

IV. IMPLEMENTATION PLAN

A. Natural, Historic & Cultural Features and Resources

- 1) Land Use Plan, Zoning Law, Development/Site Plan Regulation Changes
 - a. The Town of Shandaken Land Use Plan, Zoning Law and Development/ Site Plan Regulations should be updated to ensure that natural, historic and cultural features that are important to the Town are protected. **Priority: Immediate**
 - b. Critical environmental areas should be identified and designated. **Priority: Short-Term**
 - c. Specific design standards and review procedures should be established for structures that may detract from the character of the hamlets, villages or overall community. **Priority: Short-Term**
 - d. Development plans in sensitive areas must include erosion protection plans. **Priority: Immediate**
 - e. Zoning requirements and site plan review should be used to minimize the adverse effects of development on designated and other freshwater wetlands and their associated drainage basins. Adverse effects include erosion, sedimentation, pollution, and damage to wildlife habitats. **Priority: Immediate**
 - f. Site and development guidelines should be used to ensure preservation of important scenic resources. **Priority: Immediate**
 - g. Lighting regulations should be reviewed to make sure that they minimize light spillage, meet minimum safety requirements, and yet preserve the rural nature of the Catskill Park setting and the visibility of the night sky. **Priority: Short-Term**
 - h. Investigate funding sources for a town-wide hydrogeologic study. **Priority: Long-Term**
 - i. Any future development should be planned based on a sufficient water supply. **Priority: Immediate**
 - j. Continue the development of the GIS database, particularly with respect to environmental and land uses, for use in making future land use and planning decisions. **Priority: Immediate**

Responsible Parties:

*Town Board
Planning Board
Ulster County Planning Department*

- 2) Regional Natural Features/Resource Protection

- a. Coordinate with jurisdictional agencies to monitor and stabilize the banks of existing streams to prevent further erosion, where required, and repair eroded banks using techniques that minimize damage to

**Comprehensive Plan for the Town of Shandaken
July 2005**

start-ups, and provide information and access to programs and financial assistance sources to assist economic development efforts.

Priority: *Short-Term*

- b. A professional brochure, promoting the Town to tourists and businesses, can be effective. Promotion of the Town via its website should also be pursued. In today's increasing technological society, the website can be an important marketing and communication point for the Town to provide business, regulation and tourist information, and business incentives. Grant funding for website enhancement can be obtained from a variety of sources. **Priority:** *Immediate*
- c. The Ulster County right-of-way, currently used for tourist train operations, is a unique and invaluable resource and should be studied to determine its potential for tourism or other uses by the Town. The location along the Esopus Creek and Route 28 not only makes for unparalleled scenic views and access, but also provides the link by which the many activity centers along the corridor can be economically and visually connected. **Priority:** *Long-Term*
- d. Pursue the development of the Interpretive Center in Mt. Tremper as the first step to creating the gateway features into the Catskill Park and Forest Preserve in the Town. **Priority:** *Short-Term*
- e. Hiking, biking, scenic river walks and trails should be developed to link hamlets together. **Priority:** *Long-Term*
- f. Design standards for certain sign types, facade improvements and streetscape improvements could be established to create a sense of unity throughout the Town (which can be attractive to businesses), to coordinate with DEC and DOT regulations and to attract people to these existing centers. **Priority:** *Short-Term*

Responsible Parties:

*Town Board
Planning Board*

2) Incentive Programs

The Town should work with Chambers of Commerce and the Ulster County Industrial Development Agency (UCIDA) to develop incentive programs to attract desired types of businesses, particularly home-based businesses and small industries that can establish without a need for a significant amount of infrastructure. Incentives could include things like start-up assistance, tax abatement and marketing assistance. Home-based businesses can be encouraged by not imposing strict location and process regulations. **Priority:** *Short-Term*

Responsible Parties:

*Town Board
Planning Board
Ulster County IDA
Ulster County Development Corp.
Ulster County Planning Department*

**Comprehensive Plan for the Town of Shandaken
July 2005**

- Buildings and signs should be consistent with the architecture and rural character of the area in terms of design and materials.
- Floodplain issues must be considered.
- Development of gateways as people enter the hamlets should be considered.

