uses. Areas designated for open space in the Comprehensive Plan are those areas where development should be either precluded or subject to strict environmental controls. Specific areas of open space in New Paltz to enable the community to maintain its scenic rural character while at the same time provide for development in an environmentally sound manner will be identified subsequently.

Land use recommendations are designed to prevent suburban sprawl and will actively require that open space and recreation sites be part of residential and non-residential projects in much the same way as roads and utilities are required. Through its advocacy of clustering of development and downsizing of lots using clustering in a creative way with preserved open space the open rural character, which characterizes New Paltz's landscape, can be achieved.

Housing units are temporary removable housing, which might address a limited need for on-site elderly-care. Another technique which may be employed is the provision of affordable units by developers in exchange for increased density.

The Land Use Plan further recommends that condominium conversion should be included in the community's subdivision regulations, so that such action would be subject to SEQR review. New, small apartment complexes should be encouraged in areas with central water and sewer facilities, with deed restrictions to limit subsequent condominium conversion. Consideration should be given to permitting doublewide mobile homes in higher density residential districts, with mandated modifications to roof-lines and facade variation to mitigate aesthetic objections. Furthermore, Federal and State programs designed to encourage affordable housing should be actively pursued by the community.

## 7. - Environmental Protection Measures

There are a number of techniques for protecting the unique physical and cultural attributes of a community. Some of these are listed below and which will be recommended for adoption into the zoning ordinance and local law.

### 1. Resource Protection System

Under this technique) land is zoned on the basis of its developmental carrying capacity after analysis based on lakes) ponds wetland) watercourse) forested area, soil permeability) and/or slopes. Formulas can be developed to determine the net developable

acreage or site capacity. Formulae based systems are not recommended because they tend to be (to restrictive) inflexible) difficult to administer) and can be counter-productive --environmentally.

Every developer/owner must address site-specific environmental concerns and should demonstrate that there is an environmentally safe area for buildings, septic systems, access, etc. Site plan review criteria and properly applied State Environmental Quality Review requirements can accomplish the Resource Protection System goals while remaining flexible enough to consider site-specific conditions.

## 2. Cluster Development

The use of cluster development should be continued and encouraged as a way of preserving open space and sensitive environmental areas.

The intent of clustering is to:

- a) maximize the open space including allowing contiguous open space
- b) minimize roadway layout
- c) allow flexibility on lot layouts
- d) mitigate environmental impacts of such activities as building on ridgelines, wetlands, steep slopes, etc.
- e) maintain to the maximum extent possible the privacy of the individual homeowner

The Plan recommends removal of the requirement for central or municipal sewage in a cluster development, that clustering be applied only to single family detached homes, and that the Planning Board be allowed mandate clustering in a subdivision if deemed appropriate.

Specific uses of the resultant open space should be carefully considered and every effort made to maintain at least a portion of this space in its natural state. Adjoining parcels and their undeveloped areas should be considered together whenever possible.

A Directory of resulting open space should be kept and maintained by the Town. Requirements (e.g. Deed Restrictions and Conservation Easements) designating the responsible party such as a Homeowner's Association, the Town, etc. for the maintenance and oversight of the restrictions.

## 3. Flood Plain Restrictions

The restrictions currently in the zoning ordinance providing for special use and construction requirements in the areas subject to flooding are and should remain consistent with FEMA regulations.

## 4. Critical Environmental Areas

Critical Environmental Areas (CEA's) are specific geographic areas designated by a state or local agency with exceptional or unique characteristics which make the area environmentally significant. The New York State Environmental Quality Review Act (SEQR) requires that CEA's be treated as a Type I action and they may be subject to multiple review. There has been no adoption action by the Town Board as of this date.

To be designated a CEA, an area must have exceptional or unique character covering one or more of the following:

- (i) a benefit or threat to human health
- (ii) a natural setting (e.g.) fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality
- (iii) social, cultural, historic, archaeological, recreational or education values
- (iv) an inherent ecological, geological, or hydrological sensitivity to change which may be adversely affected by any change.

The Land Use Plan has identified areas in the community as sensitive environmental areas. These areas are:

Plattekill Brook Gorge Mountain Rest Ponds  
Kleinekill Stream and Humpo Marsh Wallkill River Corridor  
The New Paltz Village Landfill Tributary 13 watershed  
Huguenot Historic District  
New Paltz (UCRRA) Landfill

The Land Use Plan recommends that environmental protection under SEQRA be accorded to these areas in accordance with community values while retaining the rights of the property owners. Until that time, the Town Planning Board will give careful consideration to any development in or adjacent to these areas.

## 5. Protection of Scenic Resources

The scenic resources in the community can be enhanced through the preservation of scenic districts and vistas, and scenic roads. The Comprehensive Plan study identified several areas and a Scenic and Historic District tabulation was created and is under review by the Planning Board and will be appended to this Plan.

## 6. Conservation Easements

Under existing general municipal it is possible to create conservation easements to protect and preserve farmland, open space, critical environmental areas and scenic resources. The Town Planning Board should encourage the use of Conservation Easements.

