



Town of Shawangunk Comprehensive Plan

A Sustainable Vision for the Town and Its Hamlets

April 2021

Adopted by the Shawangunk Town Board on May 20, 2021

Acknowledgments

The Town Board and Comprehensive Plan Committee would like to thank all of the individuals and organizations who provided their valuable input which formed the basis for this Plan. We greatly appreciate everyone who participated in the planning process, the public survey and workshop, public hearings, and who provided their comments and ideas for the Town and its hamlets future.

Town of Shawangunk Town Board

John Valk, Jr., Supervisor
Brian Amthor, Councilperson
Adrian M. Dewitt, Councilperson
Robert Miller, Councilperson
Matthew S. Watkins, Councilperson

Town of Shawangunk Comprehensive Plan Committee

John Valk, Jr., Supervisor
Robert Miller, Councilperson
Mark Watkins, Chair, Shawangunk Planning Board
Richard Barnhart, Member, Shawangunk Planning Board
Roger Rascoe, Member, Shawangunk Zoning Board of Appeals
Arif Khan, Member, Shawangunk Business Community
Richard Hoyt, Esq., Attorney for the Town

Planning Consultant

Nelson, Pope & Voorhis, LLC
Bonnie Franson, AICP CEP, PP
Adriana Beltrani, AICP

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from the Hudson River Valley
Greenway*



Springtime in Shawangunk.

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EXECUTIVE SUMMARY

The Town of Shawangunk is a bucolic, 56.8 square mile community that forms part of the southern boundary of Ulster County, New York (**Figure 1**). For some 16 years, the Town has been guided by a Comprehensive Plan that was adopted by the Shawangunk Town Board in 2003 (“2003 Plan”). Review of the 2003 Plan is in response to limited overall economic growth in the Town despite positive improvements to Town infrastructure and facilities that can support growth. Economic growth in the Town has been uneven, and the Town has examined the causes of this issue and come up with ideas to improve these conditions. The



conclusions of a Baseline Report prepared in support of this Plan demonstrate that several of the 2003 Comprehensive Plan policies including zoning regulations that followed have had the unintended consequence of limiting appropriate and desirable growth especially within the Town’ hamlets.

Sixteen years after having adopted most of the recommendations of the 2003 Plan and based on its outcomes, the Town Board concluded it was time to reassess Town conditions and prepare an up-to-date Plan. This 2021 Comprehensive Plan reflects consensus that has been achieved through a participatory public input process and contains the land use and other policies that will guide the until the Plan is reviewed again in ten years. Upon Plan adoption, the Town Board will move forward to implement the zoning, infrastructure and other recommendations identified in this 2021 Plan.

Preparation of this 2021 Plan was guided by an ad hoc Comprehensive Plan Committee (“Committee”) consisting of representatives of the Town’s boards as well as a member of the Shawangunk business community. To gain an understanding of the current conditions and trends in Shawangunk, a baseline report was prepared that identified current demographic trends, land use patterns, zoning regulations, utilities, transportation and environmental resources. The report was made available for public review on the Town’s website. The Town then initiated a public outreach process to maximize community input and develop consensus on the new policies of this 2021 Plan. Public participation included an online public survey and two half-day workshops held in Wallkill and Walker Valley. On April 25, 2019 the Town Board convened the first of the two (2) public hearings required by Town Law 272-a(6).

This 2021 Plan establishes a Vision for the Town of Shawangunk and its two primary hamlets, Wallkill and Walker Valley. The 2021 Comprehensive Plan is three plans in one document – a Town-wide Plan guiding the overall Vision for the entire Town, the Wallkill Hamlet Plan, and the Walker Valley Hamlet Plan. The following major themes are reflected across the Plan:

1. **RESPONSIBLE ECONOMIC GROWTH AND REVITALIZATION** will be directed to the Town’s hamlets which are the hubs of social, governmental, commercial and civic activity, and their revitalization is essential to the Town’s vision.
2. **ENVIRONMENTAL STEWARDSHIP** is essential to protecting, enhancing and celebrating the Town’s unique beauty and setting.
3. **SMART GROWTH** building patterns will ensure that new development fits into the Town’s rural and hamlet landscapes.
4. **FLEXIBILITY, CREATIVITY AND A COLLABORATIVE SPIRIT** will allow the Town to capitalize on the opportunities that arise as the Town pursues the recommendations of this Plan.

Town of Shawangunk

The Town of Shawangunk Vision, Goals, and Objectives are described in detail in Section 2.0 of this Comprehensive Plan.

TOWN OF SHAWANGUNK VISION

Shawangunk is an expansively beautiful, rural Town at the southern edge of Ulster County, extending from the forests of Shawangunk Ridge to the Wallkill River agricultural valley. Its excellent quality of life is evidenced by the generations of families that continue to call it home. The Town has actively protected and preserved its agricultural heritage, its significant natural and historic resources, and its historic hamlet



centers. Over the next 10 years, the Town will promote economic development opportunities and activities that support tourism, meet the commercial needs of its residents, and encourage value-added businesses that preserve agricultural operations. The Town will revitalize and reactivate the Wallkill hamlet and its riverfront and make it an inviting social, commercial, recreational, and residential community that will draw in Town residents and visitors alike. It will promote and reconnect the Wallkill hamlet to its riverfront and will encourage infill mixed use development which is consistent with the historic hamlet development patterns in the Hudson Valley. The Town will protect and promote the Shawangunk Mountains Scenic Byway corridor and its smaller historic hamlets as locations for businesses which are consistent with the Vision for the Town. New development will be attractive and context sensitive and will blend in and be consistent with the beauty of the Shawangunk landscape.

GOALS

1. Protect the Town's unique historic heritage and the resources which contribute to it.
2. Protect and preserve the significant natural resources in the Town, especially Shawangunk Ridge, the Shawangunk Kill and Wallkill River corridors.
3. Promote the hamlet of Wallkill as the Town's governmental, social, educational, commercial and residential center of Shawangunk.
4. Promote an orderly pattern of residential development within the Town with higher density attractive residential neighborhoods focused within the hamlets, and low density residential and clustered development located outside the hamlets where sewer and/or water infrastructure is not readily available to support higher densities.
5. Strengthen the Town's tax ratable base and actively promote and support a diverse economy which captures the commercial demand generated by local residents, the tourism demand of visitors to the Shawangunk Mountains region and introduces new value-added businesses which support the Town's agricultural base.
6. Create and identify an interconnected system of open space which preserves significant ecological habitats and agricultural lands in the Town and create/identify trails within this system by which visitors can be connected to the Town's historic hamlets, recreational areas, heritage sites, and tourist attractions.
7. Promote high-quality, environmentally sensitive buildings and patterns.

Hamlet of Wallkill

The Hamlet of Wallkill Vision, Goals, and Objective are described in detail in Section 3.0 of this Comprehensive Plan.

HAMLET OF WALLKILL VISION

In the next 10 years, the Wallkill hamlet will be revitalized to be a family-friendly, vibrant, attractive, and well-kept community. The Town will have a bustling and lively “main street” along Wallkill Avenue and the gateways into the hamlet with restaurants, small businesses, food stores, entertainment uses and family friendly gathering spaces, mixed with residential uses. Wallkill will be served by sidewalks that connect the



residential neighborhoods to its commercial “main street” and to its schools, parks, and major recreational facilities, including the Wallkill riverfront and a completed rail trail. A connected riverfront walk along the Wallkill River will link, through a linear park, to a farmer’s market, cafes, restaurants, family-friendly entertainment venues and other gathering spaces attractive to local residents and visitors alike.

GOALS

1. Celebrate the Wallkill River.
2. Revitalize the hamlet gateways.
3. Create a destination “main street” for Wallkill.
4. Allow expansion of the hamlet’s residential neighborhoods in a building pattern consistent with the existing hamlet pattern.
5. Beautify the hamlet.
6. Expand and enhance pedestrian connections throughout the hamlet.
7. Consider the need for additional road connections to the hamlet
8. Streamline the site plan review and planning process for existing buildings



Hamlet of Walker Valley

The Hamlet of Walker Valley Vision, Goals, and Objective are described in detail in Section 4.0 of this Comprehensive Plan.

HAMLET OF WALKER VALLEY VISION

In the next 10 years, the Walker Valley hamlet and NYS Route 52 corridor will be targeted to support additional businesses, many of which will cater to the many sightseers and visitors in the Shawangunk Mountains region. Retail uses, boutiques, bakeries, restaurants, coffee shops, delis, florists, fitness center, offices, farmers market, and similar uses are desirable in the hamlet itself and it will be a gathering place for community-based events. The NYS Route 52 will be protected for its scenic beauty, and new uses will be designed in accordance with defined design guidelines. Wineries, breweries, restaurants, campgrounds, country inns, resort type hotels, and agricultural-related uses are favored along the scenic byway corridor.



GOALS

1. Protect the scenic character of NYS Route 52, a State Designated Scenic Byway
2. Create zoning that strengthens the economy along Route 52
3. Expand utility and transportation infrastructure to serve the Route 52 corridor.