Route 28 Corridor

- Between the hamlets, Route 28 is the image of the Central Catskills - long views of mountains, glimpses of mountain streams open fields and wooded hillsides and a varied array of small, diverse structures and uses glimpsed at 55 mile per hour. In general, development along this corridor should not be extensively promoted and should be limited to small, cottage-type businesses. The design principle for Route 28 should be to blend manmade development into the natural landscape to the maximum extent possible and to prevent an increase in development intensity in terms of physical and visual impact.
- Existing vegetation or new landscaping should be maintained between buildings and parking lots and the roadway. Residences, in particular, should be set back as far as possible and screened by natural growth, stone walls or fences. Incentives to encourage beautification of existing parcel frontages should be considered.
- New building placements should be sensitive to protecting the rural character portrayed along the corridor.
- Buildings and signs should be consistent with the architecture and rural character of the area in terms of design and materials.
- Unless the nature of the specific use requires a site with unique features, tourist destination uses should be located in or adjacent to the hamlets.
- Cottage industries and tourist-related businesses should be encouraged.

Mountain Valleys (Rt. 42, etc.)

- Most development along these roads is residential or community service in nature.
- These roads often provide access to tourist recreational destinations, such as campgrounds and creek access.
- There is very limited land available for development along most of these corridors. The corridors are mostly very narrow, due to floodplain issues.
- Development should be limited to residential, home businesses, and small businesses related to tourism. Overnight accommodations could also be encouraged, as long as they are compatible with the surrounding land uses.
- Buildings should be consistent with the natural character of the area in terms of design and materials.
- Development intensity should be low.

Comprehensive Plan for the Town of Shandaken
July 2005

permissible locations and heights. Location of equipment along ridgelines should be discouraged, except if effectively camouflaged, as it would seriously detract from the scenic vistas of the Town.

Priority: *Immediate*

Responsible Parties: *Town Board*
Planning Board
Telecommunication Service Providers

3) Transportation and Parking Program

- a. The Town should coordinate with Ulster County and NYSDOT to identify road improvements, which would fix current deficiencies and could enhance the Town's ability to achieve its goals. Specifically, the fixing of the State roads within the Town should be given top priority. **Priority:** *Immediate*
- b. Using GIS as a tool, develop and implement a Highway Management Plan, in conjunction with the County and NYSDOT. The Plan could include a database inventory of roadway facilities and conditions, plus prioritization and capital budgeting for road maintenance and upgrades. The plan should explore ways to make better use of highway funding, focusing on safety improvements and reducing long-term maintenance costs. **Priority:** *Short-Term*
- c. Bike lanes should be incorporated into highway and bridge designs, where feasible. **Priority:** *Immediate*
- d. Locations for off-street parking facilities in Pine Hill, Phoenicia and the other Hamlets should be identified and evaluated. **Priority:** *Short-Term*
- e. Transit alternatives to meet specialized transportation needs should be considered. Specific transportation needs of the youth, senior citizens and disabled should be determined. **Priority:** *Long-Term*
- f. New road, driveway, parking lot and sidewalk construction should take into consideration snow removal in their design. **Priority:** *Immediate*

Responsible Parties: *Town Board*
Town Highway Superintendent

4) Transportation Safety Concern Areas

High accident areas should be identified, documented and submitted to NYSDOT and Ulster County for potential improvement projects. **Priority:** *Immediate*