## 7. Freshwater Wetlands and Ground Water Resources

In addition, the New Paltz Environmental Conservation Commission identified local wetlands of from 5 to 12.4 acres as requiring similar protection. A proposed Wetlands Local Law of 1989 has not been adopted as of this date. However, the Comprehensive Plan recommends giving careful consideration to any development in or adjacent to these areas.

In the event an aquifer is reliably identified, steps commensurate with its significance should be taken to protect its recharge potential.

#### 8. New York State Agricultural Districts and Farmland Preservation

The orchards and farmlands of New Paltz are major features in the economy and landscape and should be preserved wherever possible. Some of these areas are included in agricultural districts. These districts, which last for a period of eight years and may be extended, do not necessarily protect such lands from development pressures. Conservation easements and transfer of development rights are two examples of mechanisms to preserve these lands. Agricultural activities should be protected and encouraged in Resource Protection Rural Density (RPRD), Resource Protection Low Density (RPLD), Resource Protection Low-Medium Density, and Flood Plain Zones.

#### 9. Historic Districts and Historic Resource Preservation

New Paltz's unique rich historic legacy demands protection and enhancement. Huguenot Street was declared a National Historic Landmark in 1964, but this designation does not necessarily protect or buffer the historic houses from traffic, for example.

There are many isolated historic structures and sites within the community, which have been inventoried. Although preserving these structures on a site-by-site basis is difficult, National Register Listing and other preservation mechanisms should be pursued whenever feasible.

Wetlands provide numerous benefits" which include flood and storm water control, water supply resources, wildlife habitat, open space and aesthetic benefits, and recreational opportunities. Under the Freshwater Wetlands Act of 1975, the New York State Department of Environmental Conservation protects wetlands of 12.4 acres and above) and provides for a one hundred foot buffer zone surrounding the wetland. The Army Corp of Engineers is also now involved with wetland management as a result of recent legislation.

### V. -CIRCULATION AND TRANSPORTATION PLAN

One of the most difficult problems of a growing community is that of making proper provision for the streets and highways necessary to serve the present and future land development of the community. With the increasing use and dependence on automobile transportation, it is essential to provide safe and convenient roads and, at the same time, accommodate the traffic so as to preserve the quality of life in New Paltz.



The Transportation Plan recommends an integrated solution encompassing varied modes of transportation. Although it is recognized that the automobile will continue to be the primary means of transportation for the foreseeable future, the plan also addresses public transportation, bicycle, and pedestrian needs.

It is necessary to improve the transportation network to assure public safety and convenience and allow continued economic growth. The transportation network should be designed to direct growth to areas designated in the Land Use Plan as areas for more intensive use and development. Proposed near-term modifications to the circulation system of New Paltz focuses on the following improvements: Planning new east-west routes to by-pass the Main Street corridor, synchronizing traffic lights, widening of roads, constructing turn lanes, restricting on- street parking, installing pedestrian and bicycle ways, and promoting a Community/SUNY bus loop including stops and shelters.

Recommendations include revising the official map, planning for future roads, immediate and long-term proposals for upgrading existing routes, improvement of pedestrian and bicycle safety and other transportation related issues.

New local roads are recommended that will connect with major routes (Map 8):

1. A new road linking South Putt Comers Road and Route 32 (included in the College's Master Plan.)
2. A new road south of the College lands joining Route 32 and Route 208.
3. A new road(s) connecting Sunset Ridge (and ultimately Route 32 North) and North Putt Comers Road (mapped by the Village Planning Board and included in development proposals for the Erman lands.)

#### Near Term Improvements

Further widening of the Main Street -Route 299 Corridor including two through lanes and a turn lane, should be encouraged between Cherry Hill Road and Manheim Boulevard and from the Thruway Bridge to the Ohioville intersection. This widening of the existing Bridge is planned for 1995-1996 by NYS DOT.

The Village should encourage on-street parking in those areas of the Route 299 Corridor that are wide enough to accommodate parking without interfering with traffic flow.

Increased setbacks on Route 299 should be required where possible to allow for future widening of the Right of Way. On-site connections between commercial properties should be required. Curb cuts should be limited to local streets where possible and shared access to Route 299 should be encouraged. Sidewalks should be installed in areas where they are presently missing and existing sidewalks improved where required. Architectural and site design standards along the corridor should complement and enhance the street

improvements and be in keeping with the goals expressed in this Comprehensive Plan. Appropriate landscaping should be required of new construction and major renovations. Underground utilities are recommended.

Development projects along the Main Street -Route 299 Corridor should be designed so as to minimize traffic impact. Other improvements to the circulation system can be made to improve traffic flow and increase safety. These include an additional traffic signal with walk light at Duzine Road/Fay's Plaza and synchronized traffic signals along the Corridor.

Sidewalks on Route 32 North should be extended to Sunset Ridge Road and Route 32 South from the SUNY parking lots to the College's south boundary.

Coordination of the stop signs on Henry W. DuBois Drive should be examined by the Town and Village with a goal of elimination of all but those absolutely needed for safety so as to improve traffic flow on this street. This may require road modifications, such as sight distance improvements, to accomplish.