Organization of the 2021 Comprehensive Plan

This 2021 Comprehensive Plan has been organized as follows:

VOLUME I

- **Chapter 1.0, Introduction**, explains the purpose of a Comprehensive Plan and describes the planning and public participation process involved in developing this document.
- **Chapter 2.0, The Town-wide Vision**, summarizes the Vision, Goals and Objective for the entire Town. This section reaffirms and updates the 2003 Vision Statement and Goals, identifies various studies prepared since 2003 which are now incorporated and adopted into this 2021 Plan, and includes new recommendations. The Townwide Vision seeks to preserve the beauty of the Shawangunk Mountains - a defining feature of the Town's landscape - protect the viability of the Town's agricultural lands, create value-added opportunities that support agriculture, and concentrate development within the Town's historic hamlet centers.
- **Chapter 3.0, A Vision for the Hamlets: Walkkill**, summarizes the Vision, Goals, Objectives and recommendations that are applicable to the Walkkill hamlet and its immediate environs and makes recommendations for regulatory, infrastructure and other improvements that will assist in revitalizing and reactivating the hamlet to meet the needs of existing and future residents. The Walkkill River, Rail Trail, and future activities on larger vacant parcels in the hamlet will become focal points for improvement to add vitality to the hamlet and attract visitors. The Plan seeks to improve the hamlet's marketability by redefining the types of uses allowed in the hamlet, encouraging a building pattern that promotes a walkable, traditional downtown center, and creates a destination place in the Town.
- **Chapter 4.0, A Vision for the Hamlets: Walker Valley**, summarizes the Vision, Goals and Objectives that are applicable to Walker Valley and the Route 52 corridor and makes recommendations for regulatory, infrastructure and other improvements that will assist in redirecting and establishing a pattern of growth that can capture the tourism trade and existing local businesses given Route 52's state designation as the Shawangunk Mountains Scenic Byway.
- **Chapter 5.0, Implementation**, summarizes measures to implement the Plan's recommendations.



VOLUME II

- **Appendix A, Hamlet Baseline Conditions**, describes the existing conditions within the hamlets which were assessed and reviewed when developing recommendations for this Plan. This includes an overview and analysis conditions and policies: land use and zoning; environment and natural resources; historic and visual resources; transportation systems and patterns and finally, a section that identifies challenges to development within the hamlets.
- **Appendix B, Building Typologies for the Hamlets** describes the outcome of visual preference surveys and recommends appropriate architectural styles and building types that can guide the development of design guidelines per plan recommendations.
- **Appendix C, Survey Results**, summarizes the online survey and public workshop input.

1.0 INTRODUCTION

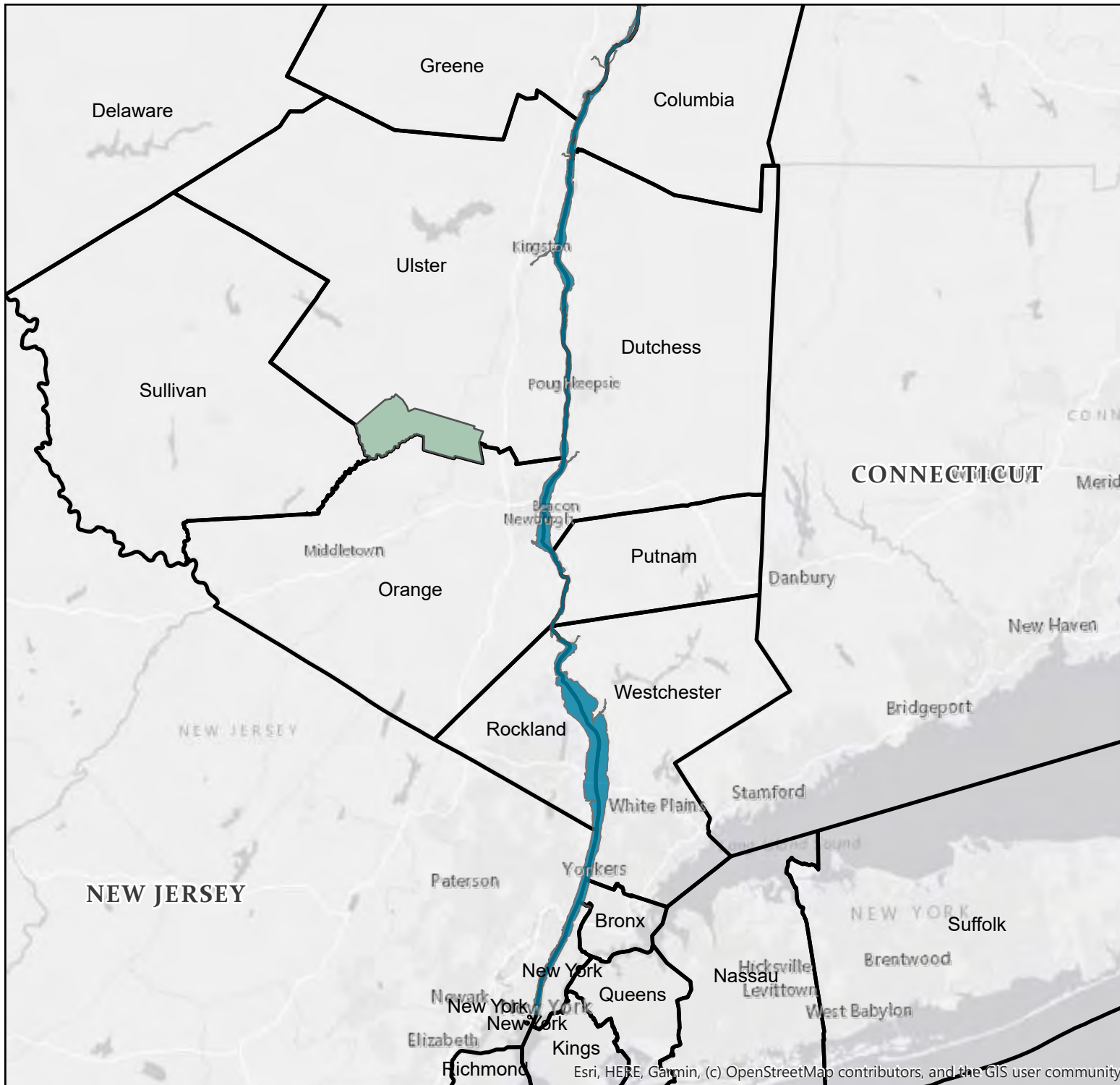
1.1 Shawangunk

The Town of Shawangunk is a bucolic, 56.8 square mile community that forms the southern boundary of Ulster County, New York (**Figure 1**). The Town is separated by the Shawangunk Kill into a western and eastern half, with the Walker Valley hamlet anchoring the west side of the Town, and the hamlet of Walkkill, the east side (**Figure 2**). The Shawangunk Mountains form the Town's westerly boundary with the Town of Wawarsing. To the east of the mountains, the lands in the Town broaden into productive farmlands, which are equally suitable for residential and other development. The Town has evolved from a largely self-sufficient farming community in 1788 to a bustling Town that resulted from the many economic, transportation and demographic shifts that would influence Shawangunk's growth, including:



- the coming of the railroad in the 1868 shifting the town center from Galeville to Walkkill;
- construction of the Galeville Army Airfield during World War II and its later conversion into the Shawangunk Grasslands National Wildlife Refuge;
- the rapid rise and fall of the Ulster Coal and Iron Company in Walker Valley;
- the growth and decline of the 2,000-acre Borden Farm from the latter days of the 19th century to the early to mid-20th century;
- the coming of the Walkkill Correctional Facility in the 1930s and the Shawangunk Correction Facility in the 1980s;
- the founding of Fair-Rite Products in the 1950s;
- the rise and fall of the IBM-Kingston complex and its effect on employment prospects for Shawangunk residents;
- the transformation and subsequent decline of dairy farming in New York;
- the economic recession in 2008;
- the growth in the Watchtower Farms complex and associated population;
- designation of the Shawangunk Mountains Scenic Byway;
- and other myriad events.

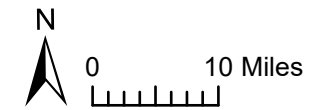
Other regional and national trends and events have also affected the Town, from the recession which affected housing growth, to the growth of e-commerce sales, which is representing a larger share of total retail sales. While these events all play into the evolution of the Town, the Town's land use and development pattern in the last 50 years has been influenced by the land use policies that the successive Town Boards have adopted, and the zoning standards that regulate development. These land use policies are set forth in many documents, and most importantly, the Town's adopted Comprehensive Plan.



