



8. Land Use Planning Analysis

Introduction

This chapter of the Comprehensive Economic Development Plan is focused on the overall land use and regional planning context in which economic development in Greene County takes place. It considers the many factors that impact land development in the County, from environmental characteristics, such as wetlands, to the availability of infrastructure. It examines current development patterns and land use trends, appropriate sites for future development as identified by individual communities, and the regulatory framework which dictates how and where economic development, in the physical sense, may occur. Additionally, it describes municipal, county, and regional programs and initiatives designed to address broad issues including open space conservation, watershed management, and farmland protection while also promoting sustainable economic development.

In developing this section, the Project Team worked closely with the Greene County Department of Planning and Economic Development (GCDPED), the Greene County Soil and Water Conservation District, Cornell Cooperative Extension of Greene County, Greene County communities, the Capital District Regional Planning Commission, the New York State Hudson River Valley Greenway, and other agencies and organizations.

KEY FINDINGS

Land Use

Understanding the current land use trends of each municipality allows us to identify the necessary solutions for issues and concerns raised during the economic development planning process. The NYC Department of Environmental Protection owns several parcels throughout the County. They are preserved to retain superior water quality for New York City's drinking water supply system. These lands affect how much of the County can and will develop, as there are environmental concerns that must be addressed and certain limitations that are placed on potential developers and landowners as a result. Greene County has a large farming industry, and these farms are located throughout the various landscapes. Dense development, centered on the several villages and hamlets, has occurred over time.

The recent increase in interest of industrial facilities in Greene County has led to the designation of several sites as Empire Zones and an aggressive program for building shovel-ready industrial parks. Industrial growth will be focused on these sites, as many have been certified as "shovel ready" and are available for immediate development. The variety of land uses in Greene County is one of many assets that municipalities can rely on to continue attracting new residents, businesses, and tourists.



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Environmental Features

The Hudson River has historically played a huge role in the development of Catskill, Athens, Coxsackie and New Baltimore (see *Map 7* in the Appendix). The focus of this growth was industrial uses and the transport of goods along the Hudson River. With the transition of the regional and national economy, however, the waterfront is being increasingly utilized for public enjoyment, recreation, and tourism purposes. Yet the focus on utilizing the Hudson River as an economic driver is as important as ever, as the Historic River Towns must solidify their place in the region and continue to increase the quality of life for residents. Matters of water quality will continue to be issues within these communities, not only concerning the river, but its tributaries and groundwater supplies as well.

Forestry-based industry has also been historically significant in the County in the form of the past tanning and logging operations. Presently the County is over 80% forested, as previously logged and farmed pastures have returned to forested land, presenting opportunities for private landowners and forestry, as well as protection of biodiversity, water quality and promotion of eco-tourism related business.

Valley Towns such as Durham, Greenville and Cairo developed at a slower pace and were historically dependent upon farming. Today, a separate agenda of environmental concerns including protection of open space, farmland protection, and potential flooding problems exists for these municipalities.

The Mountaintop Towns of Prattsville, Ashland, Windham, Jewett, Hunter, Tannersville, Lexington, and Halcott need to address problems with continued development on steep slopes, such as soil erosion and flooding, and water quality. Since environmental matters do not end at municipal boundaries, and as each community has its own unique concerns regarding environmental health and stability, this collective effort will reduce overlap and allow for a more unified system of protection.

The *Environmental Features Map* for Greene County (*Map 7* in the Appendix) shows the presence of regulated wetlands, as determined by the National Wetlands Inventory, mostly in the Town of Catskill and in the area close to Route 23A. The Environmental Features Map also shows the location of agricultural districts. Most of these districts are found in the Historic River Towns of New Baltimore, Coxsackie, Athens, and Catskill and in the Valley Towns of Greenville and Durham.

Transportation Access

Greene County has the advantage of having great accessibility to major markets. The County is located at the southern edge of the Capital Region and is within a 2-hour drive to the New York City



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Metropolitan Area. One of Greene County's biggest assets is its direct access to the New York State Thruway (I-87), which runs the entire length of the County's eastern side. Travel is simple and direct for tourists, and also allows for the delivery of goods for business and industry throughout the area. There are two exits along the Thruway that are within Greene County, Exit 21 (Catskill-Cairo-Rt.23) and Exit 21B (Coxsackie-Rt.9W-Rt.81). The Rip Van Winkle Bridge, one of only a handful of bridges that crosses the Hudson River, is a strategic asset for the County. Route 9W, another major north-south corridor that bisects the County, was the primary access route for travel in that direction prior to the construction of the NYS Thruway. Today, Route 9W remains a key transportation access corridor. In addition to providing direct and safe routes in and out of Greene County, many of the County's routes are also opportunities for designated scenic highways, providing yet another opportunity for capturing an additional segment of the tourism market.

Traveling along the Hudson River, although not a main transportation route for most, is still a major attraction for avid boaters. During the warmer months, boaters travel up and down the river, stopping at towns and villages along the way to shop, dine, and relax. Greene County has not one, but four towns and villages on the riverbanks. Coxsackie, Athens, and Catskill all have public boat launches, docks and parks. An economic expansion as a result of water-related travel has begun to emerge, and is foreseen to grow in the future with visitor-related uses along the waterfront.

Route 23 links the Valley Towns and Mountaintop Towns to the north to south axis of the New York State Thruway and State Route 9W along the eastern part of the County. Small- to medium-scale industrial development could be planned along this transportation corridor in the Valley Towns, while small scale light industries and commercial development could be sited in Mountaintop Towns. Route 23A links the Towns of Lexington, Jewett and Hunter to I-87 and Route 9W in Catskill. Tourism and commercial development could be located along this spine.

Infrastructure

Fortunately for the communities within Greene County, the layout of villages and hamlets, where most of the development has occurred, has allowed for initial stages of infrastructure. However, many communities are still lacking public sewer and water lines, leaving residents to rely on groundwater wells and on-site septic systems. Large segments of land in the Mountaintop area of the County are owned and managed by the New York City Department of Environmental Protection (DEP) to protect the drinking water of New York City. To further protect the tributaries and reservoirs that supply this drinking water, several municipalities are undergoing an upgrading of public services as the DEP installs water treatment and sewer treatment plants. As continued development occurs and more people live and visit these communities, public infrastructure should be investigated further as it may be needed to support them rather than on-site systems that may lead to groundwater contamination.



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County and Regional Planning Initiatives

This section summarizes many of the programs, plans, and policies, developed by the County and by various regional organizations, related to land use in Greene County. Documents reviewed by the Project Team included the *Greene County Open Space and Recreation Plan (2002)*; the *Greene County Agricultural Development and Farmland Protection Plan (2002)*; the *West of Hudson Economic Development Study*, prepared by a team of consultants for the Catskill Watershed Corporation (1999); the *New York City Watershed Agreement (1996)*; and the *Hudson Valley Greenway Act (1991, revised 1997)*, which created a process for voluntary regional cooperation among the 242 communities in the 13 counties of the Hudson River Valley. Municipal plans including Comprehensive Plans and Local Waterfront Revitalization Plans were also reviewed as part of this process, and are described separately later in this chapter.

GREENE COUNTY OPEN SPACE AND RECREATION PLAN

The 2002 *Open Space and Recreation Plan* was created to address the abundance of natural resources throughout the County, noting that increases in uncontrolled and low-density development pose the threat of water pollution, soil erosion, and land fragmentation, impacting water quality, biodiversity and forest-based industry.

The plan suggests ways to work towards preventing such issues with focused development around existing town centers and away from riparian zones, proper placement of buildings and impervious surfaces to avoid environmental degradation, the creation of open space districts and use of tax credits to encourage the donation of land for conservation purposes, as well as overall environmental protection (e.g., buffers around sensitive tributaries, protection of aquifer recharge areas, etc.). It also recommends enacting subdivision regulations requiring the dedication of land for public recreational use.

AGRICULTURAL DEVELOPMENT AND FARMLAND PROTECTION PLAN

Farming remains a viable industry in Greene County. In 2003, there were 57,800 acres in agricultural production, or 14% of the County's total of 414,557 acres. There were 340 farms in the County with an average acreage of 170 acres per farm. The County ranks 48th in the state for number of farms and 47th for land in farms (New York Agricultural Statistics Service). In 2002, according to the Census of Agriculture, the market value of all agricultural products sold was \$14.4 million. Dairy remains the number one commodity, but nursery and greenhouse production is a close second and likely to be the number one category very soon.

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From a historical perspective, Greene County's agricultural industry has been in decline from a peak of approximately 140,000 acres in the 1950s. However, the land in agriculture has increased by approximately 10,000 acres since 1990, the reverse of the general trend, demonstrating opportunities for continued development in "niche" areas such as equine, organic vegetables production, agroforestry and agri-tourism. Unfortunately, as the County has experienced increasing residential development, there are increasing clashes with agricultural operations, putting stress on the farm owners. This situation is exacerbated by increasing property taxes and operating costs for fuel and difficulty finding labor.

The *Agricultural Development and Farmland Protection Plan* was produced in 2002 to assist farm owners by offering a variety of options for sustaining the industry. The plan first presents an inventory and overview of the agricultural sector in Greene County, identifying its strengths, weaknesses, opportunities and threats. Among the opportunities cited is that the County's "unique landscape and attractions make it a prime location for small-scale agricultural entrepreneurs and niche businesses trading off its Catskill and Hudson Valley images."

Given the importance of farming to the local economy, the environment and the preservation of Greene County's rural character (see text box at right), efforts to encourage local agriculture require the use of a variety of land use and economic development tools. The plan proposes a variety of regulatory measures, including the expansion of the Right to Farm Law, the adoption of a Right to Forestry Law under New York State Real Property Law Section 480(a), and the adoption of Agricultural Zoning Districts under NYS Agriculture and Markets Law Article 25AA. It recommends the dedication of existing or new agricultural industrial park sites to encourage food processing and other operations that use regional farm products, noting opportunities for local grocers to directly market their produce to such operations. The plan also suggests improving training and education opportunities on various topics such as managing farm labor, value-added processing, and programs designed to attract new farmers.

The Importance of Farming to Greene County

- Agriculture in Greene County generates annual sales of \$8,781,000, and produces a higher economic multiplier than any other sector.
- Farms are tax efficient, typically producing \$1.00 in revenue for every \$0.15 to \$0.40 in town and school expenditures.
- Farms create rural character and attract tourism.
- Successful farming limits sprawl and steers development towards hamlets and villages.
- Farms and forests preserve the natural environment, as well as support wildlife, hunting and other recreational land uses.
- Farmland is an invaluable resource for future generations.

Cornell Cooperative Extension has continued to provide support for implementation through the position of Agriculture Economic Developer. The Agroforestry Resource Center of Cornell

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Cooperative Extension, established in 2003, is an active and increasingly valuable resource for training programs targeting producers as well as local elected officials concerned with sustaining and increasing the agriculture and forestry based economy. Available strategies include tax reductions for farmers, education for farm managers on how to become and remain profitable, crop insurance, and other risk management tools. Communities that have not already participated in developing “Right to Farm” regulations are advised to do so.



In addition to agriculture, Greene County also has a steady forest products industry, a component of the economy that is not well understood or appreciated for its impact. Although reliable statistics are hard to come by, it is likely that Greene County produces at least \$100,000,000 in sales of timber and cordwood annually. The forest industry is a largely unregulated industry with no chain of custody on the trees through the final market. Once harvested, logs disperse rapidly to many markets worldwide. Besides commercial producers, there are several portable bandsaw mills in the County.

With over 80% of the landscape of the County forested and approximately 65% of this in private ownership, there is a major opportunity to preserve open space and create local economic development by maximizing the sustainable use of this forest dominated landscape. The Agroforestry Resource Center (the ARC) of Cornell Cooperative Extension was established to pursue a goal of “sustaining the economic, ecological and aesthetic values of the forested land.” The educational programs and resources offered include intensive educational programs for forest landowners, training for loggers, youth and family nature based experiences designed to promote a land use ethic supportive of natural resource based economic development, and training for local elected officials. The ARC is a regional facility that includes a 142-acre demonstration forest that is in the process of being developed as New York City Model Forest. The ARC is positioned to expand its educational outreach in the areas of agriculture, forestry and eco-tourism based industries in support of the County’s Comprehensive Economic Development Plan.

As a result of a joint effort between local, state and federal agencies, as well as the watershed farmers, the Watershed Agricultural Program was developed to provide technical assistance and funding for farm Best Management Practices which would further protect the NYC water supply. The program is operated by the Watershed Agricultural Council, which is a not-for-profit corporation consisting of active farmers in the watershed.