Several intersection improvements should be considered, particularly those where local streets intersect with Routes 32 north and south and Route 208. Several of these local roads have relatively heavy traffic as community residents use them as alternatives to the Route 299 congestion. It is recommended that the Highway Superintendent, a Town Police representative, and the Town Engineer prioritize the intersections and a schedule be adopted to improve sight distances, reduce grades, provide turning lanes, allow for traffic "stacking", etc.

#### Future Improvements

Efficient functioning of the transportation and circulation system is essential to maintaining the quality of life and promoting economic growth and development. Planning decisions must be made which improve and upgrade the current pattern. Future development must take place in such a way as to minimize impact on an already stressed network, and if possible, to alleviate current problems.

Related long term improvement recommendation include:

Upgrading all "through" Roads similar to the Main Street -Route 299 Corridor

Addressing the problem of access to areas west of the Wallkill River, particularly by emergency vehicles, by construction of a new bridge and re-routing Route 299. It is recommended that any such by-pass have limited connections to other roads and have no commercial or industrial development

Either painting stripes in streets for bicycles or constructing new pedestrian/bicycle ways on Route 32 North, Route 208 South, and Route 244 west of the Village, Springtown Road and Libertyville Road.

Constructing a park and ride facility to accommodate commuters near the Thruway.

Recommend either a public or private shuttle bus system on peak season weekends from New Paltz to the Ulster County Fairgrounds and/or the Minnewaska Park from the park-and-ride or other parking facility(s).

Assessing the transportation and circulation system on a regular basis and incorporating modifications into the long-range plans for the community.

A requirement for new subdivisions to consider providing a 50' R.O. W .to any potential adjoining subdivision(s) for future access to such subdivision(s).

Assessing future development in the areas between NYS Route 32(S), South Putt Corners Road -North Putt Corners Road, and NYS Route 208 -NYS Route 32(N) to provide enhanced/improved vehicular and pedestrian access/mobility between these highways and consistent with this plan.

Consideration of the planting and maintenance of street trees for new subdivision and consideration of the replanting and maintenance of street trees for existing Town streets and highways.

To classify the circulation system, all of the roads in New Paltz are categorized according to their principal function. The recommended circulation system provides for three basic levels of service as defined by traffic volumes and functions within the community and the region.

#### Limited Access Highways

These highways provide for the regional distribution of through traffic where full control is maintained. The New York State Thruway 1-87 is classified as a limited access highway.

#### Through Roads

The primary purpose of through roads is to link New Paltz to surrounding communities. These roads also function as traffic distributors within the community. Through roads in New Paltz include: Route 299, Route 32, Route 208, Springtown Road, Mountain Rest Road, and North and South Ohioville Road.

#### Local Roads

The balance of the roads in New Paltz are identified as local roads. These roads provide access to individual properties.

#### Parking

While the supply of parking spaces in the Village core area is stressed at certain times, due primarily to the overflow of student parking, there is a reasonable quantity of available parking. Future plans for parking facilities in the Village should be encouraged that will eliminate on- street parking where traffic flow is impeded and will consolidate available vacant space for parking. On street parking on Town roads and streets should be prohibited. More municipal parking (double decking) is likely to be required in the future. The College should be required to provide more on-site parking for its increasing enrollment of students to minimize impact on local residents.

### Official Map

At present there is no designated “Official Map” of the community. The Town Planning Board has directed its Planning Consultant- Ed Kleinke Associates to provide a map of the community with overlays which illustrate topographic features, tax boundaries, and other significant information including road network, etc. When complete, this map should be adopted as the Official Map.

## VI. -SCENIC AND HISTORIC DISTRICT PLAN

The small town quality of downtown New Paltz and the beauty of its rural surroundings are New Paltz's most valuable and memorable assets and tourist attractions. The nineteenth century atmosphere of lower Main Street and the National Historic Site of Huguenot Street with its 17th and 18th century houses represent the core of the village attributes. The Shawangunk Ridge frames the Town's scenic western view, forming the backdrop to the fertile Wallkill River Valley, with its rural patchwork of farms, meadows, and wooded areas.

Scenic resources are elusive and subjective because they are difficult to quantify. They are, however, a key element in a comprehensive plan, and essential to maintaining the quality of life and supporting the economic success of the community.

- \* Businesses and families are more likely to settle and flourish in a community with attractive surroundings.

- \* New Paltz's magnificent natural setting stimulates tourism, a potential economic growth area in the community.

- \* Historic structures and rural landscapes deserve creative strategies for protection, while allowing appropriate development.

Scenic resources, like other attributes, must be maintained and protected to preserve them for future generations. The Scenic and Historic Plan is not intended to deter development, but suggest measures to guide development in ways sensitive to the maintenance of environmental quality.

The designation of scenic roads, scenic vistas and a scenic district increases public awareness of scenic, historic, and cultural resources, promotes community pride and presents a framework for thoughtful future development while protecting essential landscape elements.