Town of Shawangunk
 Ulster Co, NY
2021 Comprehensive Plan

Figure 1
Regional Location

- Town of Shawangunk
- Hudson River
- Counties in NYS



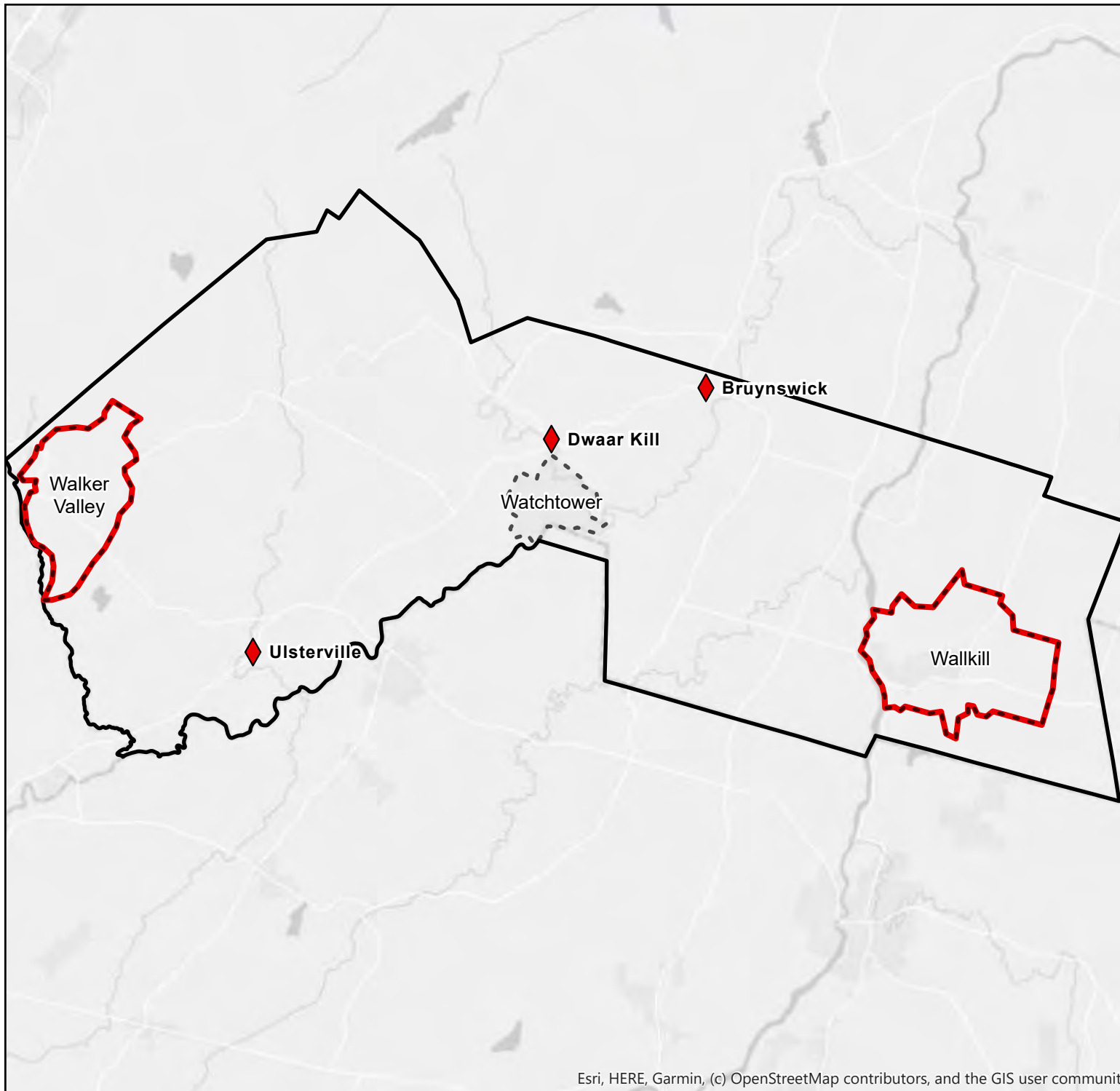
Source: ESRI Web Mapping Service;
 Ulster County GIS
 NYS GIS Clearinghouse

Town of Shawangunk

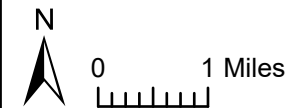
Ulster Co, NY

2021 Comprehensive Plan

Figure 2
Town Hamlets

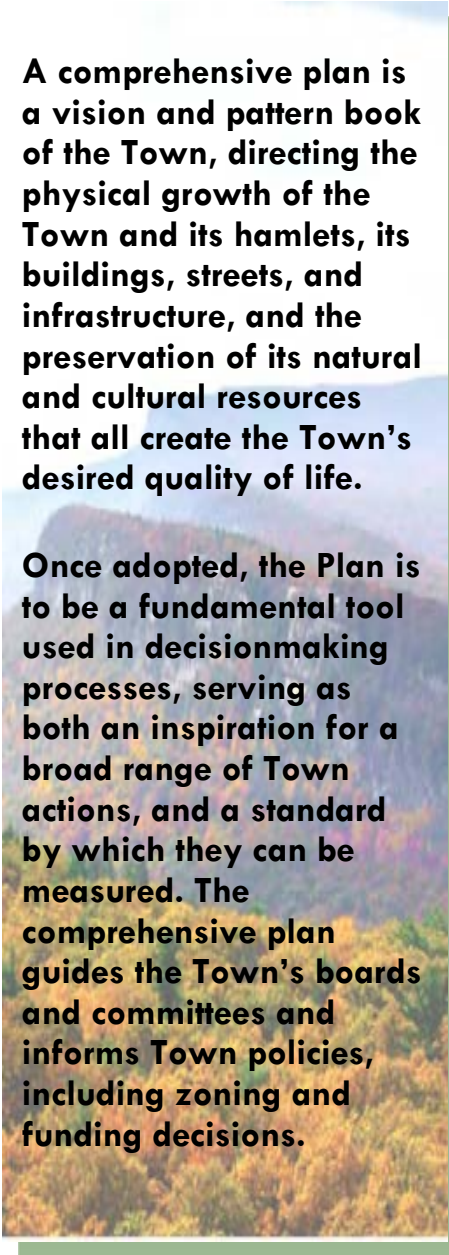


- ◆ Minor Hamlets
- ▭ Hamlets
- ⋯ Census Designated Place
- ▭ Town of Shawangunk
- Hudson River



For some 16 years, the Town has been guided by the vision, principles, goals and objectives of a Comprehensive Plan (“2003 Plan”) that was adopted by the Shawangunk Town Board in 2003. The Town, with the public’s input, determined it is time to revise the Plan to ensure it addresses current concerns and objectives that were never realized, and reflects the community’s existing preferences and aspirations. This 2021 Comprehensive Plan focuses on the land use policies and economic trends affecting the Town’s primary hamlets – Walkkill and Walker Valley. This 2021 Comprehensive Plan replaces the 2003 Plan.

1.2 A Comprehensive Plan....



A comprehensive plan is a vision and pattern book of the Town, directing the physical growth of the Town and its hamlets, its buildings, streets, and infrastructure, and the preservation of its natural and cultural resources that all create the Town’s desired quality of life.

Once adopted, the Plan is to be a fundamental tool used in decisionmaking processes, serving as both an inspiration for a broad range of Town actions, and a standard by which they can be measured. The comprehensive plan guides the Town’s boards and committees and informs Town policies, including zoning and funding decisions.

...is a policy document that describes a vision of a community’s future and the goals and objectives that, through action taken by a town board and other agencies, support that vision. While each citizen may have a particular vision for the town, an **adopted** comprehensive plan reflects **consensus** that is achieved through a participatory public input process, and contains the land use, environmental and related policies that will guide the Town in the actions it undertakes or reviews, until the Plan is reviewed again. More importantly, when a comprehensive plan has been adopted by the Town Board, the Town’s zoning regulations must be in accordance with the plan.

A comprehensive plan is broad in nature. In some sections, the Plan may be very specific about tools and recommended solutions while in others it may simply present a vision of the community that guides the Town Board in the adoption of specific local laws and regulations to achieve that vision. The Plan can guide actions of the Town such as land acquisition and funding decisions.

New York State Town Law (“Town Law”) regulates the preparation and adoption of a town comprehensive plan. Section 272-a defines a comprehensive plan as: “...the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town....”

This Comprehensive Plan addresses specific policies to revitalize and support the Town’s hamlets, and to adjust and update planning policies that guide Townwide growth.

1.3 The Planning Process

In 2018, the Shawangunk Town Board commenced a public participation process to review and update the 2003 Plan in response to apparent stagnation of economic growth despite positive improvements to Town infrastructure and facilities. It has become evident that the formal planning process set forth in zoning and subdivision regulations



may reveal inconsistencies and clarity issues contributing to this condition. For example, despite the fact that several properties in the Walkkill hamlet were approved for single-family subdivisions prior to the national recession, they languished and are only now moving forward. Once occupied, these new homes will improve the hamlet's tax base and increase the consumer market, which in turn could support a broader range of commercial uses and a dynamic hamlet downtown. In the absence of a strong local economy, small businesses in the hamlet have not always succeeded, and shuttered shopfronts give the hamlet's "main" street, Walkkill Avenue, a "tired" look. Yet, a new mixed use commercial and multifamily development has been approved in the last year along Park and Pleasant Avenues that, once developed, will also introduce new households and new commercial space to this portion of the Walkkill hamlet. Trends that would improve the economic conditions in the Town have been uneven, and the Town Board and public are looking to examine the causes for these trends, and to assess what can be done to improve these conditions. The analysis contained within this Plan shows that the policies recommended within the 2003 Comprehensive Plan and the zoning regulations that were adopted to implement its recommendations may be causing, or otherwise be exacerbating, these uneven trends.