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THE NEW YORK CITY WATERSHED AGREEMENT

The New York City Watershed Agreement encompasses water sources found in Westchester, Putnam, Dutchess, Delaware, Ulster, Greene, Sullivan and Schoharie Counties, and Fairfield County in Connecticut. The NYC Watershed has stringent rules and regulations that aim to protect the quality of drinking water supply for the nine million residents of the five counties in New York City.

Enacted in 1996, the Watershed Agreement identifies the elements of the City of New York's comprehensive Watershed protection program and includes a land acquisition program, Watershed regulations, and a host of Watershed protection and partnership programs. A Watershed Protection and Partnership Council has also been created to be a permanent regional forum to aid in the long-term protection of drinking water quality and the economic vitality of Watershed communities.

Under the *Land Acquisition Program*, the NYS Department of Environmental Conservation has issued a 10-year water supply permit to enable the City of New York to acquire, through the



Source: Map Courtesy of NYC DEP; Catskill Watershed Corporation; www.cwconline.org



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purchase of fee title or conservation easements, environmentally sensitive, undeveloped land from willing sellers. The Land Acquisition Program does not allow acquisition through eminent domain but through payment of fair market value for property it acquires. The Land Acquisition Program also includes a community review process for property the City intends to purchase. The program has a \$250 million budget for acquisition in the Catskill & Delaware Watershed and \$10 million in the Croton Watershed to acquire property deemed important for drinking water quality protection; the state will invest an additional \$7.5 million in Croton Watershed land acquisition.

Watershed Regulations are an important part of the Watershed Agreement. The regulations are designed to ensure the continued, long-term protection of the City's drinking water supply and minimize, to the extent feasible, the adverse impacts on the Watershed communities. The Watershed Regulations work in conjunction with existing federal and state regulations and provide additional regulations tailored to the watershed. The Watershed Regulations are designed to reduce current contaminants and prevent the introduction of new sources of contamination to the drinking water supply. The regulations provide for the City's regulation of a myriad of activities undertaken in the Watershed, including:

- **Wastewater Treatment Plants** – Stringent requirements on the operation of wastewater treatment plants, prohibitions and restrictions on locating or expanding wastewater treatment plants in stressed reservoir basins, prohibitions and restrictions on the discharge of treated wastewater effluent.
- **Septic Systems** – Prohibitions and restrictions on new septic systems located within buffer distances around reservoirs and watercourses, and stringent operational standards.
- **Stormwater Controls** – Prohibitions and restrictions on new impervious surfaces (e.g., roads, roofs) within buffer distances around reservoirs, watercourses and wetlands; requirement of project sponsors to develop a stormwater pollution prevention plan for certain activities.
- **Regulation of Hazardous Substances** – Prohibitions and restrictions on new hazardous substance storage tanks within buffer distances around reservoirs and watercourses.
- **Regulation of Petroleum Storage** – Restrictions on the location of new petroleum storage tanks within buffer distances of reservoirs and watercourses.
- **Establishment of a Pesticide & Fertilizer Working Group** – A working group has been established to analyze the state's regulations on the storage, use and application of fertilizers and pesticides, and to recommend any changes to the state's regulations or enhancements to the City's ability to monitor impacts from storage and use.



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- **Watershed Planning, Croton Watershed** – A comprehensive Croton Watershed planning effort can be undertaken at the request of any county located East of Hudson, and in partnership with the localities in the counties and the City to identify significant sources of pollution; recommend measures to be undertaken that, in conjunction with other water quality protection programs, will prevent degradation to, and improve water quality with the long-term goal of attaining water quality standards in the Croton System; and recommend strategies to protect the character and special needs of the communities.
- **West of Hudson Comprehensive Strategy** – Where a new wastewater treatment plant or expansion of an existing plant is proposed in a phosphorus restricted basin, a comprehensive strategy may be developed by the City and a county, the locality to identify existing economic resources and water quality problems, potential remedies for such problems and recommend economic development initiatives that could be undertaken to sustain local economies while protecting the water supply.
- **Establishment of Administrative Appeals Process** – Includes procedural protections, specific timeframes for decisions, and a list of adjudicable issues.

Watershed Protection and Partnership Programs include the City of New York's and State of New York's investment in the Watershed, including the City's investment in a host of programs designed to remediate existing adverse impacts to water quality and programs to prevent adverse impacts to water quality in the future. These programs are budgeted at \$270 million for the West of Hudson water quality protection and partnership programs, and \$126 million for the East of Hudson area. These water quality protection and partnership programs include nearly \$300 million for pollution prevention efforts, such as the upgrade of all 105 public and privately-owned sewage treatment plants; septic system maintenance and rehabilitation; the construction of new centralized sewage systems and extension of sewer systems to correct existing problems; stormwater management measures; public education; improved storage of sand, salt and de-icing materials; and stream corridor protection projects.

A *Watershed Protection and Partnership Council* has also been created to be a permanent, regional forum to aid in the long-term protection of drinking water quality and the economic vitality of the Watershed communities. The Council represents a broad-based diverse group of interests that share the common goal of protecting and enhancing the environmental integrity of the Watershed and the social and economic vitality of the Watershed communities. The Council is a forum for the discussion and review of water quality concerns and related Watershed issues, and makes recommendations on future actions to be taken by the City, federal government, and state to enhance Watershed protection.

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An enhanced monitoring program was established to assess, on a continuing basis, the ambient conditions of the Watershed. New York State and the U.S. Environmental Protection Agency have committed to give priority to monitoring projects in their determination of projects that will receive any federal funds appropriated under the Safe Drinking Water Act Amendments of 1996.

WEST OF HUDSON ECONOMIC DEVELOPMENT STUDY

The major purposes of the West of Hudson Economic Development Study were to aid the Catskill Watershed Corporation (CWC) in establishing an economic baseline for the Watershed; identify strengths and weaknesses of the Watershed business base; evaluate specific, environmentally compatible opportunities by major economic sector; evaluate opportunities for increased economic development outside of the Watershed that could provide economic benefits to Watershed residents; develop an Action Plan for environmentally sensitive economic development activities; and develop proposals for local capacity building for economic and community development. The study was ultimately used to establish the Catskill Fund for the Future (CFF) within the CWC as a permanent fund for economic development programs.

The study identifies numerous barriers to economic development in the region, which includes the Mountaintop Towns in Greene County. These include a limited supply of developable land, fragmentation and physical isolation, infrastructure constraints, a shortage of well located and modern tourist facilities, an inefficient transportation network, the deterioration of farm support infrastructure, inadequate signage, and the lack of coordinated regional marketing efforts and cooperation among key players.

However, the study highlights the inherent strengths of the Watershed on which the region could capitalize with respect to economic development: location (proximity to huge population base, prime recreational opportunities, opportunities for second-homeowners), an excellent quality of life (open space, clean air and water, diverse recreational options, high quality schools, availability of fresh produce), beautiful and plentiful natural resources, a strong agricultural base, and attractive communities.

The economic development study offers a variety of recommendations for sustainable economic development in the West of Hudson region, including:

- Respecting the natural environment as an asset and maintain the clean and pristine character of the Watershed Communities.
- Encouraging the growth of industries and businesses that are compatible with clean water standards.



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- Strengthening the economies of hamlets, towns and village centers while supporting and promoting a protected working landscape.
- Providing incentives for environmentally sound business practices.
- Supporting entrepreneurial endeavors, which will provide job opportunities.
- Maximizing available resources.
- Utilizing funds as a catalyst for stimulating public and private investment and economic activity.¹

The plan furthers the analysis by establishing a set of defined implementation strategies for the CWC to move communities toward economic stability through the Catskill Fund for the Future. It recommends the adoption of a sectoral approach to the CFF, with a focus on each of the Watershed's key economic sectors: Hamlets & Villages; Manufacturing & Business; Tourism, Skiing, Recreation & the Arts; and Natural Resource-Based Industries. Other recommendations include providing a range of financial products to meet reasonable credit/risk standards while allowing flexibility to address the needs of diverse users, such as private entities, non-profit organizations and public agencies; building an origination capacity that can identify and package development opportunities; and serving multiple roles in the region, given the dispersed nature of financial and technical resources within the five Watershed counties.

HUDSON RIVER VALLEY GREENWAY

The Hudson River Valley Greenway Act was enacted by the State of New York in 1991 to "continue and advance the state's commitment to the preservation, enhancement and development of the world-renowned scenic, natural, historic, cultural and recreational resources of the Hudson River Valley while continuing to emphasize economic development activities and remaining consistent with the tradition of home rule."

The Hudson River Valley Greenway Act (Greenway Act) outlines five goals known as the "Greenway Criteria" which provide the overall vision for voluntary local Greenway programs and projects. The general nature of the Greenway criteria allows communities to develop locally-based projects which address community concerns while contributing to the overall framework of the Hudson River Valley Greenway. The criteria are described as follows:

¹ West of Hudson Economic Development Study for the Catskill Watershed Corporation. July 20, 2006.
http://www.greeneeconomicdevelopment.com/news/documents/final_cffed_study.pdf



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- **Natural and Cultural Resource Protection** – Protect, preserve and enhance natural resources including natural communities, open spaces and scenic areas as well as cultural resources including historic places and scenic roads.
- **Regional Planning** – Communities can work together to develop mutually beneficial regional strategies for natural and cultural resource protection, economic development (including necessary public facilities and infrastructure), public access and heritage and environmental education.
- **Economic Development** – Encourage economic development that is compatible with the preservation and enhancement of natural and cultural resources including agriculture, tourism and the revitalization of established community centers and waterfronts.
- **Public Access** – Promote increased public access to the Hudson River through the creation of riverside parks and the development of the Hudson River Valley Greenway Trail System.
- **Heritage and Environmental Education** – Promote awareness among residents and visitors about the Valley's natural, cultural, scenic and historic resources.

The Greenway Act created a process for voluntary regional cooperation among the 242 communities in the 13 counties in the Hudson River Valley that are included in its territory. These include both "riverside" communities that border the Hudson River and "countryside" communities with no physical connection to the Hudson River but within the geographic boundary of the Greenway area. Within Greene County, there are 16 eligible municipalities including the County, ten of which are Greenway Communities.² The ten Greenway Communities are Greene County, the Town of Athens, the Village of Athens, the Town of Cairo, the Town of Catskill, the Village of Catskill, the Town of Coxsackie, the Village of Coxsackie, the Town of Durham, and the Town of Greenville.

The *Hudson River Valley Greenway Communities Council* is one of two organizations created in the Greenway Act to facilitate the Greenway process. The Greenway Communities Council, a state agency, works with local and county governments to enhance local land use planning and create a voluntary regional planning compact for the Hudson River Valley. The Council provides community planning grants and technical assistance to help communities develop a vision for their future and tools to achieve it by balancing economic development and resource protection objectives.

Communities that choose to take part in the Greenway Compact become eligible for incentives granted by the New York State Legislature through the Greenway Act. These incentives include:

² The Town of New Baltimore was not identified by the NYS Hudson Valley Greenway as one of the 10 Greenway Communities in Greene County. <http://www.hudsongreenway.state.ny.us/commcoun/commlist.htm>.

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- State agencies must, "to the fullest extent practicable," coordinate their activities with Compact communities and conduct their activities in a manner consistent with the Greenway Compact.
- The provisions of the Greenway Compact must be made part of State Environmental Quality Review Act and Historic Preservation Act reviews.
- Compact communities may regulate the location and construction of boathouses, moorings and docks within fifteen hundred feet of their shorelines.
- Compact communities receive technical and financial assistance for community planning efforts. This includes up to 50% matching grants for basic community planning and for any changes to local planning and zoning needed to enter the Compact.
- Compact communities have a potential 5% rating advantage over non-compact communities for receiving competitive state funding for Greenway projects.
- Compact communities have the opportunity to offer a streamlined environmental review process for activities, which are consistent with regional Greenway plans.

Compact communities are provided protection from lawsuits brought against communities because of the acquisition of land or the adoption of local land use regulations consistent with a regional Greenway Plan.

OTHER PLANNING ACTIVITIES IN GREENE COUNTY

Greene County Department of Planning and Economic Development

The Greene County Department of Planning and Economic Development (GCDPED) provides technical assistance to local governments in various planning-related activities. Technical assistance includes the following:

- **Technical Planning and Policy Services** – The GCDPED provides services to municipalities, County departments and other governmental agencies and individuals regarding land use planning and computer mapping.
- **Training for Local Planning Officials** – The GCDPED provides training sessions for local planning officials. Training includes basic skills for local planning and zoning board members.