The use of the visual description method developed by the New York Heritage Task Force may be used for this plan. This method has legal standing and is reasonable and comprehensive. By use of descriptive words and phrases, this narrative approach to visual assessment mimics the way in which people experience a visual environment. The narrative follows a component outline to record the facets of visual character. A scenic road, a historic or scenic district display complex qualities that combine in a unique visual experience. This experience defines a distinct place -"sense of place."

The Scenic Roads and Scenic District designation exists by virtue of Article 49 of the Environmental Conservation Law. In order to qualify for such a designation, an area must contain positive aesthetic elements of regional, state-wide or national significance and must have aesthetically recognizable boundaries. The State Law, as established, also reinforces the concept that highways and roads can be significant cultural historic and scenic resources. Roads provide an important means of physical access and offer a visual experience of the landscape.

Specific Goals of the Plan are:

- \* To protect, preserve, and enhance the natural and man-made scenic beauty of New Paltz as well as New York State;
- \* To promote a greater awareness and appreciation of the area's scenic, ecological, cultural and historical attribute; and
- \* To provide economic benefits through increased tourism and improved property values resulting from the protection, preservation and enhancement of the landscape.
- \* The Plan recommends that various techniques be used including but are not limited to:
  - \* Developing a creative and flexible set of land use guidelines.
  - \* Clustering, where the scenic quality will be preserved
  - \* Locating houses in wooded or otherwise buffeted areas to preserve views from both inside and outside development
  - \* Using of earth tone colors for new and/or modified buildings/roofs
  - \* Using non-reflective building materials such as wood and stone

- \* Using transfer, sale or lease of development rights to protect scenic views, open space and agricultural land
- \* Granting of scenic or conservation easement to preserve scenic views, open space and agricultural land

Protection of historic resources is also a component of the Scenic and Historic District Plan. Historic resources are very important to New Paltz. It is the home of Huguenot Street, an original French Huguenot Village settled in the late 1600's. Many of the historical buildings have been preserved on Huguenot Street and throughout the community. In order to protect New Paltz's historic resources from destruction or inappropriate alterations, significant sites and structures have been inventoried and preservation mechanisms will be recommended.

Obtain local as well as national designation for historic sites help protect these irreplaceable resources.

Local designation includes any structure built before 1880 and deemed worthy of preservation from an historical, architectural or cultural standpoint, and any site having historic value (such as graveyards) requiring preservation.

National Designation, i.e. National Register, requires a structure or a site to meet the following criteria:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

- \* that are associated with events that have made a significant contribution to the broad patterns of our history; or
- \* that are associated with the lives of persons significant in our past; or
- \* that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- \* that have yielded or may be likely to yield, information important in prehistory or history

Implementation of the Scenic and Historic District Plan

The Town Planning Board, as part of its overlay districts, will implement the Scenic and Historic District Plan, (possibly with the advisory help of concerned citizens and other governmental officials) which will be appended to this Plan.

## VII. -OPEN SPACE AND RECREATION PLAN

The Comprehensive Plan provides for a wide variety of land uses in accommodating housing, employment and services. Designating areas for open space and planning efficient, appropriate recreational facilities are essential parts of a comprehensive plan. The challenge lies in appreciating the present need to make future plans in a community where there are still areas of vacant and underdeveloped land. Yet, if New Paltz is to retain its aesthetically pleasing character and maintain a balance between development and environmental protection, there must be commitment to channel future growth into the most appropriate areas. Open space and recreation sites and facilities should be required as a component of the development process, in the same way as roads and utilities are now required.

The Open Space and Recreation Plan includes two major recommendations related to:

- \* Strategies to preserve open space
- \* Development of existing community owned recreational areas
- \* Acquisition and development of new recreation areas

### Open Space

Open Space is essential to the health and well-being of the entire living community; humans, plants, and wildlife. It is essential for each group to have adequate areas suitable for their particular needs. Open space is public, semi-public or private land where little or no building development has taken place. Open space may be land that is currently in commercial, private preserve, wooded or non-wooded, underdeveloped or vacant. Lack of development sometimes reflects existing environmental constraints, such as floodplain, wetlands, steep slopes, lakes ponds and watercourses. The protection of these ecological features plays a critical role in maintaining environmental quality .Open space needs cannot be determined by calculating acreage standards, for its location and quality as well as quantity which are the key elements. Strategies for maintaining adequate open space must be carefully employed to protect landowners' legal rights. Thus the recommendations for appropriate techniques for New Paltz's future plans encompass a variety of complementary approaches.