To initiate the planning process, an ad hoc Comprehensive Plan Committee ("Committee") was formed, consisting of representatives of the Town's boards as well as a member of the Shawangunk business community. Because the primary concerns expressed by the public have concentrated on the challenges facing the Town's hamlets, the first task was to gather information regarding the existing conditions within the hamlets specifically. A baseline report was prepared that identified current demographic trends, land use patterns, zoning regulations, utilities, transportation and environmental resources. This baseline report is incorporated as a chapter to this Plan. The report was made available for public review on the Town's website prior to the initiation of an extensive public participation process.

The Town initiated a public outreach process to maximize community input that shapes this Plan:

- A public survey was prepared and administered and could be filled out online or as a paper copy. The survey was made available from January 25th to February 15th of 2019;
- A one-day workshop was held in two locations (Shawangunk Town Hall and Walker Valley firehouse) on January 26, 2019, at which the public provided their input and ideas at a series of

workstations covering a variety of topics and issues, and was also able to participate in the online survey;

- The Town Board convened a public meeting held on April 25, 2019, at which the results of the survey and workshop were presented. The results of the survey have been made available on the Town’s website during the course of this planning process.

Subsequent to these public participation events, the Committee oversaw the preparation of this Comprehensive Plan document. The draft will be the subject of additional public participation events, to ensure that it reflects the collective vision for the Town and its hamlets, as expressed during the planning process.

Once the draft Plan has been revised, as necessary, to address any additional public comments, the Town Board will hold a second public hearing on the draft Plan. In addition, the Town Board will forward the document to the Ulster County Planning Board for its review in accordance with Section 239-m of the New York General Municipal Law.

Subsequent to the hearing, any additional revisions will be made, and the Town Board will adopt the Comprehensive Plan. Before adoption, the Town Board will ensure that the regulations implementing the New York State Environmental Quality Review Act are complied with. The adoption of a municipal land use plan is a Type I action, and a long Environmental Assessment Form will be prepared to evaluate the potential generic impacts associated with adoption of this policy document. Ultimately, the Town Board must conclude the SEQRA process prior to adopting the Plan.

Once adopted, the Comprehensive Plan represents the framework for zoning revisions that will be adopted to implement the vision for the Town and its hamlets. It will also be used as a guide and resource in pursuing grants and other funding opportunities to implement the projects identified in this Plan.



2.2 2021 Townwide Vision

Community visioning is the process of developing consensus about what future the community wants, and then determining what is necessary to achieve it. This vision statement captures what community members most value about Shawangunk, and the shared image of what they want their community to become. It inspires everyone to work together to achieve the vision. As Yogi Berra said - "If you don't know where you are going - you might end up someplace else"! This vision statement gives the Town boards, agencies, and organizations the long-term, comprehensive perspective and direction necessary to make rational and disciplined decisions on community issues as they arise. Boards in reviewing a plan or proposal should always ask – is it consistent with the Vision? The Vision follows on the next page and is supported by the goals and objectives that follow it.



Shawangunk is an expansively beautiful, rural Town at the southern edge of Ulster County, extending from the forests of Shawangunk Mountains to the Wallkill River agricultural valley. Its excellent quality of life is evidenced by the generations of families that continue to call it home. The Town has actively protected and preserved its agricultural heritage, its significant natural and historic resources, and its historic hamlet centers. Over the next 10 years, the Town will promote economic development opportunities and activities that support tourism, meet the commercial needs of its residents, and encourage value-added businesses that preserve agricultural operations. The Town will revitalize and reactivate the Wallkill hamlet and its riverfront and make it an inviting social, commercial, recreational, and residential community that will draw in Town residents and visitors alike. It will promote and reconnect the Wallkill hamlet to its riverfront and will encourage infill mixed use development which is consistent with the historic hamlet development patterns in the Hudson Valley. The Town will protect and promote the Shawangunk Mountains Scenic Byway corridor and its smaller historic hamlets as locations for businesses which are consistent with the Vision for the Town. New development will be attractive and context sensitive and will blend in and be consistent with the beauty of the Shawangunk landscape.

Photo: Derek Seger, 2019

2.3 2021 Planning Themes

Based on the results of the public participation process and after a thorough evaluation of the baseline report, this 2021 Plan incorporate new goals and objectives that are aligned with the Town’s preferences. The following general planning themes became apparent from the public participation process.

Economic Development

There is strong support for proactively pursuing economic development opportunities:

- Change and broaden the types of uses that are allowed in the hamlets;
- Create a Town Economic Development Committee.
- Make site plan/project approval process more streamlined;
- Attract development that will bring people into the Town and its hamlets, e.g., destinations, which are consistent with the Vision for the Town;
- Help market and advertise businesses within the Town;
- Seek grants to help local businesses and start-ups.

The Town desires to attract new businesses that align with the overall Vision for the Town. Within the Wallkill hamlet, every business use listed in the public survey received over 79 percent support with the highest support for restaurants (95%). The list of uses recommended for the Wallkill hamlet include:

Restaurants	Gym and fitness center
Bakery or specialty food shop	Clothing store
Farmers market	Entertainment
Grocery stores	Bar
Recreation	Agriculture
Family entertainment	Shopping centers
Health services	Automotive repair or sale
Hobby shop	Industry
Offices	Movie venue

Within the Walker Valley hamlet, the same uses received between 47 to 65 percent support – however, grocery stores, gym or fitness center, and clothing stores did not garner over 50 percent support.

Strong support exists for tourism-related uses, but the types of uses that would be acceptable depend on location. For example, campgrounds are supported along the Route 52 or Route 208 corridor. Overall, the public survey shows there is a strong desire to locate most tourism-related uses within the Wallkill hamlet.

Overall, the economic climate for retail goods is shifting from physical stores to the online market. Retail and commercial markets that will thrive are those with a strong and loyal

consumer base. Another trend is towards remote work and artisan and “maker” culture.¹ Maker culture often seek out “incubator” spaces which are large buildings that provide technologies such as 3D printers, woodworking equipment and/or commercial kitchens. Small business are fostered and can grow.

The shift to an online economy means that young professionals are increasingly looking to locate to places which provide a high quality of life. This is particularly relevant to the Town of Shawangunk, which enjoys a good quality of life but needs greater investment. Walkability, recreation, schools and a strong community as well as a vibrant social community are all elements of “livability” that remote employees and small business owners, makers and artisans will seek out.

Communication and Social Gatherings

The public expressed a need for better communication between Town government and residents. Some residents work in the evening or at night, or hold multiple jobs, and cannot be available to attend evening meetings. Yet, these participants desire to know what is happening in their Town. Most adults are now connected to digital media and social sites and are able to review information online. Thus, it is recommended that the Town:



- Regularly post notices, information, minutes, and other informational pieces on the Town’s website.
- Create a Town page on Facebook. Note that there are benefits and risks to establishing an official Town Facebook page, and it needs to be continuously monitored to ensure that persons are posting appropriate content. Alternatively, it can be controlled to post notices and information only.
- Newsletters. The Town, as part of any regular mailings for tax bills, utility bills, and other required notices, can include a newsletter in these mailings, or a newsletter could be sent out on its own quarterly to inform the public of events, meetings, the need for volunteers, and other Town messages.
- Message boards. Well-placed message boards can inform Town citizens of upcoming events. Generally, these should be well-positioned at gateways along well-traveled road into the Wallkill hamlet and other locations. These can be combined with an attractive landscaped area.

¹ Maker culture is a social movement with an artisan spirit that emphasizes active learning in a social environment.

Rail Trails, Wine Trails, Trail Connections and Recreational Expansion

The community finds that the Rail Trail, as well as hiking trails, parks, and other dedicated open spaces are assets to the Town. **Figure 3** illustrates these major assets. An opportunity exists to map, and expand the list of these resources, and then use interactive mapping and other platforms to market the Town to visitors and residents alike. **Figure 3** illustrates the following existing resources:



- Livestock and crop farms;
- Fruit tree farms;
- Vineyards;
- Nursery and greenhouses;
- Public open space, including public lands such as Minnewaska State Park Preserve and the Shawangunk Grasslands National Wildlife Refuge;
- Major water bodies, including the Wallkill River and Shawangunk Kill and boat launch locations;
- The Shawangunk Mountains Scenic Byway;
- NYSDOT Bike Path;
- The Wallkill Valley Rail Trail;
- Hiking trails in Awosting Reserve and Minnewaska State Park;
- The Town’s two primary hamlets.