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- **Regional Planning** – The department offers a regional perspective and provides critical guidance on land use, development and zoning actions being considered by local governments.
- **Coordinated Development** – Good land use policy encourages sustainable development coordinated with transportation and utility infrastructure, and guided by the goals, policies and strategies of the Greene County Development Guide.
- **Reports and Studies** – Studies initiated by the department on intermunicipal topics assist local land use and zoning decision-making by municipalities.
- **Planning Resource Archive** – The GCDPED maintains a comprehensive database of planning, program management and evaluation materials.
- **Planning Board Support** – The GCDPED provides support to the Greene County Planning Board in the review of land use actions referred under §239 of General Municipal Law.
- **Agricultural and Farmland Protection Board Support** – Agricultural policies and initiatives of the Greene County Agricultural and Farmland Protection Board are supported by the department.
- **New York State Data Center Affiliate** – As an affiliate, the GCDPED provides information, referral and database management for the New York State Data Center and disseminates demographic information from the U.S. Census.

The GCDPED also provides a variety of technical assistance programs through its Community Development Program to assist local governments, businesses, local development corporations and not-for-profit organizations in its communities to expand their business and improve the County's quality of life. The program includes a broad range of activities that are focused on the revitalization and development of communities in Greene County.

The Greene County Legislature created the *Main Street Revitalization Program (MSRP)* to assist merchants and property owners to physically upgrade properties or businesses. The program provides resources to assist business owners and municipalities with their individual Main Street Revitalization efforts. Resources available include the MSRP Small Grants Program, architectural services provided by the County, and the provision of technical assistance by MSRP staff. Greene County has worked with chambers, foundations, businesses and building owners to leverage millions of dollars of private, state and federal investment and has awarded more than \$350,000 in



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matching grants to nearly 100 projects spanning the entire county since the program started in 2003. The program has been instrumental in the revitalization of Main Street Catskill, as well as several other Main Street areas in the County, spurring additional private investments, reversing the cycle of decaying structures and storefront vacancies along these important economic development arteries and restoring the public perception of Main Streets as hubs of economic activity and commerce in Greene County.

The *Main Street Business Attraction Initiative* provides matching grant funds for communities, local chambers of commerce, municipalities and not-for-profit Main Street organizations to attract new businesses, particularly to the County's historic main streets. Eligible activities for the Business Attraction Initiative include collecting information on available space for lease or purchase, marketing space to potential business owners, targeted mailings, and other attraction initiatives to market local available space.

Under the *Interior Space Program*, the GCDPED offers matching grants of up to \$25,000 for job-creating projects on Main Streets in Greene County. The funds can be used for any improvements necessary to modernize or improve interior spaces in order to prepare them for occupancy by a new owner or tenant that will create additional employment. Limited funds are awarded on a matching grant basis, with a minimum of 50% of project costs required as contribution by the property owner. The funds become a grant if the job creation occurs and all of the costs are properly documented.

The GCDPED has also issued a publication called *Building Façade, Storefront & Sign Guidelines* to help guide local businesses and municipalities in their building rehabilitation efforts. Additionally, the department holds free day-long seminars called the *Main Street Forum* to help train community leaders, municipal officials, planners and business owners on how to revitalize their Main Streets.

Greene County has completed a number of *Community Development Block Grant (CDBG)* projects, both for countywide programs and for projects in conjunction with local municipalities. The CDBG program uses funds obtained in an annual competitive statewide competition for non-entitlement cities, towns and villages of less than 50,000 people. An example of a Greene County program is the successful Greene County Microenterprise Assistance Program (MAP), which provides assistance for persons who own small businesses or are interested in starting a small business.

Greene County also assists municipalities with a variety of grant applications and programs by writing the application and ensuring that all of the various program requirements were met. An example is the assistance provided to the Town of Hunter with the completion of its CDBG housing rehabilitation grant. The Governor's Office for Small Cities is planning to use the Hunter technical assistance as an example of communities working together in order to implement a successful program.

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In October 2006, Greene County received a \$25,000 CDBG *Technical Assistance Grant* from the Governor's Office for Small Cities for the development and completion of a Housing Action Plan for the County. Combined with funding from Greene County, the funding will allow the GCDPED to hire a consultant that will examine housing needs and supply in the County, especially in the area of workforce housing. The rapid run-up in housing prices has greatly outstripped the increase in incomes for County workers, making it more difficult for average families to purchase housing; in the last three years alone, the median home price in Greene County increased from 2½ times median income to 3½ times, according to information from the New York State Association of Realtors. The study will take approximately one year to complete. An Oversight Committee will be appointed to oversee the results and review recommendations before it is adopted by the Legislature.

The GCDPED is also working with local communities on the creation and development of new and enhanced infrastructure. Greene County assisted the Town of Windham to obtain funding for its public sewer system in 2001. While the Town was the applicant and ultimately administered the project, the County played a key role in obtaining the funds, writing the application and ensuring that the program requirements were met. The GCDPED assisted the Town of Prattsville in obtaining funds to install new sewer laterals for low-income households in the Town that will be served by the new infrastructure being constructed using funding from the New York City DEP.

The GCDPED received a grant from the *New York State Quality Communities Program* for the preparation of a Historic River Towns Intermunicipal Growth Plan (HRTIGP). Greene County, in partnership with several units of local government, will prepare and implement a regional smart growth plan, to address the growth and development impacts of this rapidly growing river corridor. The purpose of the regional smart growth plan is to provide a regional forum and planning process, through a county-town-village partnership, to coordinate individual land use planning efforts currently ongoing in this corridor with the County's Comprehensive Economic Development Plan, industrial park strategy and Empire Zone designation. The Intermunicipal Growth Plan will result in the development of regional land use policies to increase the protection of open space, identify suitable locations for development, and ease the processing of applications within the development review process, including an emphasis on interactive public participation and a marketing component of the region's assets.

On July 30, 2006, Greene County received *Empire Zone* designation from the State of New York. The program is administered by the GCDPED on behalf of the Greene County Legislature. As part of the designation process, the Greene County Legislature adopted a local law which delineated four separate areas in the County: the Kalkberg and Greene Business and Technology Parks in the Towns of Coxsackie and New Baltimore, the Hudson Valley Business Park in the Town of Coxsackie, a future industrial park in the Town of Athens, located in the vicinity of the Travco Industrial property, and a



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future Catskill Industrial Park in the Town and Village of Catskill. (See *Maps 2, 3, 4, 5, and 6* in the Appendix.)

Empire Zones are geographically defined areas in which businesses have access to vacant land, existing industrial and commercial infrastructure, a skilled workforce and abundant resources such as power and water supplies. The Empire Zones are particularly attractive in that they offer numerous tax incentives for qualifying businesses located within the zone. Tax credits and exemptions available to participating businesses are described in the Incentives Assessment.

Greene County Soil & Water Conservation District

The Greene County Soil & Water Conservation District (GCSWCD) is a county level, political subdivision dedicated to the management of natural resources. Areas of focus include agricultural programs, conservation products, environmental education, flood mitigation, maps and data resources, plant material program, pond management, stream restoration, waterfront revitalization, and watershed management.

Among the agency's activities is the *Greene County Watershed Assistance Program*, a cooperative project of the GCSWCD, the Greene County Legislature, and the Greene County Mountaintop Supervisors and Mayors Association. The Watershed Assistance Program provides direct technical assistance to Watershed communities and their residents. Assistance focuses on timely dissemination of information, project development, grant writing and compliance with watershed rules and regulations. The Watershed Assistance Program involves working closely with a county-level coordinating team, as well as with other watershed groups such as the Coalition of Watershed Towns, the Catskill Watershed Corporation and the Watershed Agricultural Council.

The GCSWCD and its partners focus on maximizing Greene County's benefit from the multitude of local, state and federal programs available in the Watershed. By providing coordinated assistance to Watershed communities, opportunities ranging from technical assistance to project funding can be accessed. The Watershed Assistance Program provides a "hands-on" approach to Watershed issues with assistance provided through all phases of project development & implementation.

The Greene Land Trust

The Greene Land Trust was formed out of a partnership between the GCSWCD and the Greene County IDA for the purpose of assisting the GCSWCD and its many partners with a wide range of natural resource projects. The GCSWCD was frequently approached by property owners seeking to protect their property, and there were limited options for the landowners. While regional land trusts such as Scenic Hudson and the Open Space Institute were already operating in Greene County, the



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Greene Land Trust focuses on local issues and interests, provides options for property owners seeking to protect their property from environmental impacts, and assists in habitat protection efforts. The GCSWCD and GCIDA partnership developed an aggressive conservation plan that resulted in the development of a Grassland Habitat Protection Plan. The plan was developed jointly by the two agencies and a local Habitat Advisory Committee, and provided for the permanent protection of over 300 acres of fields, forests and riparian wetlands for habitat. The Grassland Habitat Protection Plan was approved as a component of the GCIDA's state and federal wetland permits during development of the Greene Business and Technology Park in the Town of Coxsackie.





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Land Use and Infrastructure Patterns

Greene County is divided into three subregions that are distinct in its land uses, environmental features, transportation patterns and infrastructure needs. The three subregions include the Historic River Towns (Catskill, Athens, Coxsackie and New Baltimore); Valley Towns (Cairo, Durham and Greenville); and Mountaintop Towns (Ashland, Hunter, Jewett, Lexington, Prattsville, and Windham). Existing land use patterns in Greene County indicate that the most dominant land uses in the County are comprised mainly of residential development (38%), forested lands (24%) and vacant property (25%). The *Greene County Existing Land Use Map* attached to this report (*Map 8* in the Appendix) illustrates the existing land use patterns in the County; *Maps 9, 10, and 11* offer a more detailed view of the land use patterns in the Historic River Towns, Valley Towns, and Mountaintop Towns, respectively.

Existing Land Uses in Greene County	
Agriculture	5.0%
Commercial	2.0%
Community Service	1.0%
Forested	24.0%
Industrial	1.0%
Public Service	2.0%
Recreation & Entertainment	2.0%
Residential	38.0%
Vacant	25.0%
Total	100.0%

Industrial development is focused largely in the Historic River Towns, mainly because of their access to Interstate 87 (the NYS Thruway), the Hudson River, and existing rail corridors. Greene County’s access to major transportation corridors such as I-87, I-88, the Massachusetts Turnpike and Route 9W along its eastern edge, allow the potential for sustained economic growth in the County. Today, industrial development is not solely dependent upon transportation, but considers other factors such as access to a highly skilled workforce, telecommunications, and quality-of-life factors that include diversity of housing, recreational and cultural opportunities, healthcare, schools, and retail options.

The more densely populated residential development, as well as commercial and industrial development, is concentrated in the Historic River Towns. Recreational and tourism opportunities are focused in the Mountaintop Towns of Hunter, Tannersville and Windham in particular. A strong tourism-based recreational market has also emerged in the communities along the banks of the Hudson River, as well as in the Valley Towns with their historic, cultural and family-type recreational opportunities. While the Historic River Towns have a stronger commercial, industrial and residential presence, the Mountaintop communities are more pristine and forested, and possess a strong recreational and tourism focus. The presence of the New York City Watershed and the Catskill State Park largely impacts the type of development that could be allowed in the Mountaintop Region and have greatly influenced its land use and density. The Valley Towns could be considered a hybrid with their rural, pastoral nature, as well as the suburban residential feel in some of its communities. A strong second-home and seasonal home market also exists throughout Greene County, with a larger concentration in the Valley Towns and Mountaintop Towns.



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As Greene County grows demographically and economically, the adoption of smart growth principles should be encouraged to guide development and prevent any unrestricted growth. These principles include:

- A mix of land uses.
- The effective use of land through conservation subdivisions.
- The provision of a range of housing options to cater to a diversity of demographic and economic market segments. These include market-rate housing; affordable and workforce housing; senior housing and retirement communities; and second-home communities.
- Encouraging “in-fill” in existing communities.
- The development of walkable neighborhoods.
- Fostering distinctive, attractive communities with a strong sense of place.
- The preservation of natural lands, farmland, and critical environmental areas.
- The provision of a variety of transportation choices.
- Encouraging community and stakeholder collaboration in development decisions.

HISTORIC RIVER TOWNS

Greene County is bordered on its eastern side by the Hudson River. This great natural resource was strongly instrumental in the growth and development of settlements that grew into towns along its banks. The Hudson River served as a transportation route for the shipment and movement of products, as well as providing the good soils that contributed to the production of these goods. For example, the Town of Athens developed as a result of the abundant clays along the banks of the river, which was used for the production of building bricks. The remaining towns of Catskill, Coxsackie and New Baltimore were developed as a result of the river as well. Large industries of the Historic River Towns included brick and paving block production, farming, shipping, milling, tanning, boat building, knitting and glass cutting.

The Historic River Towns continued to grow because of the Hudson River and soil quality. As industry changed and transitioned over time, many factories along the shores of the river closed and were left

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abandoned. Several industries in the region continued to thrive or adapt to this change, such as limestone quarrying and mining, power plants and food processing, as well other forms of manufacturing. The abandoned properties along the banks of the Hudson, after being dismissed and overlooked for so many years, are getting more attention as waterfront development becomes more popular and lucrative for both residential and commercial/business ventures. Waterfront development opportunities will also continue to attract tourists and part-time residents. Several projects to re-use existing waterfront buildings are currently under way, and there are several programs available that offer technical and financial assistance to entities looking to redevelop the waterfront and downtown areas.