Responsible Parties: *Town Board*
Town Highway Superintendent

5) Trails and Recreation Development

- a. Grants should be sought to expand the area trail network. Further investigate trail projects, such as the Phoenicia River Walk and Tanbark Trail. Cooperation with adjacent towns should be encouraged to further develop a regional scenic rail corridor and further develop the regional trail network. **Priority: Short-Term**
- b. Opportunities for “turnouts”, where people can enjoy scenic vistas or read interpretive signs regarding the area’s history, should be investigated. The vistas and signs should also be provided along the trail system. **Priority: Short-Term**
- c. Tourist information services, visitor centers, lodging referral networks, and similar services should be coordinated with all involved public, non-profit and business agencies to provide ‘one-stop shopping’. Provide restrooms at rest areas. **Priority: Short-Term**
- d. A Catskill Interpretive Center should be developed on the original site purchased by the Catskill Center for Conservation and Development in Mt. Tremper to welcome visitors and educate them regarding the history and natural resources of the area. The location is attractive and approximately halfway between the Thruway and Belleayre at a point where the visitor has left behind much of the commercial/suburban development and is beginning to sense arrival at a special place. The immediate environs of the site relate closely to the mountains and the Esopus Creek, which convey the essence of the Central Catskills. It is an ideal opportunity to provide information and services at the entrance to the Central Catskills. **Priority: Short-Term**

Responsible Parties:

*Town Board
Planning Board*

6) Public Facilities

Explore the need for a community facility. Any community facility should be developed with extensive input from the public, particularly the potential users to insure that it would meet their needs. Determine sources of funds. Identify and evaluate potential sites and if residents desire the facility, insure that it is preserved for this specific use. **Priority: Long-Term**

This facility could house or serve as any or all of the following:

- Town Hall
- Highway Department Facility
- Library
- Senior Citizens Center
- Meeting Hall
- Evacuation Center
- Emergency Services
- Recreation Center/Pool

Responsible Parties: Town Board

7) Flood Prevention and Mitigation

Locations that are most prone to flood damage should be identified. Effective methods to avoid and minimize flooding should be researched. Work with FEMA and other agencies to identify means to help avoid floods and minimize damage. Specific locations, methods and funding sources should be determined. **Priority: Immediate**

Responsible Parties: Town Board
FEMA
Army Corps of Engineers

E. Regionalism and Partnerships

- 1) The Town should consider taking the lead in developing regional solutions for environmental and development goals. Develop a regional roundtable to work on the critical environment vs. development issues. **Priority: Long-Term**
- 2) Promote cooperation and coordination efforts between involved and overlapping agencies. In order to take advantage of the significant resources available to the community, develop partnerships of understanding and assistance, not only in decision-making but also in implementation of local projects, to protect or enhance the environment. Use the partnerships to assist in meeting community goals in an environmentally responsive way. **Priority: Short-Term**
- 3) Encourage cooperation with governmental and nongovernmental organizations to promote economic revival and to develop regional incentive programs to attract desired types of businesses. **Priority: Short-Term**
- 4) Work with Ulster County, NYSDOT and other agencies/groups to identify regional multi-modal transportation solutions, including, but not limited to, trail network expansion, regional tourism rail and transit. **Priority: Long-Term**
- 5) Work with FEMA, other agencies and other Towns in the Catskill region to identify regional solutions to flooding issues. **Priority: Immediate**

Responsible Parties: Town Board
Planning Board
Various Regional Orgs./Agencies

F. Public Education and Outreach

- 1) Form a committee to develop and implement a Public Education and Outreach plan. Define the methods, target audience and types of information to be transmitted. Ensure that sufficient means exist for all

Comprehensive Plan for the Town of Shandaken
July 2005

segments of the population to receive necessary information and provide input. **Priority: Immediate**

- 2) Enhance the Town web site to make it an effective tool for public education and outreach. Streamline the Town's regulatory, application and public input processes to make them web-based, as well as in written form. Provide statistical and GIS-based graphical information about the town, its characteristics, its laws and regulations, and proposed plans and projects. **Priority: Immediate**
- 3) Use the planned Catskill Interpretive Center as a public education center. Consider web access points and streaming video to transmit critical information. Consider education programs in the schools to make students aware of critical issues and involving them in solving various problems in the Town. **Priority: Short-Term**
- 4) Develop a community leadership program that brings important stakeholders into the education and outreach and provides for a forum to discuss the need for a healthy housing mix as a community development tool. **Priority: Short-Term**

Responsible Parties:

Town Board
Planning Board