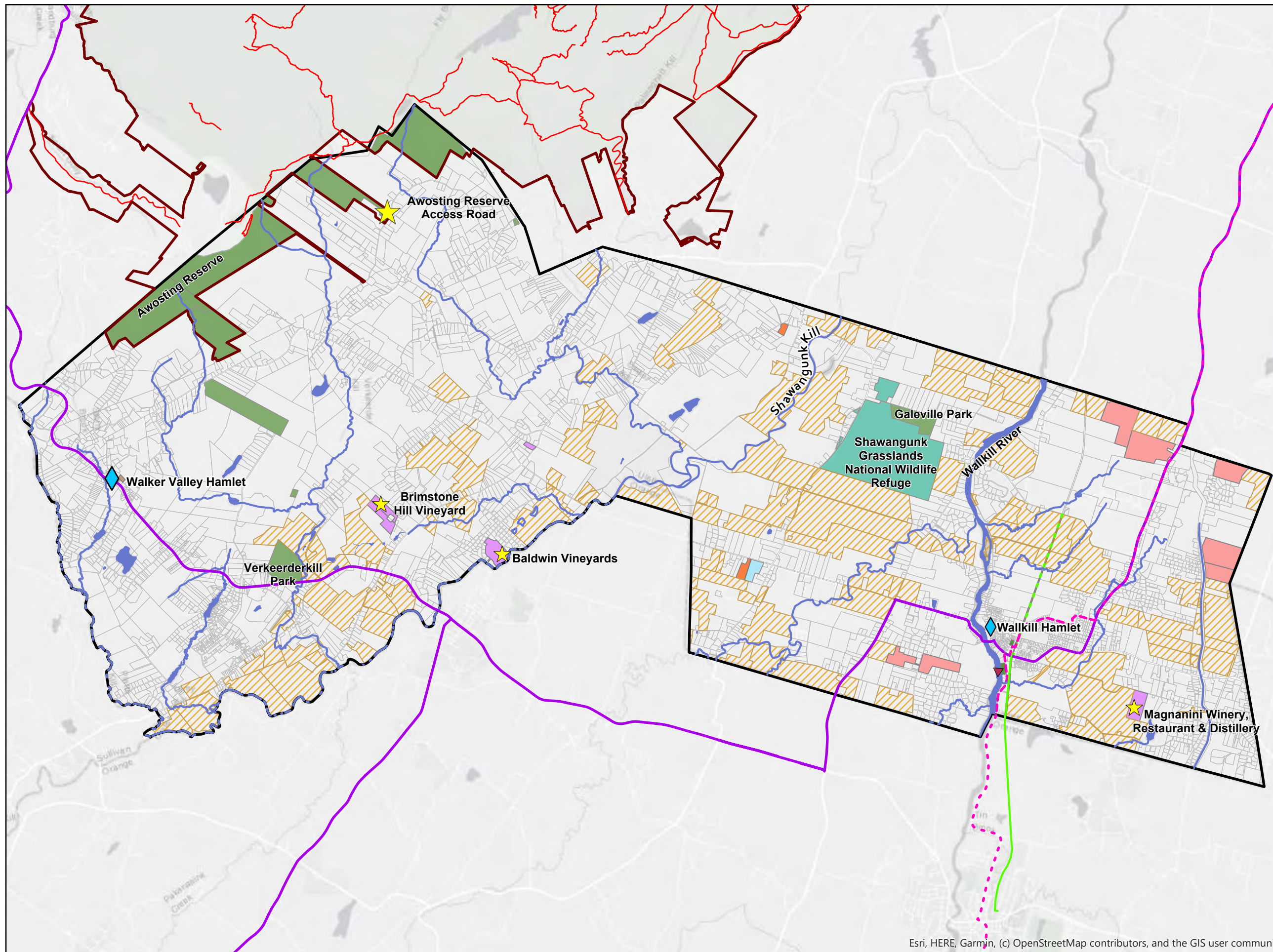


While **Figure 3** shows known resources within the Town, it does not show areas that may be “hidden gems” or local areas of interest. An opportunity exists for the Town to engage residents and business owners in a crowdsourcing exercise to map information about the Town that may not be formally mapped out. For example, the trails at Minnewaska State Park are well known, but local trails and parks have not been mapped. Local information can then be assessed, gaps identified, and resources connected to known trailheads and local businesses in the hamlet centers. Once these resources are mapped in a comprehensive fashion, they can become a basis for a web or app-based interactive map which visitors can use to plan out a visit to the Town. The Town can pursue tourism funding to map the resources and develop a usable map to be used by visitors and residents alike.

Town of Shawangunk
Ulster Co, NY

**2021 Comprehensive
Plan**

**Figure 3
Major Assets**



Parks & Open Space

- Public Land
- Conservation Land
- Protected Wetland
- Minnewaska State Park
- Shawangunk Ridge Trails
- Shawangunk Mountain Scenic Byway

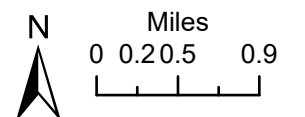
Farms

- Livestock & Crops
- Fruit Tree Farm
- Vinyard
- Nursery/Greenhouse

Bike Routes

- Off Road Trail
- Shared Roadway
- Unimproved Rail Trail Extension

- Point of Interest
- Hamlet
- Canoe/Kayak Launch



Source: ESRI Web Mapping Service;
Ulster County GIS
NYS DEC; NYS GIS Clearinghouse

Agricultural Protection and Promotion

In 2010, a Farmland Protection Plan was released which documents recommended strategies to promote agricultural uses in the Town, and encourage value added businesses. During the public participation process for this Comprehensive Plan, citizens noted many times that farmer's markets, wineries, distilleries, farm breweries and other social gathering places should be encouraged in the Town. The Farmland Protection Plan, summarized below, details recommended strategies to support agricultural uses. Recommendations that came out of the Farmland Protection planning process that relate to economic development include:

- Update the definition of a farm operation as well as agricultural land use in the zoning code to coincide with Section 301 of Agriculture and Markets Law 25-AA.
- Appoint a farmer-led team, with involvement from elected officials and community members, to review the Town's land use regulations and policy and make it farm friendly.
- Review permitted uses vis-à-vis current farm industry needs.
- Consider allowing value added businesses including agriculturally related processing, and food distribution. Examine the need to create performance-based standards for agriculture and agribusiness activities, including emerging opportunities such as those above.
- Develop an agricultural overlay zone or other regulations to include revised standards for farmstead housing and agriculturally related outbuildings as a means to streamline on-farm improvements.
- Create expedited site plan approval processes for farm operations within a certified agricultural district.



Traditionally, the cornerstone of agriculture in Shawangunk has been dairy farming, but with the shift to consolidation and economies of scale, the industry has become a technologically high input endeavor that creates barriers for smaller, family-owned dairies that were typical for the region. As such, it is critical for the Town to support the current shifts in the Hudson Valley agriculture sector towards diversified markets such as working farms that provide educational programming or event venues, horse farms, farm breweries, farm restaurants and even new market crops such as hemp fiber.²

While the support of commercial agriculture is important to the culture and history of Shawangunk, residents also support the establishment of minimum setback and area

² Hemp, or industrial hemp, is a strain of the *Cannabis sativa* plant species that is grown specifically for the industrial uses of its derived products. The uses of industrial hemp are numerous, from producing rope and clothing, to strengthening concrete.

requirements for the storage of manure and other livestock on farms of 2 acres or less. This protects adjacent residents from impacts of small, crowded farming operations that are not located in agricultural districts. Any new regulations will be reviewed for its reasonableness and consistency with New York State law. In New York State, properties within agricultural districts established in accordance with 25-AA of the Agriculture & Markets Law (A&M Law) are protected in accordance with Article 25-AAA of the A&M Law. Section 305-a of the A&M Law mandates that local regulations “shall not unreasonably restrict or regulate farm operations within agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.” **Figure 4** presents farmland resources in the Town of Shawangunk.

Aquifer Protection

The Town, as a result of the 2003 Plan, adopted an aquifer protection overlay (AQ-O) zoning district intended to protect the Tin Brook Valley aquifer, a drinking water source for the Town and downstream communities including Walden. The purpose is to protect, preserve, and maintain the quality and quantity of the groundwater resources which