The Historic River Towns also have the advantage of access to the New York State Thruway, with I-87 running north to south through the four towns of New Baltimore, Coxsackie, Athens, and Catskill along the eastern edge of the County (see *Map 9: Existing Land Use Map – Historic River Towns*). The Thruway access has helped spur the growth of industry with existing and planned industrial parks mostly located close to the Thruway. Currently there are several industrial parks located in the Historic River Towns: the Kalkberg Commerce Park in the Towns of New Baltimore and Coxsackie; the Greene Business and Technology Park in the Town of Coxsackie; the Hudson Valley Business Park in the Town of Coxsackie; and two future industrial parks in the Town of Athens, and jointly in the Town and Village of Catskill. All existing and future business parks in the Historic River Towns have received Empire Zone designation, which accelerates the ability of these parks to attract private sector investment and new industries to Greene County. The presence of these industrial parks in the Historic River Towns are vital not only to the communities located along the Hudson River, but provide possibilities for sustained economic growth for the County, as well as employment for the County’s workforce.

The current patterns of development within the Historic River Towns show the typical “village” center, with higher population, gridiron street patterns, buildings indicative of the social and industrial history, sidewalks, parks, and an overall feel of a walkable and friendly place. As development continues, residential development has begun to extend outwards to the rural areas typically in the form of suburban developments. The “suburban” residential growth, however, has not been as widespread as it has been in other communities. Residential land uses make up almost half of all land area in this subregion. The remaining land includes a large amount of vacant land, some agriculture, industrial, and several hundred acres of open space.

Existing Acreage by Land Use: Historic River Towns		
Agriculture	7,739.0	8.3%
Commercial	2,059.5	2.2%
Community Service	1,928.7	2.1%
Forested	2,440.9	2.6%
Industrial	3,251.3	3.5%
Public Service	1,492.9	1.6%
Recreation & Entertainment	1,444.0	1.6%
Residential	42,775.9	46.0%
Vacant	29,877.4	32.1%
Total	93,009.5	100.0%



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VALLEY TOWNS

Greene County’s Valley Towns, Cairo, Durham and Greenville, developed at a slower pace than those along the river or nestled in the mountain region (*Map 10*). Originally, these towns were focused mainly on farming industries, tanning and shingle making. The Town of Durham has been noted as one of the best of the agricultural regions.³ Today, the main agricultural industries include apple orchards, raising hay, and dairying.

The Valley Towns have a fair number of summer residents, although the overall residential character of the subregion remains fairly rural in nature. The pastoral qualities that the Valley Towns possess serve as attraction for year round and seasonal residences alike. This subregion, much like that of the Historic River Towns, is comprised primarily of residential land uses. The same issues and concerns with regards to tax base and lack of support services and jobs apply to the area as it did for the River Towns. The physical patterns of development in the villages and hamlets are traditional, yet small, with walkable streets, an older building stock, and gridiron street patterns.

Existing Acreage by Land Use: Valley Towns		
Agriculture	4,942.8	6.0%
Commercial	2,554.5	3.1%
Community Service	1,338.4	1.6%
Forested	3,640.7	4.4%
Industrial	411.2	0.5%
Public Service	187.8	0.2%
Recreation & Entertainment	1,441.4	1.8%
Residential	44,362.9	54.0%
Vacant	23,207.9	28.3%
Total	82,087.7	100.0%

The Valley Towns are suitable for small to medium-size businesses and industries. Sites for such businesses could be sited along the Route 23 and Route 145 corridors in the Towns of Cairo and Durham.

³ Greene County NYGenWeb. <http://www.hopefarm.com/greenny2.htm#ashland>.





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MOUNTAINTOP TOWNS

Existing Acreage by Land Use: Mountaintop Towns		
Agriculture	5,840.3	2.8%
Commercial	2,742.3	1.3%
Community Service	1,711.4	0.8%
Forested	74,493.0	35.3%
Industrial	319.2	0.2%
Public Service	1,460.1	0.7%
Recreation & Entertainment	5,384.9	2.6%
Residential	71,123.6	33.7%
Vacant	47,789.8	22.7%
Total	210,864.5	100.0%

The towns nestled in the Catskill Mountains of Greene County also developed as a result of agriculturally based industry. Major agricultural drivers were the raising of cattle, apple orchards and growing crops such as potatoes. Tanning was also a very prosperous industry. Tourism has historically been a prominent business in this subregion, as there were several towns with numerous hotels and inns. The presence of various recreational opportunities and natural features such as cliffs and waterfalls serves as an attraction for visitors.

The Mountaintop Towns (*Map 11*) are continuing to thrive with tourism as their major industry. Ski areas such as Windham and Hunter Mountains, locally owned shops and restaurants, and numerous hospitality businesses are destinations for visitors. Agriculture is also a stable industry, with farms mainly operating in and around the Town of Jewett. The development pattern of the Mountaintop Towns, again reflect village-type growth, centered on a main thoroughfare with more densely settled mixed uses and “grid” streets. The lower level of residential uses (33.7%) compared to the other subregions, could be attributed to the lack of developable land due to the mountainous terrain in the region. Outside of the villages and hamlets are more rural residential developments, farms, and large portions of open space as a result of the Catskill State Park. The Mountaintop communities of Hunter, Tannersville, and Windham in particular have begun to see revitalization along Routes 23 & 23A. This revitalization could serve as an economic catalyst to surrounding municipalities as well. Future retail and commercial development in the Mountaintop Towns needs to focus on enhancing the major corridors and strengthening already existing business hubs.

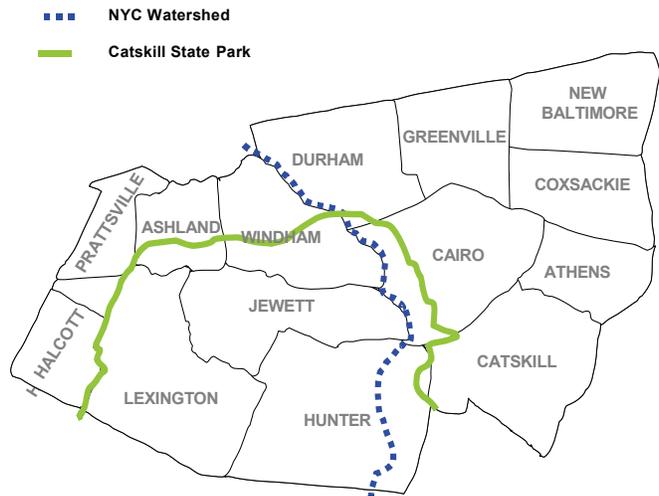
Small commercial and light industrial development could be targeted for Mountaintop communities especially along transportation corridors. Such development could be located in small business parks with Class A facilities. A high-end conference center that will attract small to medium sized conventions, as well as serve local entrepreneurs is also a need in the Mountaintop Towns. Attraction of regional retail and tourism destination facilities to bolster the exiting tourism economy as well as to provide year round jobs is a smart growth strategy for the County, and especially important for the Mountaintop.





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The presence of the Catskill State Park and the New York City Watershed greatly impacts planning in the Mountaintop Region. All of the Mountaintop Towns are located within the NYC Watershed, while all of Lexington, Jewett, the majority of Hunter, and portions of Windham, and Ashland, as well as a part of Cairo in the Valley Towns are located within the Catskill State Park. The NYC Watershed encompasses a 2,000 square-mile area in Westchester, Putnam, Dutchess, Delaware, Ulster, Greene, Sullivan and Schoharie Counties, and Fairfield County in Connecticut, while the Catskill Park is a mountainous region of public and private lands in Ulster, Greene, Delaware and Sullivan Counties - the "forest preserve" counties. The Catskill Forest Preserve is the state land within the Catskill Park. Since its creation in 1885, it has grown from 34,000 to almost 300,000 acres. The forest preserve has thousands of acres of forests with meadows, remnants of old farmsteads, lakes, rivers, springs, waterfalls, cliffs, fire towers, bears, rattlesnakes, rare plants and animals. Also, there are hundreds of miles of abandoned logging roads and trails to enjoy. Today, it serves as watershed, recreation area, and ecological and scenic reserve.⁴



Location of the NYC Watershed & the Catskill State Park in
Greene County

The 1894 amendment to the New York State Constitution (now Article 14) directs that "the lands of the State now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed."⁵

⁴ New York State Department of Environmental Conservation, <http://www.dec.state.ny.us/website/dlf/publands/cats/index.html>.

⁵ Ibid.

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Community Resources

Greene County is divided into three subregions – Historic River Towns, Valley Towns, and Mountaintop Towns – each with its own distinct landscape, resources and concerns. This analysis is intended to summarize existing and future development trends, evaluate key development sites, and consider the necessary infrastructure to accommodate future growth. Input was received from municipalities within each subregion collected from community workshops and public meetings. The topics discussed included recent development (within the last three years), catalytic projects, potential growth areas, and infrastructure.

The *Greene County Resource Map (Map 12)* and individual maps for each subregion (*Maps 13, 14, and 15*) show that existing Empire Zones and industrial development are located in the Historic River Towns, close to Route 9W and I-87. Most targeted development is located along transportation corridors such as Route 9W, Route 23 and Route 23A. The map also shows that in most Mountaintop communities, recent developments have been focused in the hamlet areas. However, some recent development has occurred in rural areas such as Lexington in the Mountaintop subregion and along Route 145 in Cairo and Durham in the Valley Towns. Large areas of targeted development are also planned in Cairo based on information provided by town representatives during the subregional workshop.

The plans of each community reveal a desire to protect the environment, boost the economy, revitalize village and hamlet areas, and recruit new businesses. By balancing all of these goals, the communities hope to capitalize on natural amenities to boost sectors such as tourism. The plans also stress the importance of agriculture as a component of Greene County's economy. The rural character and natural environment are recognized in these plans as important assets. At the same time, the plans cite the lack of year-round and limited retail opportunities as a challenge in some places.

The plans reflect the following common goals and themes:

- Strengthening town centers and main streets as pedestrian-friendly, commercial cores.
- Preserving housing and job opportunities for all income levels.
- Protecting natural resources, scenic viewsheds and rural character.
- Improving law enforcement efforts and combating crime and vandalism.
- Reducing downtown vacancy rates.

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- Encouraging residential growth in hamlets.
- Maintaining distinct boundaries between built and un-built areas.
- Encouraging access to fish and wildlife resources for recreational use.
- Keeping agricultural lands in production.
- Promoting sustainable agricultural and forestry practices.
- Maximizing open space when property is developed or divided.
- Adopting guidelines to protect the rural nature of country roads.
- Implementing Hudson River Greenway guidelines where appropriate.

HISTORIC RIVER TOWNS

The Historic River Towns include the Town and Village of Catskill, the Town and Village of Athens, the Town and Village of Coxsackie, and the Town of New Baltimore (see *Map 13*). These municipalities were developed along the banks of the Hudson River and were dependent upon it for economic success over the years. With a recent shift towards developing waterfronts into lucrative community assets, these municipalities are blessed with such a resource. The River Towns' location along the Route 9W and NYS Thruway Corridors also presents opportunities and advantages not found in other areas of the County.

Town and Village of Athens

The history of Athens is tied to the shore of the Hudson River. Athens was a center for the ship and boat building industry along the shores of the Hudson, with initial operations beginning in the late 1700's and early 1800's and continuing more or less to the present day. Over 200 steam vessels were built there, including the *Kaaterskill*, a well-known sidewheeler. Today the shipbuilding tradition continues with the Electric Launch Company, at the same site where wooden ships were being built two hundred years





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ago. The manufacturing of bricks was another large industry in Athens. Many seasonal workers came to Athens as laborers for the brickyards.

The Village of Athens completed a Local Waterfront Revitalization Plan in 1999, which recommended actions that conform to State Coastal Policy. Recommended actions include the following:

- Preserving the natural waterfront environment while allowing public use and enjoyment.
- Maintaining a balance of natural and urban waterfront features.
- Restoring the Village center.
- Creating affordable housing.
- Considering the possibility of renovating the ferry slip and re-creating the Athens-Hudson Ferry.

Today Athens retains its historic character in the central village with an attractive Main Street, an award winning riverfront park, active Hudson-Athens lighthouse preservation activities and efforts to revitalize the historic waterfront.⁶ The Town and Village are currently developing a joint Comprehensive Plan.

The following information was gathered from the Town and Village of Athens during the Historic River Towns subregional workshop in January 2005:

⁶ Greene County Planning and Economic Development, Community Profile, Town of Athens. April 17, 2006.
<http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.