1. The specific approaches used to protect open space should be determined by the attributes of particular sites. Development should be prevented, or restricted in environmentally sensitive areas (floodplain, steep slopes, contiguous opens space areas and wildlife corridors, wetlands, lakes, ponds and streams,). -

2. Development of policies, which use creative problem solving techniques to accommodate development, located within scenic roads, vista, and scenic districts. The scenic attributes and appropriate preservation mechanisms have been addressed in the scenic and historic plan. The means for minimizing visual and environmental impact involve planning actions which can be invoked during the site planning process. Requirements such as clustering and siting buildings to blend into the environment should be made a part of initial recommendations to developers in plan submission. Mechanisms for minimizing visual impact include siting buildings within existing site trees, installing underground utilities, recommending colors which blend with the landscape, using the natural topography to locate buildings below major sight-lines, and adjusting setbacks from roadways where a significant siting improvement for a development can be accomplished, using appropriate landscaping with hardy and native species. In areas where portions of the site are better in terms of soil condition and drainage, shared septic systems can be used, reducing development costs and accommodating clustering.
3. The continued presence of agriculture must be supported by all practical means. These include adoption of policies and long range plans. Many agricultural lands have been preserved and land and estate taxes reduced by allocating limited areas for development, and designating the remaining lands as open space through conservation easements, land trusts, transfer of development rights, and agricultural preserve areas.
4. The Plan recommends the formation of a special committee to study the various tax strategies and open space protection plans available to the property owner, and heirs of the property owner, of agricultural land. This committee may consist of members of the ENCC, or the Planning Board with a representative from the agricultural community, and ideally, someone with expertise in land preservation policies and law.
5. An overlay map of the New Paltz area must be designed to insure a pragmatic and balanced approach to the preservation of open space, open space zoning, establishment of contiguous undisturbed areas with adequate connecting corridors, protection of sensitive areas and reduction of rural sprawl development. This map will eliminate destructive fragmentation of our remaining open space and give New Paltz the ability to intelligently plan the most important areas to preserve and how they fit together in the overall spectrum of a healthy environment.
6. Connective corridors between individual open spaces should be encouraged to insure an integrated ecosystem essential for the well being and survival of all species of plants and animals in our community.

## Recreation



Community recreation facilities should provide a variety of active and passive recreational opportunities to meet the needs of all age groups in the community. These facilities need to be conveniently located throughout the community and be well maintained. The facilities should include, but not be limited to natural parks for hiking and biking; existing parks and athletic fields can be enlarged to provide for recreational for adults and children alike for all kinds of sports and recreational activities. A master recreation plan was adopted by the Town Board February 23, 1995, subject to updates every three years.

1. The community should take responsibility for maintaining the town/village facilities, such as Moriello Park and Clearwater Fields adjacent to the Town Highway Department complex
2. Utilize public and private sector partnerships to improve the Moriello Park area. Adjacent property development should be coordinated with future Moriello Park plans to expand the pond area towards an ice skating/park facility. Recreational organizations in conjunction with service groups can coordinate the upgrading and improving of the entire park area to include basketball courts, pavilion handball and family picnic areas, encompassing the natural beauty and serenity of the area.
3. Consider the potential for future recreational uses of Clearwater park
4. Seek to connect residential areas to recreational areas with well-maintained trails and paths.
5. Concern should be given to facilities that can accommodate the entire community, including but not limited to senior citizens, handicapped and physically challenged citizens, as well as athletically inclined people.
6. Motorized/mechanical hobbies as well as bike and jogging trails should be included as part of the recreational needs and goals of the community .
7. Extend and improve paths along the Wallkill River.
8. Encourage boating and fishing on the Wallkill River.

#### VIII. - COMMUNITY FACILITIES AND PUBLIC UTILITIES PLAN

Municipal facilities and public utilities are a major factor in the development of a community, and essential in supporting the growth of business and industry. The Community Facilities and Public Utilities Plan recommends that the Town government should consider it a priority to explore any and all possibilities of establishing its own water supply, an alternate or an additional water resource to ensure responsible growth and development of the community. (Map 10)

### A. - Water Supply

The Village of New Paltz water system serves the Village, the College and water districts located in the Town but adjacent to the Village. The remainder of the Town is served by private wells. The village purchases water from New York City, tapped from the Catskill Aqueduct. Problems with excessive turbidity, which affects the Chlorination process, forced the construction of a new filtration plant. This 2 million gallon facility enhances the quality of water pumped into the system.

The quality of water available to the system is controlled by the policies and prices set by New York City. Demand in the whole NYC system is greater than they can safely supply. More stringent policies are a very strong possibility in the future. Currently the Village system, like other communities which tap New York City water, is subject to drought and other limitations imposed by the City on its customers. Per capita limits are based on City use and the Village Census population (at present, 1990 figures are used.) Higher calculated per capita usage than New York City results in much higher fees. The Village has a back-up system which uses small ponds with approximately a week's supply. The Town should continue to explore the development of an alternate water system. Efforts in the past to seek alternate water sources proved unsuccessful-and capital outlays would be very high. Thus, the water source for the foreseeable future will be the aqueduct tap.

As of 1995, the Village and New York City, with input from the Town government are renegotiating the usage agreement and the fee schedule.

This limiting factor will curtail available central water supplies for development, particularly for business and industry. It will also limit the extension of higher density residential uses. In the zoning plan, recommendations are made to increase density and thus reduce the cost of development in parts of the Town that are to be provided with central water and sewer in the future. But areas of the Town that are close to water and sewer lines can only be serviced if there's available excess supply. The Village is responsible already for providing service to the areas in the northern sector, currently undergoing development. This area may absorb the remaining "theoretical" excess capacity. Water service may also need to be extended to areas adjacent to the Village if wells become contaminated in the future.