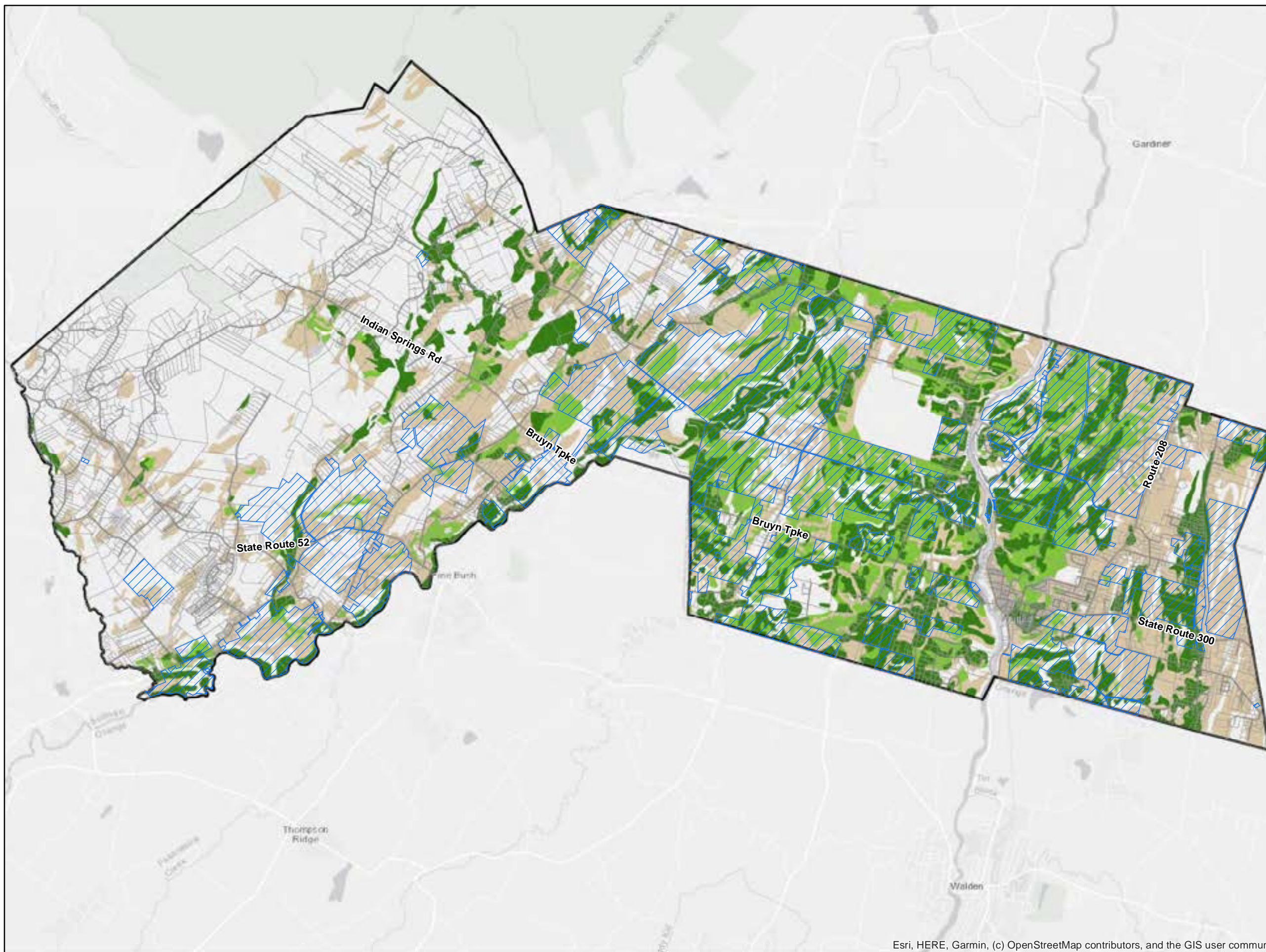
the Town depends upon for its present and future public water supply, for the public water supply of the Village of Walden, and for numerous private wells in the Town of Shawangunk and the Town of Montgomery. The overlay boundary was established based on the boundaries shown on a map used to define the Wallkill Watershed and Aquifer Critical Environmental Area. It is unknown what the source of the boundary is. The only boundary of the Tin Brook Valley aquifer readily available at the time the zone was created appears in a 1985 publication entitled *Ground-Water Resources of Orange and Ulster Counties, New York*.³ The boundaries of the Aquifer Overlay do not match the boundaries of the aquifer itself, but a larger general map of unconsolidated deposits (refer to **Figure 5**). The AQ-O covers significant areas of land zoned “Hamlet” and “HWG” which are intended to be primary commercial and residential expansion areas for the Wallkill hamlet. The zone encompasses the MB-C, A-I, R-Ag1, R-Ag2, and R-Ag4 districts. The current AQ-O may not accurately map the areas which are critical to its recharge and protection. It has been almost 35 years since this area was mapped, and the existing digital mapping data are far more detailed and accurate than what was relied upon for the current boundary. The Town will review and update the boundaries of the AQ-O and Wallkill Watershed and Aquifer Critical Environmental Area and based on its findings, will consider making the boundaries coterminous.

³ Michael Frimpter, 1985.


Town of Shawangunk
Ulster Co, NY

**2021 Comprehensive
Plan**

Figure 4
Farmland Resources



-  NYS Agricultural Districts
-  Town of Shawangunk
-  Prime Farmland
-  Prime Farmland if Drained
-  Farmland of Statewide Importance





N
 1 in = 1 mile

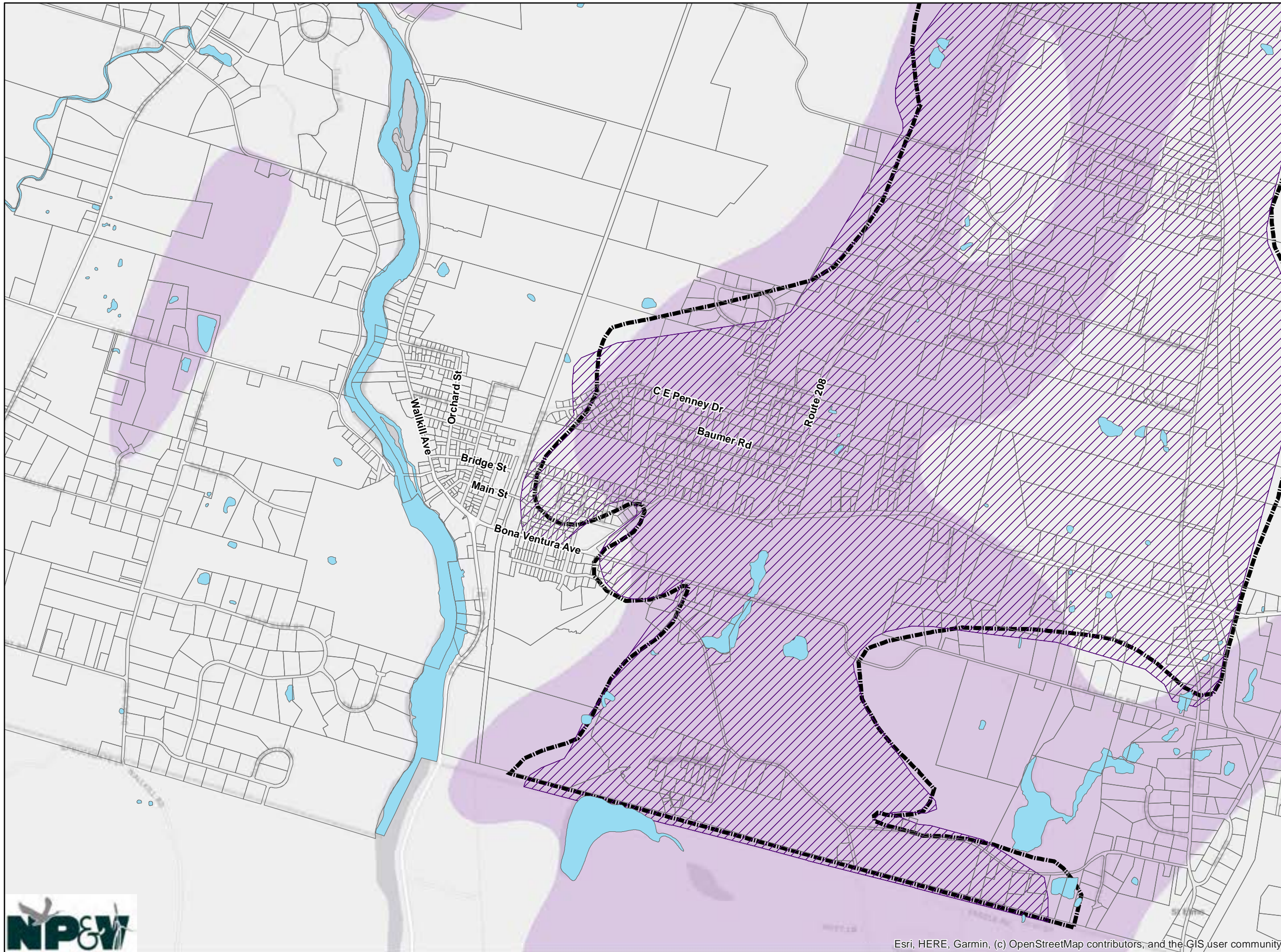
Source: ESRI Web Mapping Service;
Ulster County GIS
Cornell University GIS Information Repository
NRCS Field Office Technical Guide: NYS
Farmland Calss Data


Town of Shawangunk
Ulster Co, NY

**2021 Comprehensive
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Figure 5
Tinbrook Valley Aquifer

-  Waterbodies
-  Critical Environmental Area
-  NYS Defined Aquifer
-  Aquifer Overlay Zone



 1 inch = 0.3 miles

Source: ESRI Web Mapping Service;
Ulster County GIS

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

The AQ-O district limits impervious surfaces within the entire aquifer overlay as a primary mechanism for protecting it. Yet, this is at direct odds with the intent of certain zoning districts to accommodate development associated with the Wallkill hamlet. There are other methods which can be relied upon as alternative means of protection. At this time, impervious surfaces in the AQ-O district are limited to 30 percent. However, all R-Ag district bulk regulations limit impervious surface area to 15 percent, which is more restrictive. The HWG (60%), A-I (50%), and MB-C zones (35%), although intended to accommodate a higher density and intensity of uses and which allow a greater percent of impervious surface areas as the Town zoning regulations, are effectively limited to 30 percent impervious surface area given their location in the AQ-O. Since the HWG and A-I zones are intended to be locations where nonresidential development is directed, their intent cannot be realized given these restrictions. Therefore, it is recommended that the Town:

- Examine the accuracy and extent of the AQ-O district and CEA boundaries;
- Evaluate what other mechanisms can be utilized to protect water quality in the “economic development” zoning districts such as the A-I and HWG zones in lieu of limiting impervious surfaces.
- Evaluate all new stormwater regulations and policies that have evolved since 2003.