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TOWN AND VILLAGE OF ATHENS	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p><u>Residential</u></p> <ul style="list-style-type: none"> ▪ Sleepy Hollow Lake: This community is situated on over 2,200 acres, with 550 residential units surrounding a 324-acre man-made lake. Amenities include driving range, basketball courts, tennis courts, trails and open space, public beach and use of the lake. ▪ Lankemau: This development consists of eight residential units set on a total of 88 acres. ▪ Unnamed Subdivision: The area consists of an eight-lot subdivision on approximately 8 acres between the Schoharie Turnpike, Union Street and Farm to Market Road.
	<p><u>Commercial</u></p> <ul style="list-style-type: none"> ▪ Dionysius Restaurant: Expansion of existing space. ▪ Webster Leasing: Commercial space/warehouse on Schoharie Turnpike. The warehouse is an operation facility for Regional Hoisting Co., of the Bronx, a sister corporation of Webster Leasing, and will be used to store its construction materials and equipment. Regional Scaffolding fabricates scaffolding and industrial elevators used for the construction and rehabilitation of large buildings and skyscrapers. ▪ Unnamed: A utility trailer manufacturing space on Rt. 9W near the Schoharie Turnpike.
	<p><u>Government/Community</u></p> <ul style="list-style-type: none"> ▪ Greene County Highway Department has constructed a new garage space. ▪ Fire training and tower facility ▪ Village Firehouse
	<p><u>Industrial</u></p> <ul style="list-style-type: none"> ▪ Athens Generating Plant: Recently constructed a natural gas power plant located on Rt. 9W. ▪ Iroquois Compressor: Recent projects include a compressor station and pipeline connecting to their existing network of natural gas lines.
	<p><u>Commercial/Office</u></p> <ul style="list-style-type: none"> ▪ Intersection of Route 9W and Schoharie Turnpike.
POTENTIAL GROWTH AREAS	<p><u>Commercial/Retail</u></p> <ul style="list-style-type: none"> ▪ Main Street, from Water Street to Warren Street: Encourage storefront commercial use and re-use historic structures. ▪ State Route 385 through the Village of Athens: Encourage the reuse of historic structures with retail and commercial uses.
	<p><u>Light Industrial</u></p> <ul style="list-style-type: none"> ▪ The area designated as an Empire Zone in the vicinity of the Travco Industrial Park is targeted for light industrial uses.
	<p><u>Waterfront District</u></p> <ul style="list-style-type: none"> ▪ The land abutting the Hudson River has been identified as a focus for waterfront development that includes parks and recreation, water-related businesses and activities such as marinas and restaurants.
	<p><u>Commercial/Office</u></p> <ul style="list-style-type: none"> ▪ Intersection of Route 9W and Schoharie Turnpike.



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TOWN AND VILLAGE OF ATHENS	
<u>Residential</u>	<ul style="list-style-type: none"> ▪ Vernon and Union Street: Affordable housing developments are to be focused in and around this area.
<u>Town/Village Wide</u>	<ul style="list-style-type: none"> ▪ Agricultural uses are encouraged wherever possible throughout the Town and Village. ▪ Proposed Sportsman's Land Trust.

Town and Village of Catskill

The Town of Catskill is the southeastern gateway to Greene County. Visitors arriving from across the Hudson River on the Rip Van Winkle Bridge or passing through the Great Vly wetland on the New York State Thruway are entering the landscape that inspired the Hudson River School of painting. Since its beginning as the first European settlement in Greene County, Catskill has thrived as an agricultural community. A tradition of manufacturing and industry arose in the densely settled areas of the Village of Catskill, and the hamlets of Smiths Landing and Leeds. The Village of Catskill is the County seat and has long been the retail center for the County.⁷

The Town and Village of Catskill conducted a joint Local Waterfront Revitalization Plan in 1988. Actions recommended in the plan involved a combination of specific uses, development proposals and revitalization projects proposed for the coastal area. Catskill's extensive coastal area includes residential, agricultural, natural open space/recreational, commercial and industrial land uses. LWRP recommendations are summarized as follows:

- Create integrated public access system linking: pocket parks and green space for passive recreation, birdwatching stations, nature preserves, fishing piers, public boat docks, etc.
- Given its location at the confluence of Catskill Creek and Hudson River, Catskill Point should serve as an "entrance" to Catskill. Desirable uses for this significant site include a dayline/trip boat stop, museum, park and passive recreation, small public docks when possible, open market for sale of local produce and artisan crafts, as well as kiosks providing tourist information.
- Dredge the channel adjacent to the old ferry slip, rehabilitate riverbank bulkheads, replace rotting pilings, and remove some or all of existing salt and equipment storage sheds.

⁷ Greene County Planning and Economic Development, Community Profile, Town of Catskill. April 17, 2006.
<http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.





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- Encourage integration with waterfront access where appropriate, such as Dutchmen's Landing.
- At Dutchmen's Landing, include the use of natural landscape buffers/screens to shield sewage treatment facilities and oil tanks from park and recreational boat traffic.
- Re-establish a liftbridge (or other design), which will provide upstream access to larger watercraft.
- Maintain a navigable channel in Catskill Creek from the Hudson River upstream to the Uncle Sam Bridge.
- Conduct a feasibility study to address flooding and creekside erosion.
- Considering its ecological significance and designation as state habitat, conduct a Natural Resource and Land Use Feasibility Evaluation of Ramshorn Marsh, one of the largest forested wetlands on the Hudson River.
- Explore the suitability of additional boat launch facilities.
- Revitalize the Central Business District with pedestrian facilities, street improvements, off-street parking, restoration of building facades and second story reuse, directional signing and promotion, and signs/streetscape enhancement.

The Town and Village of Catskill are currently developing a joint Comprehensive Plan, and have identified the following goals⁸:

- Protection of rural beauty and natural environment.
- Enhancement of a vibrant, walkable and historic village core.
- Strengthened system of pedestrian-friendly hamlet centers and commercial nodes that serve as community focal points.
- Preservation of farming and enrichment of the rural economy.

⁸ Saratoga Associates, "Shaping the future together: The Village of Catskill and Town of Catskill Joint Comprehensive Plan," August 8, 2006 Draft.



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- Residential, commercial and industrial growth patterns that respect the rural beauty, historic character and natural environment of both the Town and the Village.
- Greater range of job opportunities.
- An efficient system of infrastructure and public services that support community goals.
- Effective code enforcement.
- A Town and Village working together to efficiently raise the quality of life for all.
- Preservation of historic assets and cultural heritage.

The following information was gathered from the Town and Village of Catskill during the Historic River Towns subregional workshop in January 2005.

TOWN AND VILLAGE OF CATSKILL	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p><u>Residential</u></p> <ul style="list-style-type: none"> ▪ The Water's Edge Townhouses: The project consists of approximately thirty townhouse style homes. ▪ CPC Building Renovation: Community Preservation Corporation purchased and extensively renovated three historic buildings directly adjacent to the County Office complex (2004-2005). The renovated structures house ten apartments and three street-level stores.
	<p><u>Commercial</u></p> <ul style="list-style-type: none"> ▪ Home Depot: Recently constructed a 100,000± square foot store in the Town. ▪ Northeastern Mechanical: A 100,000± square foot commercial space. ▪ Catskill Commons: A recent development of approximately 500,000± square feet of commercial retail space.
	<p><u>Government/Community</u></p> <ul style="list-style-type: none"> ▪ Greene County Office Building: A 100,000± square foot building housing twenty-three County departments and approximately 350 employees has been constructed in the central area of the Village. ▪ Senior Center: The Washington-Irving Catskill senior center was renovated with 25,000± square feet. ▪ Recreation Center: The First Baptist Church constructed this 10,000+ square foot space. ▪ Mixed-Use: The Main Street area as well as a Catskill Boardwalk on the waterfront are being revitalized with a mix of residential, commercial, retail and office space.





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TOWN AND VILLAGE OF CATSKILL	
POTENTIAL GROWTH AREAS	<u>Residential</u> <ul style="list-style-type: none"> ▪ Former Irving School redevelopment projects ▪ Route 23A in Kiskatom ▪ Senior housing in Jefferson Heights
	<u>Commercial</u> <ul style="list-style-type: none"> ▪ Former Grandview School redevelopment projects. ▪ Route 32 in Kiskatom ▪ Winter's: Route 23B ▪ Carl's: Route 23B ▪ Price Chopper expansion.
	<u>Industrial</u> <ul style="list-style-type: none"> ▪ The proposed Catskill Industrial Park was designated as an Empire Zone for new industrial and commercial development. ▪ Saint Lawrence Cement: SLC announced in April 2005 that it was dropping plans to build a \$353 million coal fired cement plant in Greenport, Columbia County. At the same time, SLC announced a new \$10 million investment program at its Catskill plant to improve its reliability and overall performance.
	<u>Government/Community</u> <ul style="list-style-type: none"> ▪ New ambulance building. ▪ Margraff Property to be preserved as park and open space.

Town and Village of Coxsackie

Coxsackie is a river town with roots that extend to the Dutch colonial government. The lower village once known as Reed's Landing dates from the early 1800s and has been placed on the National Register of Historic Places. The Village of Coxsackie was once a stop for riverboats traveling between New York City and Albany.

With river transport and natural resources, industry flourished. Lumber mills, tanneries and barrel factories that served local orchards, took advantage of abundant local timber. An ice industry relied on the northeast winters to produce ice from the Hudson River to be sold in the teeming population centers along the river. The heavy clay soils deposited by the river provided the raw materials for brick factories.

With the advent of rail and then the NYS Thruway, commercial development located inland from the Hudson. In recent years, a waterfront revitalization program is restoring the charm of the historic village while the U.S. 9W corridor has become the focus of economic development. Public water and sewer has been extended along the corridor to accommodate growth for the County's industrial park





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development. The Town of Coxsackie is also home to the Hudson Valley Business Park. Empire Zone designation was recently granted to the Kalkberg and Greene Business & Technology Parks and the Hudson Valley Business Park.⁹

The following information was gathered from the Town and Village of Coxsackie during the Historic River Towns subregional workshop in January 2005.

TOWN AND VILLAGE OF COXSACKIE	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p>Growth in the Town and Village has been steady over the past three years. The Town and Village are currently developing a joint Comprehensive Plan. Workshop participants representing the Town and Village of Coxsackie identified the following list of residential, commercial, industrial, and government/community projects.</p>
	<p><u>Residential</u></p> <ul style="list-style-type: none"> ▪ Sleepy Hollow is a residential development spanning the border of Coxsackie and Athens. (See Town of Athens section for description). ▪ Lands of JCB / Meyerd / Flach as sites for potential future development. ▪ Lands of Handrik Heights / Hickey Heights as sites for potential future development.
	<p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> ▪ Downtown Coxsackie is undergoing a revitalization effort encouraging mixed-uses such as residential, commercial, and retail. ▪ The Greene County Industrial Development Agency has developed a 146-acre parcel in Coxsackie and New Baltimore (Kalkberg Commerce Park with National Bedding/Serta as its first tenant) and a 200-acre parcel in Coxsackie as business parks with light industry, technology and professional offices (Greene Business and Technology Park with Save-a-Lot, a 332,750 sq. ft. distribution center, as the park's first commercial tenant, and the Bank of Greene County as its first retail/professional office tenant). The Greene Business and Technology Park and the Kalkberg Commerce Park are part of a designated Empire Zone.
	<p><u>Government/Community</u></p> <ul style="list-style-type: none"> ▪ A YMCA is proposed for construction along Route 9W. A fundraising campaign is currently underway.

⁹ Greene County Planning and Economic Development, Community Profile, Town of Coxsackie. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.





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TOWN AND VILLAGE OF COXSACKIE	
POTENTIAL GROWTH AREAS	<u>Residential</u> <ul style="list-style-type: none"> ▪ Conservation subdivisions or the use of PUDs are preferred along with low-density developments. ▪ More development is allotted for the Sleepy Hollow community. ▪ Bailey Street (west) is encouraged to have increased residential development. ▪ Single-family residential is encouraged within the County Route 9 and Kings Road area. ▪ Hamlet on the Hudson: Located on Farm to Market Road, this 18-hole golf course community is proposed to include 554 condominiums, a 130,000 square foot clubhouse and restaurant, a 400-person catering, gym, indoor water park and other amenities and services. ▪ United Mobile Home is in the early stages of planning for the development of large senior land leased community.
	<u>Commercial</u> <ul style="list-style-type: none"> ▪ Encourage commercial uses and subdivisions in appropriately zoned areas along Route 9W. ▪ Encourage light commercial, industrial, and municipal services on Bailey St (east).
	<u>Waterfront</u> <ul style="list-style-type: none"> ▪ Riverfront revitalization including commercial, recreation, retail, and water-based commerce and activities.
	<u>Industrial</u> <ul style="list-style-type: none"> ▪ The Greene County Industrial Development Agency has several large parcels available for industrial development or office parks within the Town of Coxsackie.