### B. - Sewage System

The Village of New Paltz sewage system with over 800 connections serves the Village, with limited extensions to adjacent parts of the Town. A small package plant serves the Ohioville area. The main treatment plant, located west of Huguenot Street, is a secondary treatment plant with a design capacity of 1.2 million gallons a day. The average water flow is about 1 million gallons but design capacity is exceeded on days with high precipitation.

Infiltration and inflow contributes to peak volumes, as many storm drains enter the system.

The Village recently completed an extensive Inflow and Infiltration Study and steps have been taken and programs implemented to neutralize these impacts on the system (i.e. location and disconnecting illegal hookups of storm drains.)

Capacity is a problem since wastewater treatment plants must accommodate peak flow, and average flows are not a valid measure. The New Paltz plant typically experiences higher flows in the fall, winter, and especially in the spring. These seasons coincide with a higher population at the college. Conversely, the treatment technology, which depends on bacteriological digestion, works best during the summer months, when temperatures are warmest. System flow is lowest during the summer months.

-The Village government, in conjunction with their private consultants and engineers have conducted background studies pertaining to expansion of the plant.

Currently, the water treatment plant, under the Village's jurisdiction has between one to one and a quarter million GPD of unused capacity and the sewage treatment plant has approximately one hundred and fifty thousand GPD of additional capacity. Ideally, Town and Village cooperation on these matters will be realized so the entire community can benefit from the Industrial expansion and growth.

If the community requires or needs additional sewage treatment facilities, the ideal locations for these facilities are:

1. North along the Wallkill corridor near the Camp Dineen property. Site #1 is downstream from the current facility. Because of the proximity to the Rail Trail it can provide easy expansion of routes for underground pipes. Also, nearness to the Wallkill River provides a convenient location for discharge of the treated effluent.
2. In the Ohioville/Putt Comers area, preferably replacing the existing, undersized Ohioville facility with one on the south side of Rt. 299 with enough capacity for this entire industrial area and allowing residential tie-in.

Regardless of location, the Plan recommends that any new facility should take full advantage of the state of the art technology now available. Furthermore, this facility should also provide for the possible extension of sewer service to areas of the Town where poor soil and shallow depth to bedrock make on-site septic systems less realistic.

The large areas of the Town remote from the present system will continue to rely on-site septic systems and wells. The Health Department, which is responsible for decisions on septic and wells, has recently upgraded the standards in this area and now require above ground septic for many new developments.

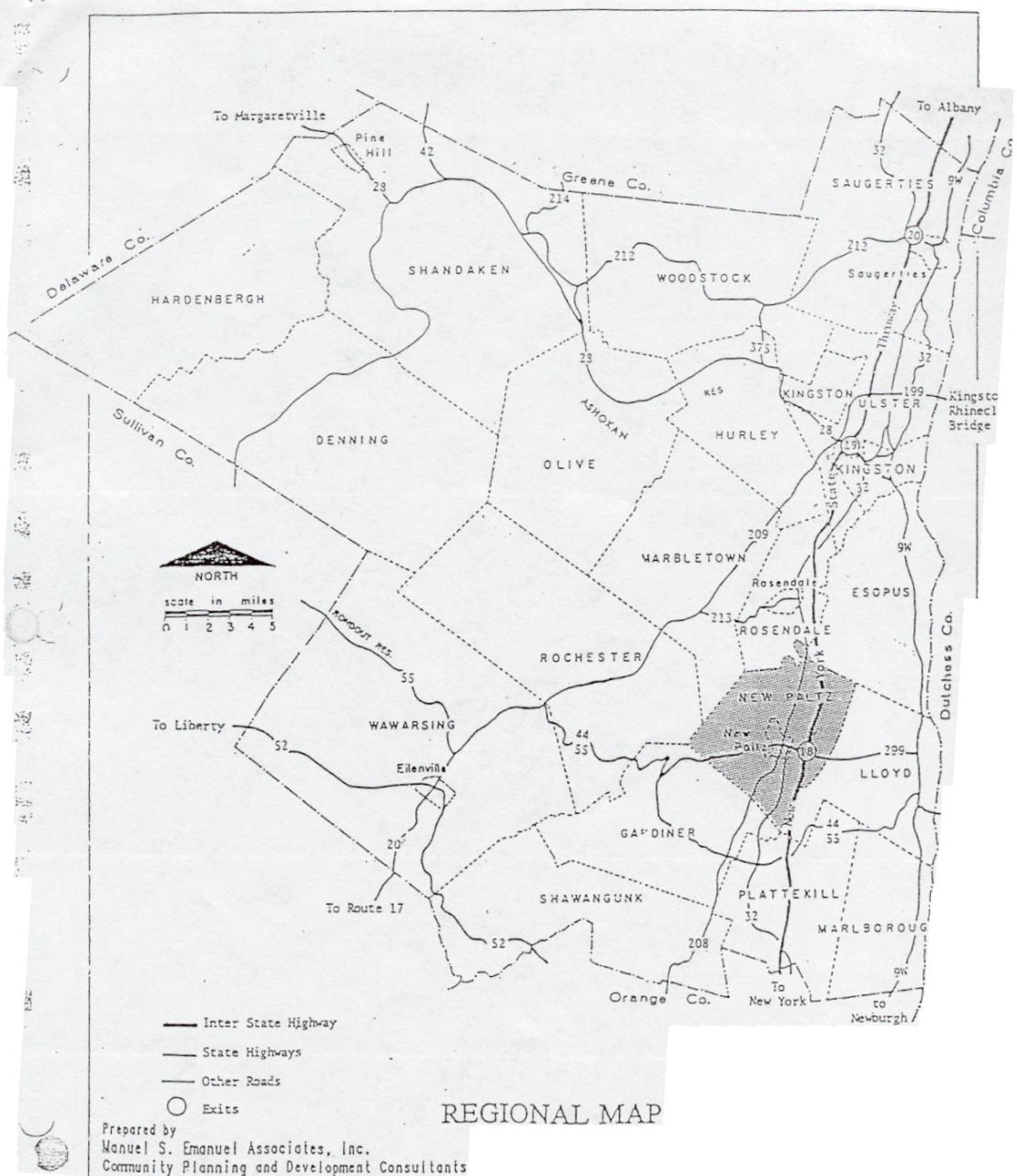
Siting decisions must be made carefully, especially with increased development and density to preserve groundwater quality. This does not preclude the use of shared septic or possibly small package plants.