Zoning Updates

The Town’s boards have had the opportunity to utilize the land use regulations that were adopted subsequent to adoption of the 2003 Comprehensive Plan for some 15+ years. Since that time, there have been numerous recommendations for revising the zoning law to address deficiencies, inconsistencies, or regulations that do not achieve their intended objectives. A list of the zoning sections that need to be reviewed as part of any zoning update is included as an Attachment A to this Plan.



2.4 2021 Town Goals and Objectives

Based on public input and the analyses contained in this Plan, the following chart identifies the 2021 Goals and Objectives that will be pursued to achieve the Townwide Vision for Shawangunk.

T1.	PROTECT THE TOWN'S UNIQUE HISTORIC HERITAGE AND THE RESOURCES WHICH CONTRIBUTE TO IT.	
	1.1	Update the Open Space Inventory report to ensure it identifies all historic places. Review the current list of historic places in the Town (listed in Table 10 of Chapter 5), as well as state databases, and update and map the historic resources.
	1.2	Encourage use of the Town's historic names and places in new subdivision roads and names. Many municipalities have policies for road names and subdivision names which reflect upon the history and culture of the Town. This should continue to be encouraged as a Town policy, to reinforce the uniqueness of the Town's history.
	1.3	Preserve the scenic features which promote the Town's rural qualities. During site and subdivision plan review, the natural and scenic features which lend character to a place should be preserved as part of a new development's design, including existing tree rows, allees, existing farm lanes, stone walls, and similar features. This should be specified in the site planning standards.
	1.4	Protect the important natural resources and scenic views associated with the Shawangunk Ridge, including the Shawangunk Mountains Scenic Byway. As described in more detail in Chapter 5 of this Plan, subsequent to the designation of the Shawangunk Mountains Scenic Byway and publishing of the corridor management plan, the Shawangunk Mountains Regional Partnership published a scenic resources guide that could be used by planning boards during the review of land development applications. The Town should consider this guide and whether it represents appropriate design standards for portions or all of the Town's areas. These standards should be reviewed to determine whether they can replace outdated design guidelines referenced in the zoning law.
T2.	PROTECT AND PRESERVE THE SIGNIFICANT NATURAL RESOURCES IN THE TOWN, ESPECIALLY SHAWANGUNK RIDGE, THE SHAWANGUNK KILL AND WALKILL RIVER CORRIDORS.	
	2.1	Maintain large parcels of open space as a major component of Shawangunk's landscape. During subdivision review, the Planning Board requires as a condition of cluster subdivisions digital maps which show the open space areas that have been preserved. These open space areas should be mapped, along with other open space properties in the Town, to determine where gaps in the open space system may exist, and to encourage preservation of lands to close these gaps.
	2.2	Protect the water quality of the Shawangunk Kill, the Walkill River, and smaller watercourses in the Town. Any new development planned along these waterways should incorporate best practices for attenuating pollutants from stormwater runoff. Activities should be set back a minimum distance from the banks of these water bodies, and swales and other features introduced to filter

		runoff, to the extent necessary.
	2.3	Protect the natural resources and scenic values associated with the Shawangunk Kill Wild and Scenic River Corridor and the Walkkill River corridor. Much of the land adjacent to the Town’s major watercourses are zoned for agricultural and low-density residential uses. A vegetative buffer should be retained between any development and the banks of the watercourse, where the watercourse is visible from public rights-of-way. The exception to this standard is within the Walkkill hamlet, where development can be visible, but will be attractively landscaped with buildings designed to be a visual and scenic asset along the riverfront.
	2.4	Continue protection of the Tin Brook Aquifer and provide a greater menu of options which balance protection with other goals and objectives. As discussed in detail above, the need to protect the Tin Brook Aquifer must be balanced with the objective of promoting economic development and allowing expansion of the Walkkill hamlet in a sustainable manner. The zoning should be reviewed, and additional protective mechanisms allowed to protect the aquifer from runoff, while allowing for the scale of development recommended in the Vision for the Walkkill hamlet.
T3.	PROMOTE THE HAMLET OF WALKKILL AS THE TOWN’S GOVERNMENTAL, SOCIAL, EDUCATIONAL, COMMERCIAL AND RESIDENTIAL CENTER OF THE TOWN OF SHAWANGUNK.	
	3.1	Implement the Vision of the Hamlet set forth in Section 3.0 and 4.0 of this Plan. An impetus for this Plan was the desire and need to create a specific vision for the Walkkill hamlet. Thus, this Plan includes specific recommendations for the hamlet set forth in Section 3.0 of this document. The Town will pursue those recommendations in furtherance of this Townwide goal.
	3.2	Zone the hamlet consistent with the Hamlet Vision. At present, to achieve a higher density of development within areas of the Town than otherwise allowed in exchange for certain benefits, a potential developer can petition to use incentive zoning as the mechanism for achieving this density. Since its creation, use of incentive zoning has been limited. While incentive zoning should be kept as a zoning tool to achieve Town objectives, the allowable residential and nonresidential densities should be evaluated and increased, consistent with the community’s design and land use preferences expressed during the online survey and workshops, in order to introduce new residents and encourage vitality in the hamlet.
T4.	PROMOTE AN ORDERLY PATTERN OF RESIDENTIAL DEVELOPMENT WITHIN THE TOWN WITH HIGHER DENSITY, VILLAGE-STYLE RESIDENTIAL NEIGHBORHOODS FOCUSED WITHIN WALKKILL HAMLET, AND LOW DENSITY RESIDENTIAL DEVELOPMENT LOCATED OUTSIDE THE HAMLET WHERE INFRASTRUCTURE IS NOT READILY AVAILABLE TO SUPPORT HIGHER DENSITY DEVELOPMENT.	
	4.1	Provide a diversity of housing choices in the Town of Shawangunk. The Town will promote a diversity of housing choices that are aligned with a sustainable land use pattern for Shawangunk. In general, higher density housing and a diversity of housing types will be promoted in Walkkill, where public sewer and

		<p>water are available. Elsewhere, residential density must reflect both the suitability of soils for septic systems, the availability of groundwater for individual wells, and the underlying environmental constraints of the land. Within the Wallkill hamlet, the mix of housing choices will include small lot single family detached dwellings, two-family dwellings, and multifamily dwellings which may include townhomes and small multifamily dwelling complexes within the center of the hamlet where they are allowed at present. Mixed use residential apartments above ground level commercial uses will also be allowed. These uses can be accommodated within the hamlet given the availability of public water and public sewer infrastructure. Outside of the hamlet, the primary pattern will be single-family detached dwellings, with the opportunity to construct accessory dwellings. The density of development in the rural agricultural areas of the Town will be lower density and clustered so as to preserve expanses of agricultural lands to continue their use for this purpose. The lowest density of development will continue to be along the lower slopes of the Shawangunk Mountains, where the land is environmentally sensitive, town infrastructure is distant, and any development should be “light on the land”.</p>
	<p>4.2</p>	<p>Housing options in the RS zones. As the RS zones are intended to be very low density locations given the environmental sensitive lands they encompass, the Town will review the current allowable uses which include multiple dwellings, two-family dwellings, and senior citizen developments in these locations, whose density may not be consistent with the intent of the zones.</p>
	<p>4.3</p>	<p>Employ “smart growth” principles in housing development, encouraging clustered, neighborhood-based patterns of residential development that minimize associated infrastructure costs while maintaining the integrity of important parcels of open space. This objective is the basis for the Town’s cluster subdivision and conservation subdivision regulations. The cluster subdivision regulations were revised to eliminate the open space land set aside target of 50 percent. Yet, it remains the policy of the Town to advocate and require 50 percent open space. This target should be added back to the regulations to require 50 percent open space. Where the Planning Board determines that there are not environmental, historic, or scenic resources worthy of preservation, the Planning Board could waive the 50 percent requirement to a defined lower limit, e.g., 35 percent.</p> <p>With regard to conservation subdivisions, specific standards have been developed for “common driveways”. However, outside a conservation subdivision, the zoning law does not establish standards for other properties which could be served by same. The Town should consider whether common driveway or “private road” standards would be appropriate for smaller subdivisions, which would limit the demands placed on the Town Highway department. In particular, numerous 4-5 lot subdivisions served by a single cul-de-sac road may be better served by a private road, subject to specific standards defined in the subdivision regulations and recorded private Road Agreements to run with titles of the new lots in perpetuity.</p>