Town of New Baltimore

The mid-1800s brought prosperity to the Town of New Baltimore with shipbuilding and small industries taking advantage of the river's proximity. The rolling hills of the town's back country were amenable to farming. Many farmers from the town and neighboring Albany County brought hay to the docks for shipment to New York City.

Today the Town of New Baltimore contains a national historic district in its hamlet area along the Hudson River, which showcases a variety of nineteenth century architectural styles. The Hannacroix Creek Preserve provides hiking trails along the millstream and access to the Hudson River Interpretive Trail.¹⁰

Workshop participants representing the Town of New Baltimore identified the following recent development and catalytic projects and potential growth areas:

¹⁰ Greene County Planning and Economic Development, Community Profile, Town of New Baltimore. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.



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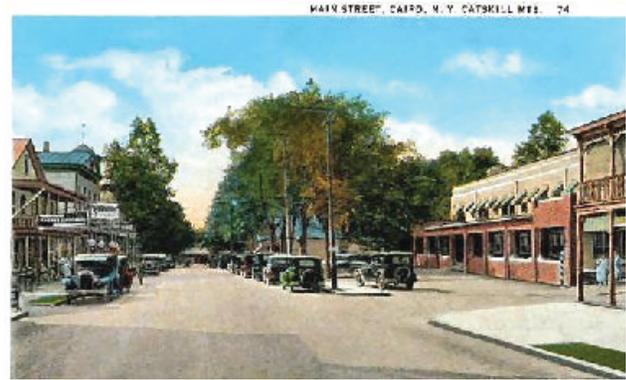
TOWN OF NEW BALTIMORE	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p>There have been several significant developments in the Town within the past three years that will strengthen the economic stability of New Baltimore. The Kalkberg Commerce Park is a 146-acre parcel straddling the boundaries of New Baltimore and Coxsackie and has about 200,000-300,000 square feet of leasable space. The park has been made shovel-ready by the Greene County Industrial Development Agency. The Serta Mattress facility opened with approximately 250,000 square feet of industrial space. The Kalkberg Commerce Park was awarded Empire Zone designation in July 2006. The Town of New Baltimore is in the process of developing a Comprehensive Plan as well.</p>
POTENTIAL GROWTH AREAS	<p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> ▪ A mix of commercial, retail and light manufacturing should be considered for areas around the NYS Thruway (I-87) and the railroad tracks. ▪ Creating a “town center” to include light commercial and retail growth. <p><u>Retail/Commercial</u></p> <ul style="list-style-type: none"> ▪ A large parcel with access to Route 9W and the NYS Thruway would be ideal for commercial activity. ▪ Situating a retail center is encouraged here, although steep slopes may be an issue.

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VALLEY TOWNS

Town of Cairo

Cairo has experienced several phases of development through the past two centuries. Early industries included textile mills and iron forges that relied upon the rushing creeks of the town for power. Agricultural production of chickens, eggs and apples were predominant. As the tourist industry in Greene County grew, Cairo saw a boom in boarding houses and resorts. The hamlet of Cairo is experiencing new growth as new retail and service businesses move in along Main Street, the traditional center of town.¹¹



The Town of Cairo completed its Comprehensive Plan in 2003. The planning process in Cairo included a Strengths, Weaknesses, Opportunities & Threats (SWOT) analysis. Among the 20 strengths identified were the historic resources, established tourism base, beautiful views, small town character, County offices and land available for development. The 25 weaknesses included increasing crime, aging population, increased residential development, lack of local employment opportunities, vacant downtown buildings and a poor attitude towards new businesses. The dozen opportunities listed include a general desire for more job and retail growth, the potential for becoming a tourism locale, scenery, and a high desire for farmland protection. The ten threats included sprawl's impact on local character, lack protection for rural character and threats to farming operations.

The plan's goals include the following:

- Improve delinquent and poorly maintained properties.
- Maintain small town character and keep new development consistent with character.
- Maintain the scenic views of the Catskill Mountains.
- Engage in economic development, especially along Main Street in Cairo.
- Focus infrastructure in the hamlets to encourage residential and small business development.

¹¹ Greene County Planning and Economic Development, Community Profile, Town of Cairo. April 17, 2006.
<http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.



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- Implement Greenway principles to protect open space and farm operations.
- Create additional recreational opportunities.
- Preserve historic resources.
- Enhance safety and reduce crime.
- Build homeownership opportunities.
- Keep roads safe, well-maintained and rural in character.

The Town of Cairo is designated as a Greenway Community, which formally documents its support for the Greenway criteria of natural and cultural resource protection, regional planning, economic development, enhancing public access to the Hudson River, and heritage and environmental education.

The following information was gathered from the Town of Cairo during the Valley Towns subregional workshop in January 2005.

TOWN OF CAIRO	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	The past three years have been promising for the Town of Cairo. There have been four residential projects and one mixed-use project showing a slow but steady beginning to growth and stability. Predominantly residential projects will contribute to a customer base and employee pool for companies and retailers looking to locate in the Town.
	<u>Residential</u> <ul style="list-style-type: none"> ▪ A subdivision has been developed with 34 residential lots along Sandy Plains Road and Ira Vail Road ▪ A minor subdivision of eleven lots off of the Schoharie Turnpike close to Joseph Kollar Road ▪ Bowery Creek is another minor subdivision built with fifteen residential lots off of Route 20A close to the town's northwestern border. ▪ Unnamed residential subdivision with approximately thirty lots.
	<u>Mixed-Use</u> <ul style="list-style-type: none"> ▪ The development on Red Rock Road consists of residential and commercial projects.



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TOWN OF CAIRO	
POTENTIAL GROWTH AREAS	The Town has identified several areas where growth is to be directed. The map indicates the locations for residential growth, especially within South Cairo due to the availability of easily developable land. Commercial activity is encouraged within the hamlet areas, as there is increased density and mixed uses in those locations.

Town of Durham

Durham is a town of contrasts. Stiefel, a research institute for an international pharmaceutical firm coexists with centuries-old dairy farms. The Catskills' largest water park lures guests from traditional boardinghouses and resorts that provided city dwellers respite from the summer heat of New York City's tenements since the nineteenth century. The hamlet of East Durham is known for its strong Irish character and historic Irish resorts. The Michael J. Quill Irish Sports and Cultural Centre is growing steadily as a focus for traditional Irish activities.¹² The Town is nearing adoption of a Comprehensive Plan.

The following information was gathered from the Town of Durham during the Valley Towns subregional workshop in January 2005.

TOWN OF DURHAM	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<u>Residential</u> <ul style="list-style-type: none"> The Durham Woods development has been a catalytic project with nine residential lots on a total of thirty-five acres. It is located at the intersection of Route 145 and Durham Woods Road.
	<u>Commercial</u> <ul style="list-style-type: none"> Stiefel Laboratories is currently operating in the town in the area of Enchanted Valley Road, Bush Road and Route 145.
	<u>Industrial</u> <ul style="list-style-type: none"> Gilboa Drilling is located at the intersection of Route 145, Cornwallville Road and Oak Road.

¹² Greene County Planning and Economic Development, Community Profile, Town of Durham. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.



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TOWN OF DURHAM	
	<p><u>Recreation</u></p> <ul style="list-style-type: none"> ▪ Zoom Flume has recently expanded to include new water-related rides. The recreation complex is located at the intersection of Shady Glen Road, and Elliot Place. ▪ Michael J. Quill Irish Cultural Center and Sports Complex. The recreation complex is located in East Durham, along State Route 145, and is being expanded as a large scale tourism destination facility.
POTENTIAL GROWTH AREAS	<p>The town wishes to see continued growth along the State Route 145 corridor to connect East Durham with the Hamlet of Durham making this a distinct corridor. The Town of Durham and Community Planners have been actively pursuing grants for the streetscape improvements and revitalization projects. This is a trend that has already been seen in the town. Most of the recent developments listed above are located on or very close to Route 145.</p>

Town of Greenville

After World War I, Greenville’s predominately agrarian economy experienced growth in the resort industry. Summer visits to working dairy farms gave way to modern resorts with swimming pools, recreation rooms and golf courses.

The hamlets of Greenville, Norton Hill and Freehold share fine examples of rural architecture from the mid to late eighteenth century. Today, the town is becoming a bedroom community with a country setting and easy access to the Capital District.¹³ Greenville has a small but thriving commercial district with retail and personal services businesses to serve the local population. Greenville is also recognized for its world class golf courses.

¹³ Greene County Planning and Economic Development, Community Profile, Town of Greenville. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.



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TOWN OF GREENVILLE	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p>Workshop participants identified projects that have been built in the Town of Greenville over the last three years. Country Estates is a residential development that has 137 residential lots set on a 72-acre parcel. The former Ames Plaza is the new location of GNH Lumber. The former GNH Lumber site is being redeveloped as a business park.</p>
POTENTIAL GROWTH AREAS	<p>The areas identified by workshop participants for future development include commercial, a Main Street zone and highway commercial all within the northern portion of town along the Route 32 corridor. The Freehold Hamlet District was also identified as suitable for additional development.</p>





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MOUNTAINTOP TOWNS

With the strong presence of natural resources in the region, the Mountaintop Towns have a lot to offer homeowners, visitors, and businesses. The winter season is a popular time for tourists to visit the area, which offers a variety of seasonal and winter-sport related activities. Each Mountaintop community has something distinctive to offer in addition to mountain views and winter sports. From antiquing and shopping to fine dining or a quiet respite for relaxation, the Mountaintop Towns are truly diverse.

Town of Ashland

The Town of Ashland rises from the Batavia Kill to the mountain peaks of Ashland Pinnacle and Huntersfield. One of the smaller Greene County towns in terms of area (only 26.9 square miles); it is also one of the least populous (752 in 2000). High on the Catskill Plateau, pockets of habitation are found along the streams and brooks that flow down the mountains to the Batavia Kill. Along the Batavia Kill is the main hamlet area of Ashland, located along NYS Route 2.¹⁴

The following information was gathered from the Town of Ashland during the Mountaintop Towns subregional workshop in January 2005.

TOWN OF ASHLAND	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	Ashland has not seen a lot of recent growth or catalytic projects. Batavia Kill Plumbing and Heating is the only project listed. This commercial property is situated on approximately two acres, located on State Highway 23 close to the intersection with State Highway 23A.
POTENTIAL GROWTH AREAS	The Town wishes to see additional residential development in areas that have been previously subdivided and that are located along a major transportation route with the intent of marketing parcels to weekenders visiting from urbanized areas south of Ashland. The Town has pursued the creation of a water district for many years.

¹⁴ Greene County Planning and Economic Development, Community Profile, Town of Ashland. April 17, 2006.
<http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.





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Town of Halcott

The Town of Halcott developed as a dairy farming community. With the decline of the dairy industry, the town has become a bedroom community, as well as a weekend getaway for second homeowners with weekenders outnumbering year-round residents. Halcott is Greene County's most rural community, with merely 193 residents in 2000, and accessible by vehicle only through Ulster and Delaware Counties to the south.

TOWN OF HALCOTT	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	There have not been many developments in the Town of Halcott within the past three years. Turkey Ridge is a significant catalytic project with residential lots measuring five or more acres in size set on approximately 300 acres. In addition, the Town recently completed a restoration of the historic Halcott Grange, which has become a focal point for community events and activities.
POTENTIAL GROWTH AREAS	No areas were listed as targeted development areas, as residents are satisfied with the current state of the Town.

Town of Hunter and Village of Tannersville

Home of several of the grand hotels of the Catskill Mountains in the nineteenth century, the Town of Hunter and Village of Tannersville is still sought after as a weekend destination for visitors from urbanized communities. Many people have second homes in the area, used in the summer as a mountain retreat from the heat and in the winter as a base for fun days of skiing and snowmobiling. Once a center for tanneries and lumber based industries, the Town of Hunter now is a haven for hikers, hunters, and fly fishermen. Once the locale of painters from the Hudson River School, it retains much of its wilderness beauty.¹⁵

The following information was gathered from the Town of Hunter and Village of Tannersville during the Mountaintop Towns subregional workshop in January 2005.

¹⁵ Greene County Planning and Economic Development, Community Profile, Town of Hunter. April 17, 2006.
<http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.