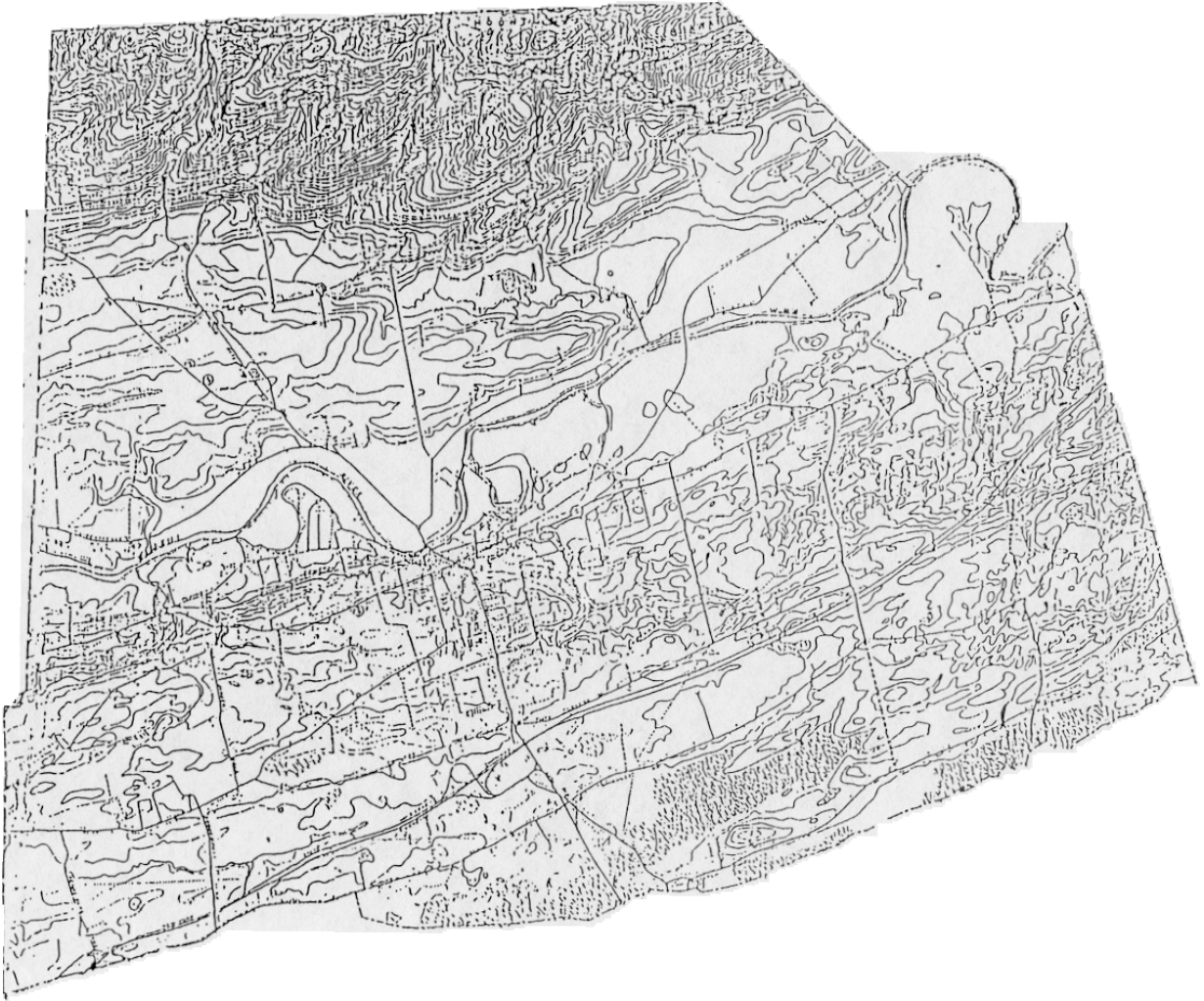
### C. - Community Landfill

The Community Landfill, located off Clearwater Road, is now operated by the Ulster County Resource Recovery Agency with a three year contract and consent order from the Department of Environmental Conservation (DEC) to keep the landfill open and operating until December, 1995. It is then expected the landfill will be closed and capped according to the DEC regulations. The cost of closing and monitoring the landfill for twenty years will be the responsibility of the Ulster County Resource Recovery Agency.

In 1989, the Community adopted a plan to institute recycling, upgrade the facility , and adopt a resolution for full mandatory recycling for residents, apartments, business and industry by January,1990. The plan has been successful; the New Paltz Community has one of the most comprehensive recycling programs in Ulster County and a facility worthy of emulation. The recycling program also includes composting and mulching of yard waste, offering the residents clean and environmentally sound fertilizer.

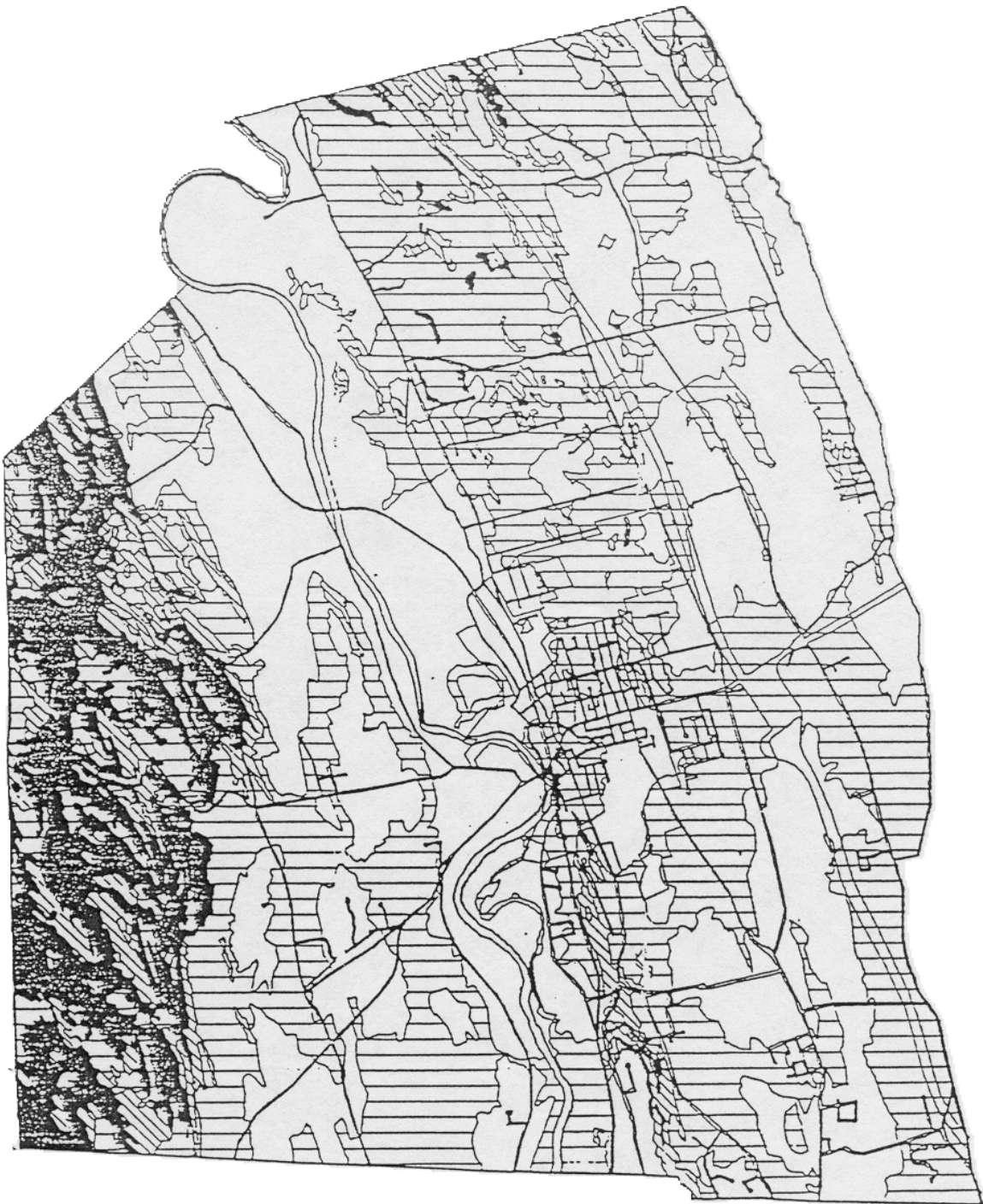
The Town of New Paltz will continue to operate its own recycling center and transfer station for the indefinite future.





New Paltz Topography





SLOPES  
PALTZ