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TOWN OF HUNTER AND VILLAGE OF TANNERSVILLE	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	The Hunter/Tannersville area has been experiencing steady growth during the last few years, with a mix of uses.
	<u>Commercial</u> <ul style="list-style-type: none"> ▪ The Village of Hunter has seen adaptive reuse and infill of buildings in the central area with retail and services being the most prominent revitalization activities.
	<u>Recreation/Tourism</u> <ul style="list-style-type: none"> ▪ Hunter Mountain in the Village of Hunter has undergone an expansion of mountain and ski-related facilities including the Kaatskill Mountain Club, a 109-unit time-share resort, a new ski-training center, and condominium and other development.
	<u>Residential</u> <ul style="list-style-type: none"> ▪ New townhouse and condominium development is located in the Town of Hunter off Fast Road and across from Scribner Hollow Lodge.
	<u>Mixed-Use</u> <ul style="list-style-type: none"> ▪ Commercial, retail, services and cultural uses have been reintroduced and redeveloped along Main Street (Route 23A) in the Village of Tannersville. The Orpheum Theater, being redeveloped by the Catskill Mountain Foundation will provide additional culturally amenities.
POTENTIAL GROWTH AREAS	Future growth is desired in both Hunter and Tannersville for the entire Route 23A corridor, which is the central artery for the area. Hunter Mountain’s west side was identified as a particular area where additional recreational uses and ski industry expansions would be preferred. The Wildcat Hollow residential and golf community has also been identified as a potential growth area.

Town of Jewett

The Town of Jewett is located in the Catskill Mountains and encompasses the Eastkill Valley, as well. Surrounded by peaks the town is a mountain haven for both full-time and part-time residents. As one of the least densely populated towns in Greene County, Jewett is characterized by small residences and a working landscape of agriculture and agro-forestry. New York State owns most of the high





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mountain peaks surrounding the town and they are maintained as Wilderness and Wild Forest areas with hiking trails and minimal facilities.¹⁶

The Town of Jewett municipal leadership provided its input regarding development preferences. The Town of Jewett is also undergoing an update of its Comprehensive Plan with the assistance of grant funding from the Department of State through their Watershed Assistance Program.

TOWN OF JEWETT	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p>Recent development activities in the Town of Jewett were mostly small residential subdivisions with less than 10 units. These include residential subdivisions at Lars Peters, Windy Lane, Mike Elias, and Sugar Loaf. While past residential development was relatively small, larger subdivisions are being planned, mostly with large-acre lots. Catalytic projects are listed below.</p> <p><u>Residential</u></p> <ul style="list-style-type: none"> ▪ 140-acre subdivision with 14 lots in the vicinity of State Route 296. ▪ 300-acre subdivision with 40 lots in the vicinity of Round Hill Road. ▪ 147-acre subdivision with 6 lots; Phase 1 of a large subdivision located near the intersection of County Route 14 and State Route 296.
POTENTIAL GROWTH AREAS	<p>The area along Ford Hill has been identified as a location where residential growth comprised mostly of single-family homes is encouraged.</p>

Town of Lexington

Much of the Town of Lexington is owned by New York State Department of Environmental Conservation as Wilderness Lands in the Catskill State Park. Privately held land is concentrated in the Westkill Valley. The town's second growth forest has a large concentration of sugar maple trees. This sugarbush, as it is called, provides local families with maple syrup for their own consumption and for public sale as syrup, maple sugar or other treats.¹⁷

¹⁶ Greene County Planning and Economic Development, Community Profile, Town of Jewett. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.

¹⁷ Greene County Planning and Economic Development, Community Profile, Town of Lexington. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.



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The following information was gathered from the Town of Lexington during the Mountaintop Towns subregional workshop in January 2005.

TOWN OF LEXINGTON	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p>Lexington has experienced significant growth within the past three years, virtually all of it residential.</p> <p><u>Residential</u></p> <ul style="list-style-type: none"> ▪ Unnamed residential subdivision: Approximately 70 lots have been built on Tumbleweed Road off Spruceton Road ▪ Koufas Development: A 15-lot subdivision has been developed, located on Spruceton Road across the street from Tumbleweed Road ▪ Deer Pen Estates: Located on Little Westkill Road near the intersection with Mountain Road ▪ Sanato Development: A residential neighborhood close to Deer Pen Estates and located on Jaeger Road and Mountain Road ▪ Gaff Development: A subdivision of fifty or more lots located on Terrace Drive and Valleyview Road ▪ Elarde Development: A 25-lot subdivision in the Hamlet of Spruceton. ▪ Fawn Hill: Built off of Brook Road and adjacent to the Van Etten Road development. ▪ Van Etten Road was developed with a residential subdivision. ▪ Mt. Eden Estates: Located at the end of Rappleyea Road.
POTENTIAL GROWTH AREAS	<p>Where the Town wants to grow and how it will capture a potential market is dependent upon its readiness for growth. Several areas targeted for growth have been identified, mainly commercial since there is a need in the Town of Lexington. The following list provides the ideas for each area depicted on the map.</p> <p><u>Commercial</u></p> <ul style="list-style-type: none"> ▪ Restaurants, a hunting lodge and ecotourism businesses should be located in the Hamlet of Spruceton on Spruceton Road as it intersects with Advan Road ▪ Honey production and possibly a hotel are desired along Route 23A. ▪ Bed & Breakfast should be directed to a location off of Howard Road where there is some commercial activity as well as large forested areas. ▪ County Crafts / Honey shop is desired for Meoli Road ▪ A neighborhood market is needed and would be ideal for the Hamlet of West Kill at the intersection of Howard Road and Spruceton Road ▪ Lexington Center for the Arts and the Lexington House is one of the last remaining Catskill hotels located on Route 23A. <p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> ▪ A mixed-use development with affordable housing would be ideal along Route 23A between Banks Road and Church Hill Road.



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Town of Prattsville

Prattsville is the western gateway into Greene County. Depending upon the season, visitors encounter a meandering stream or a raging torrent known as the Schoharie Creek. A few farmers still raise dairy cattle in the area and others specialize in nursery items. Residents of the town are just as likely to find employment in Albany or Oneonta as locally.¹⁸

The following information was gathered from the Town of Prattsville during the Mountaintop Towns subregional workshop in January 2005.

TOWN OF PRATTSVILLE	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	The Town of Prattsville has been quiet with regards to significant development within the last three years. However, a new Sewerage Treatment Plant has recently been constructed, with funds provided by NYC and the State of New York, providing opportunities for existing and new commercial and residential growth.
POTENTIAL GROWTH AREAS	There is a potential market for residential growth near the new sewer district. This area has been identified as the location of residential development in the future.

Town of Windham

Lying in the Batavia Kill Valley, the Town of Windham is a quintessential mountaintop settlement. High mountain peaks overlook the hamlets of Windham, Hensonville and Maplecrest. Skiers on Windham Mountain have a phenomenal view of the valley and beyond. White clapboard churches with tall spires are reminiscent of New England. Many people have second homes in the area, used in the summer as a mountain retreat from the heat and in the winter as bases for fun days of skiing and snowmobiling.¹⁹

¹⁸ Greene County Planning and Economic Development, Community Profile, Town of Prattsville. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.

¹⁹ Greene County Planning and Economic Development, Community Profile, Town of Windham. April 17, 2006. <http://www.greeneeconomicdevelopment.com/greene/communityprofiles.htm>.

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The following information was gathered from the Town of Windham during the Mountaintop Towns subregional workshop in January 2005.

TOWN OF WINDHAM	
RECENT DEVELOPMENT AND CATALYTIC PROJECTS	<p><u>Residential</u></p> <ul style="list-style-type: none"> ▪ Enclave Condos, a \$22 million condominium and townhouse development, was constructed in 2004-2005. ▪ The Old Miller Brothers Store has been redeveloped to include 13 residential units. ▪ Crystal Pond is a catalytic residential project with approximately 110 townhouses set on a 20-acre site located on Route 23. This project was an expansion from the already existing 30 condominium units. ▪ Conversion of the old Windham Market building on Main Street to residential condominiums. <p><u>Commercial</u></p> <ul style="list-style-type: none"> ▪ An adaptive ski and recreation area for skiers and staff with disabilities was constructed and included a 3,000 square foot lodge. ▪ The Altman Store opened on Route 296 offering a 4,000 square foot convenience store and office space. <p><u>Recreation</u></p> <ul style="list-style-type: none"> ▪ The Catskill Mountain Foundation has been undertaking substantial rehabilitation of a former dilapidated resort as a culture and arts center called Sugar Maples. It is located at the intersection of Routes 56 and 40 in the hamlet of Maplecrest.
POTENTIAL GROWTH AREAS	<p>The Town's major asset, Windham Mountain, is a major reason for its continued growth and success. Future targeted development areas focus on the mountain but also on the rest of the Town as well to retain its stability.</p> <p>The Avanzado Town Houses are under construction and future townhouse developments will be directed to the area along Route 12. Limited commercial growth is desired for a gateway preservation effort along Route 23 entering and exiting the Town. Lastly, the hamlet of Hensonville was noted as needing some redevelopment and revitalization, with possible mixed-use developments.</p>



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Community Preparedness

INFRASTRUCTURE

Public infrastructure, including water and sewer, are important success ingredients for economic development, providing a community the capacity to accommodate existing and future development. Improvements to existing infrastructure typically require significant financial resources. The addition of new or the expansion of existing infrastructure requires significant public investment and can also impact community character and safety. Such expansion requires careful thought with regard to growth inducing impacts. This section of the report provides a snapshot of each municipality’s existing infrastructure, as well as provides available and known information on future plans for expansion, if any.

The following matrix provides a summary of the information shown in the countywide map (*Map 16*) indicating the presence of sewage treatment plants and water districts (indicated by the filled cells) for each subregion.

	Sewage Treatment Plants	Water Treatment Plants
Historic River Towns		
Village of Athens	Yes	Yes
Brick Row (Village of Athens)	Yes	No
Village of Catskill	Yes	Yes
Town of Catskill (Smith’sLanding)	Yes	No
Village of Coxsackie	Yes	Yes
Town of New Baltimore	Yes	No
Sleepy Hollow (Athens)	Private	Private
Valley Towns		
Town of Cairo	Yes	Yes/Well
Town of Durham	No	No
Town of Greenville	Yes	Yes/Well
Mountaintop Towns		
Town of Ashland	No	No
Town of Halcott	No	No
Village of Hunter	Yes	Yes/Well
Village of Tannersville	Yes	Yes/Well
Town of Jewett	No	No
Town of Lexington	No	No
Town of Prattsville (Hamlet)	Yes	Yes/Well
Town of Windham (Hamlet)	Yes	Yes/Well





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HISTORIC RIVER TOWNS

Town and Village of Athens

The main source of water for the Village of Athens is Hollister Lake, located on Schoharie Turnpike in the northwest part of the Town of Athens.²⁰ The Village has a clear well at the treatment plant, which holds 100,000 gallons of water and a 600,000-gallon storage tank. In 2004 the Village provided water through 635 service connections to a population of approximately 1,695 people. The approximate average daily demand for the Village is 260,000 gallons. Total water produced was 96,010,000 gallons in 2004. The amount of water delivered to consumers was 89,630,000 gallons. A \$4.7 million water system upgrade is underway and scheduled for completion in December 2006. The upgraded water system will have a capacity of 500,000 gallons of filtered water per day. In May 2004, the Village, under an infill and remediation program, contracted new projects for Sanitary Sewer Pipe Remediation and Manhole Replacement. The Village is presently under an Order of Consent, which does not allow any further hook-ups until the sewer enhancement project is complete. The sewer plant currently treats approximately 300,000 gallons daily. The plant is permitted to treat up to 500,000 gallons of wastewater daily (and at times of flooding can handle 1 million gallons, though with strain). A \$1.4 million sewer system upgrade was underway in the summer of 2006. The Town does not have its own sewage system; however, the residential area around Sleepy Hollow Lake operates a private sewage treatment facility.

Town and Village of Catskill

The Village of Catskill currently has both sewer and water facilities. The capacity of water service is approximated at 1.3 million gallons per day with a current level of use of 1 million gallons per day. Surface water is the main source. Additional water and sewer district areas may be considered in the future to service an estimated 500,000 square feet of industrial space within a designated Empire Zone. Solidifying these types of future plans for utility expansion will further enhance their industrial sites making them more attractive to potential tenants.

Town and Village of Coxsackie

The Village of Coxsackie provides water and sewer service to areas within the Village and portions of the Towns of Coxsackie and New Baltimore along Route 9W. Industrial sites, including the County owned Industrial Parks and the Hudson Valley Business Park, are able to hook up to the existing sewer and water mains. The provision of utility infrastructure will contribute largely to the success of

²⁰ Town and Village Profile, Draft #1, May 2006.



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these industrial sites as an economic growth engine. Water lines servicing business parks along Route 9W are capable of delivering 1.8 million gallons per day. A 400,000-gallon water storage tank is located near the parks. The Village wastewater system is capable of treating 1.2 million gallons per day. Service extensions may be considered in the future along additional areas of Route 9W, Route 81 and other areas outside the Village.

Town of New Baltimore

The Town of New Baltimore has both sewer and water districts. The current use of Sewer District 1 is 30,000 gallons per day although there is a capacity of 60,000 gallons per day. The Village of Cossackie provides service to Sewer District 2.

There are four water districts in the town. Water District 1 has a facility capacity of 1.2 million gallons per day with a current level of use at 0.9 MGD. Water District 4 has a facility capacity of 50,000 – 100,000 GPD with a current level of use at 50,000 GPD. Both have surface water as their source. The Village of Cossackie serves Water Districts 2 and 3. An expansion for Water District 4 is currently under review.

VALLEY TOWNS

Town of Cairo

The current infrastructure in the Town of Cairo includes both a sewer and water district. The sewer district facility capacity is 96,000 gallons per day, with a current level of use of 55,000 gallons per day. The current water facility capacity is 175,000 gallons per day.

Town of Durham

The Town of Durham does not have public sewer or water systems at this time.

Town of Greenville

The Town's sewer district has a current level of use of 22,000 gallons per day, with a proposed expansion to accommodate 58,000 gallons per day. There are two water districts in the Town of Greenville, and there are plans for future expansion to accommodate commercial and residential development.



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MOUNTAINTOP TOWNS

Town of Ashland

There are no public sewer or water districts in the Town of Ashland. Residents use private wells and on-site septic systems. There are plans to create districts, although it is very early in the planning stages, and has not yet been decided if the facility will be a wastewater treatment plan or a community septic system. The plan calls for a sewer system and water district servicing approximately 120 residential units along Route 23.

Town of Halcott

Halcott does not have sewer or water districts and there are no future plans to provide such services.

Town of Hunter/Valley of Tannersville

Sewer and water districts are both found in the Village of Hunter. The current facility capacity of the sewer district is 375,000 gallons per day. The New York City Department of Environmental Protection provided \$3 million in 2005 to extend the municipal sewer system in the Town. Main lines have been installed along State Route 23A between Town Hall and the Haines Falls Firehouse; Cabbage Patch Road; County Route 25 from Route 23A to the old Kaaterskill Lodge; and Terns Road and Brookside Drive. The sewer lines connect to the city-owned wastewater treatment plant on Allen Park Road in Tannersville. The water district that serves the village will also be expanded into the Township where there are current challenges related to wells, water storage, water provision, etc.

Tannersville also has sewer and water districts. The Village of Tannersville's sewer district is NYC DEP owned and operated. The Tannersville wastewater treatment plant services the second district of Haines Falls. Sewer service is planned to expand and merge with the Washington Irving and Bloomer Road developments. Current facility capacity and level of use were not listed. Tannersville's water district will be expanded into the Township as needed to support residential and commercial uses.

Town of Jewett

There are no sewer or water districts serving the Town of Jewett.



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Town of Lexington

There are no sewer or water districts serving the town, however there are plans to construct a wastewater treatment plant and provide sewer service to about 45 residential units along Route 23A. Plans are in the initial stages, and therefore no further information has been made available.

Town of Prattsville

A new wastewater treatment plant was built to provide service for the newly designated Prattsville Sewer District. The sewer district was created to service residential units in the Main Street area. The existing water district has a capacity of approximately 75,000 gallons per day utilizing the present well-water system. The current level of use, however, is only 35,000 gallons per day. There are no plans to expand the water district at this time.

Town of Windham

The Town of Windham recently completed work on its strategic plan for the development of the Windham Hamlet. Improvements included a wastewater treatment plant, replacement of aging water lines, and reconstruction of Route 23, which runs through the Hamlet and is the Town's Main Street. Windham has two water districts, the Windham Hamlet Water District and the Hensonville Water District. Each community uses about 40,000 gallons per day, though the Windham system uses up to 90,000 gallons per day on the weekends during the winter. The Windham district has a 200,000-gallon storage reservoir. Hensonville has an 80,000-gallon storage reservoir. The Windham hamlet's newly constructed sewer plant will provide an average daily capacity of 247,000 gallons per day. Approximately ten percent, or 24,000 gallons per day, will be available for new development.

Greene County Comprehensive Economic Development Plan



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Regulations & Land Use Controls

The following table illustrates which communities within Greene County have regulations or policies in place to deal with current and future growth issues. All of the municipalities in the Historic River Town sub region have developed, or are developing, comprehensive plans, zoning and site plan and subdivision review. The Valley and Mountaintop towns are not as comprehensive in the approach to land use controls. Most communities do have some level of regulation however, and all in this study area either have or are in the process of developing a Comprehensive Plan.

Greene County - Existing Regulations & Land Use Controls by Municipality, 2006												
	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Site Plan Review	Planning Board	Zoning Board	Mobile Home Law	Junk Car Law	Sewer Law	Highway Standards	Sign Law	Flood Plain Regulations
Historic River Towns												
Athens (T)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Athens (V)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Catskill (T)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Catskill (V)	Yes	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Coxsackie (T)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Coxsackie (V)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
New Baltimore (T)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Valley Towns												
Cairo (T)	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Durham (T)	Yes	No	Yes	No	No	No	Yes	Yes	Yes	Yes	No	Yes
Greenville (T)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mountaintop Towns												
Ashland (T)	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No	Yes
Halcott (T)	Yes	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes
Hunter (T)	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Hunter (V)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tannersville (V)	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Jewett (T)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Lexington (T)	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	No	Yes
Prattsville (T)	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	No	Yes
Windham (T)	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Source: Greene County Planning & Economic Development Department (GCPED)												
*Village of Catskill Planning Board is authorized to review plats but hasn't adopted regulations.												



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Land Use Policy Implications

COUNTY-WIDE VISION FOR FUTURE DEVELOPMENT

- As a place where a diverse mix of people want to live, work, raise their children, vacation, recreate, retire and invest their earnings and futures...
- As a community of varied interests and attractions during all four-seasons, with a clean environment and good quality-of-life, creating a sense of excitement, sense of place and identity...
- As an attractive business setting, drawing people and industry, thereby bringing new income into Greene County and creating jobs and business opportunities....
- As an attractive community with a vibrant yet compatible mix of land uses, both urban and rural, productively deployed and working cooperatively for the benefit of residents, property owners, business interests, visitors, and the local tax base.

GENERAL DEVELOPMENT GOALS

- Achieve economic activities and development patterns that are responsive to the different economic, social, and cultural needs of County residents.
- Preserve and enhance the physical and environmental characteristics that make Greene County a distinct and identifiable place, while providing for the needs of existing and prospective residents.
- Ensure that development occurs in a cost-effective manner, achieves a favorable cost/benefit of public sector service investment, and protects the natural and cultural resources of the County.

DEVELOPMENT PREPAREDNESS OBJECTIVES

- ***Ensure that each municipality develops land use policies.*** Smart growth development techniques should be utilized that encourage development in and adjacent to community areas, and preservation of the character of the County's distinct river, valley, and mountaintop areas. Design guidelines for commercial districts, arterial districts, gateways, tourist corridors, and scenic routes should be encouraged. This would include screening and landscape standards, sign control, access control and historic and architectural standards. Site design should take



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into account the surrounding development, site topography, and other pertinent natural features.

- **Identify and implement appropriate regulatory policies and tools** to achieve desired community development as defined by each municipality in a countywide context.
- **Expand technical assistance provided by Greene County to municipalities to prepare appropriate development tools.** This can be accomplished through a “toolbox” series of educational topics and model regulations adopted locally, with the County’s technical assistance.
- **Encourage “business friendly” development review practices** including requirements and development standards that are clear and uniformly enforced, the use of clearly written forms and instructions, a streamlined review process for small-scale development that fits the character of the community, and more thorough, comprehensive and efficient review of larger projects.
- **Coordinate development efforts** in context with regional, state, and federal agencies.
- **Encourage implementation of sound development principles and progressive land use controls** (e.g., conservation subdivisions, mixed-use development, and form-based zoning) through model zoning and land use regulations.
- **Encourage a diversity of housing options.**

COMMUNITY DEVELOPMENT PRINCIPLES

General Principles

- **Encourage more densely populated development and infill projects** within existing hamlets and urban areas where infrastructure can support growth. Lower density development should be encouraged in the outlying rural areas to preserve the rural character.
- **Avoid inappropriate development.** Development in rural areas should protect rural character. Scenic resources should be protected through the development of appropriate development regulation tools. A variety of low-impact uses, including home occupations, should be permitted and encouraged, subject to design and performance standards.

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- **Promote continued or enhanced investment in designated growth areas.** Seek out opportunities for such development and actively search for grants to assist in this process.

Greenway “Smart Growth” Guidelines

- **Rural development should fit into its natural surroundings,** rather than be superimposed as a dominant element in the countryside.
- **Build new housing in the countryside off side roads or shared drives,** screened from the public view, rather than lining rural roads with house lots or commercial uses.
- **Conserve special site features and rural qualities** through a creative combination of on-site and shared utility systems.
- **Create farm conservation and development plans** that allow future home sites to co-exist with active farmland, conserve the best agricultural soils, and discourage roadside sprawl.
- **Focus development in community-identified growth areas,** both infill redevelopment sites and land in and immediately around existing or proposed centers, rather than encouraging most new construction on outlying greenfields or farmland.
- **Plan for pedestrians as a top priority** in all villages and town centers, creating a safe and attractive network of sidewalks and crossings.
- **Insist on new construction that is compatible with the existing community context** and nearby distinctive or historic buildings, while adding interest and variety to the streetscape.
- **Stop the spread of strip commercial zones lining our roadways** and begin to reclaim the strip into more contained sub-centers with shared driveways and parking, higher quality landscaping and architecture, and a mix of adjacent uses.
- **Tame traffic congestion with a three-prong approach:** strictly limit access driveways along major roads, disperse vehicles on interconnected secondary street systems, and mix land uses closer together to encourage alternatives to the automobile.
- **Identify and preserve significant wildlife habitats and connected vegetative corridors,** as large and continuous as possible, in the development process.

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- **Retain and incorporate natural vegetation as buffers** between developed or farmed areas and rivers, streams and creeks.
- **Treat roads and streets as our most important public open space system** and the most visible opportunity to create a network of scenic greenways.
- **Designate wellhead protection areas** and adopt measures against potential sources of aquifer contamination to ensure long-term sources of clean drinking water.
- **Make landscaping on every site plan part of the larger open space system**, incorporating natural features of the site, using native plants wherever possible, and connecting the greenery patterns on adjacent parcels.
- **Integrate signs into their site** by using building signs as accessory elements within high quality architecture and embedding any freestanding signs into the overall landscaping.
- **Treat parking lots as an accessory use**, with parking lots to the side and rear of buildings and featuring quality landscaping and architecture along the frontage, not views of asphalt.
- **Make street and commercial lighting distinctive and human-scale** in central places, while preventing excessive glare or wasted light into the night sky.
- **Plant continuous rows of street trees** between the roadway and sidewalk in developed areas, as well as trees along rural roads to create green corridors through the countryside.

Agriculture and Forest Uses

Agricultural land is a valuable and declining resource in Greene County. Active farming of viable agricultural parcels should be considered a priority and prime agricultural lands should be conserved to the maximum extent practicable.

Residential Uses

Residential development in rural agricultural areas should be designed to fit into the character of the community.



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Economic Development Uses

- **Industrial Uses** – A sound economic development base is essential to maintaining community wealth. Industrial and business park development should occur within designated growth areas to best utilize and support public infrastructure.
- **Tourism and Second Home Markets** – Focus on utilizing the natural amenities in the County to attract visitors and second homebuyers. These markets are already established in several areas and should be strengthened to support the economic viability of the region.
- **Winter Sports Industry** – Promote the development and environmentally appropriate expansion of ski facilities and communities as an economic driver in the County. Promote environmentally and visually sustainable development to enhance a distinctive and attractive industry.
- **Small Business Enterprises** – Promote and support the development and growth of small businesses and enterprises including technology, Main Street commercial, and the arts and crafts sector.
- **Commercial Uses** – Most new commercial development should be directed to existing business cores and designated growth areas. Focusing of retail and office uses will reinforce existing downtown centers and help to conserve the rural landscape. Strengthening commercial uses in existing business centers ensures long term economic viability, which is the critical component in maintaining community function and character.

Quality of Life

- **Promote the development and use of parks and recreation facilities**, including state lands and facilities owned by the New York City Department of Environmental Protection. Open space programs and environmentally sensitive development will promote the quality of life throughout the County.
- **Promote programs and policies to improve the general appearance of the County** including those that prevent urban and rural blight (dilapidated buildings, unsightly junkyards, haphazard development, uncontrolled commercial signage and non-uniform cluttered road and directional signs).