		<p>Lastly, the conservation subdivision regulations are rarely used. The average size of the lots within a conservation subdivision must be at least five times the minimum lot area required but not less than ten (10) acres. It should be made clear whether this average is based on the subtraction of environmental constraints from the calculation. More importantly, the Town should consider whether conservation subdivisions are favorable, and whether the average lot size should be reduced to encourage more use of this technique.</p>
	4.4	<p>Promote senior housing. With the aging of the Town’s population base comes a demand for alternative housing for seniors. The Plan recommends that senior housing be placed within or on the periphery of the Wallkill hamlet. Senior citizens need close access to medical, social, and other daily needs. These options are best met in the hamlet. Where senior housing developments are allowed in the R-Ag districts, some consideration should be given to allowing them within a certain radius of the hamlets.</p>
	4.5	<p>Multifamily housing density. The zoning law has established a density for multifamily housing the R-AG zoning districts. However, the zoning law is silent on what the density of multifamily housing should be in certain districts, including the H-1 and SB zones. Survey and public outreach shows that residents are comfortable with up to fourplex style homes within the hamlet and no more than three stories of development in these areas.</p>
	4.6	<p>Accessory dwellings. Accessory dwellings are presently allowed in the Town by special use permit. An accessory dwelling is allowed within an existing single-family detached structure; the dwelling must have been in existence on or before the effective date of the Zoning Law unless a variance is granted by the Zoning Board of Appeals, and the accessory dwellings are not permitted in detached structures. To encourage additional housing options, the Town should review whether the accessory dwelling regulations should be updated to provide a more streamlined approval process that encourages accessory dwellings.</p>
T5	<p>STRENGTHEN THE TOWN’S TAX RATABLE BASE AND ACTIVELY PROMOTE AND SUPPORT A DIVERSE ECONOMY WHICH CAPTURES THE COMMERCIAL DEMAND GENERATED BY LOCAL RESIDENTS, THE TOURISM DEMAND OF VISITORS TO THE SHAWANGUNK MOUNTAINS REGION, AND INTRODUCES NEW VALUE-ADDED BUSINESSES WHICH SUPPORT THE TOWN’S AGRICULTURAL BASE.</p>	
	5.1	<p>Promote agricultural industries as an important profit-making enterprise in the Town of Shawangunk and adopt standards to protect adjoining residential uses. Light industrial operations are already allowed in the R-Ag2 and R-Ag4 zoning districts by special use permit. The definitions should address the fact that there are two definitions for this use: “light industrial use” and “light industry”. The Town should consider whether these uses should require larger lot sizes than the same lot size allowed for a single family detached dwelling. It should also consider establishing distances between these uses and nearest residence.</p> <p>Lastly, to promote and encourage diverse agricultural industries, it is recommended that light industrial uses and agricultural industries be defined</p>

		separately, and evaluated to determine whether certain agricultural businesses may be allowed as permitted uses to encourage them in the R-Ag zones.
	5.2	Promote small-scale commercial development in all hamlets. Although an objective in the 2003 Plan, it has not been implemented. The Town should review the hamlet areas and existing mix of uses located within them and determine whether small businesses zones should be created to support existing businesses located or to allow limited businesses which meet local neighborhood needs, e.g., a deli or coffee shop. Dwaarkill has a small mix of uses at it center, as does Bruynswick.
	5.3	Provide sites for appropriate small-scale heavy commercial uses in Shawangunk. There are certain uses which are scattered throughout the Town, and which serve Town residents, but can be unsightly if not well-maintained, e.g., automotive repair uses. Further, locations where they are presently found, e.g., along the Walkill River, are favored for other, more appropriate water-enhanced and water-dependent recreation uses. Many repair and other “home based” businesses are being operated in a manner which is not impactful to neighboring uses. The Town should consider allowing some heavy commercial uses to be situated elsewhere in the Town outside the SB, HWG, and other nonresidential zones, provided they are subject to site plan review and adhere to standards which require that the uses are generously landscaped and screened from adjoining residential areas.
	5.4	Encourage low-impact home-based businesses in Shawangunk. It is apparent, from the numerous signs of home businesses that are identified on roads throughout the Town, as well as google map searches which show a variety of businesses being conducted from home locations, that home-based businesses are thriving in the Town. The Town should review the home occupation standards for these uses and determine whether a home occupation could be allowed in an accessory detached building.
	5.5	Create a new Business Park zone allowed along the state highway corridors. Assess whether an opportunity exists to create a new zone that would allow lands with frontage along NYS Route 208 or NYS Route 300, outside or at the periphery of the Walkill hamlet, to be developed as a business park which could accommodate a mix of warehouse, light industrial, and office uses in a park-like setting, which is well screened from view and buffered from adjoining residences. Buildings would be low-scale in height, and a maximum floor area size could be established to ensure that the buildings fit into the Town’s landscape. The Town could establish a maximum size, in acreage and total square feet, for a business park to ensure that the scale of the business park is appropriate to the Town’s rural and scenic character. Also, as an alternative, consider whether a farm complex could be adaptively reused as a business park, where the new uses would reuse existing farm buildings. The zone could be mapped, or a floating zone created where the Town Board would have the discretion to approve the zone, upon petition by a specific landowner, after thorough review of its proposed location and the economic benefits that would be introduced.

5.6	<p>Prioritize Local Procurement. The Town of Shawangunk is home to multiple large organizations including Watchtower Farms and the Shawangunk and Wallkill Correctional Facilities. The Town should encourage these organizations to prioritize local procurement to support Shawangunk businesses. The Town should work in partnership with these organizations to establish supply chains and engage the community to interface more with the local Shawangunk economy.</p>
5.7	<p>Support the arts. Thriving communities have a strong arts and cultural community that attracts businesses, residents, and visitors. To the extent that art and cultural institutions support visitors, the arts can be promote tourism. Art-related uses are not specifically defined or allowed within the Town including its hamlets. To the extent that an art gallery may be considered a “retail use” it would be allowed, but an artist exploring whether such a use is specifically allowed would have to rely on an interpretation. Art, music, bookstore/cafes, dance studios and arts classroom space should be allowed. The Town should also consider the potential for work/live space arrangements especially in the Wallkill hamlet.</p> <p>On a larger scale, a museum, a fine arts/performing arts center, theater, concert venue or live music lounge, could be considered by the Town. Black box performance spaces to support theater companies, promote unique cultural events, and draw theatergoers should be considered.</p> <p>Events should also be encouraged, including arts fests, concerts, and live performances. The Town could consider entering into agreements with private businesses, e.g., food trucks, which could activate a park or other location in the Town.</p>
5.8	<p>Allow rural indoor and outdoor event venues. The Town should consider allowing rural event venues, where a use also supports events and other activities. Wineries in the area will host concerts, country inns host weddings and other parties, and venues may host retail sales rooms. The zoning for rural event venues should consider how multiple activities could be allowed and encouraged as part of a principal use while protecting the quality of life for neighbors.</p>
5.9	<p>Review and regulate short-term lodging rentals. At present, there are numerous short-term rentals operating in the Town, generally defined as less than a month, that are being hosted on sites such as Air BnB. The Town at present does not regulate short-term rentals. There are advantages and disadvantages to allowing short-term rentals. These rentals can offer additional income for residents and be a boon to the local economy through the visitors that come into the community but can also raise neighbor complaints to unruly visitors. The Town needs to address whether it will allow short-term rentals and if so, how they may be regulated to ensure they are a benefit to the Town.</p>

T6.	CREATE AND IDENTIFY AN INTERCONNECTED SYSTEM OF OPEN SPACE WHICH PRESERVES SIGNIFICANT ECOLOGICAL HABITATS AND AGRICULTURAL LANDS IN THE TOWN, AND CREATE/IDENTIFY TRAILS WITHIN THIS SYSTEM BY WHICH VISITORS CAN BE CONNECTED TO THE TOWN’S HISTORIC HAMLETS, RECREATIONAL AREAS, HERITAGE SITES, AND TOURIST ATTRACTIONS.	
	6.1	Create a map of destinations. As described above, create a comprehensive map of destinations in the Town which can be printed and/or posted online for interactive use by visitors and residents alike, to market the many recreational, agricultural, open space, and visitor assets of the Town.
	6.2	Develop a touring route. Based on the comprehensive mapping of these resources, consider a touring route which connects these resources, and identifies them with appropriate signage along the route.
	6.3	Connect the gaps. A wayfinding system linking trails, roads, and visitor destinations to the hamlet centers should be designed and mapped. Signage, road markings, digital maps, and other wayfinding mechanisms can be implemented to direct visitors to the hamlet centers.
T7.	PROMOTE HIGH-QUALITY, ENVIRONMENTALLY SENSITIVE BUILDINGS AND PATTERNS.	
	7.1	Promote the hamlets of Wallkill, Walker Valley, Ulsterville, Dwaarkill, Lake Estates, and Bruynswick as concentrations of mixed land uses, providing small-scale commercial services using principles of traditional neighborhood design. This is a recommendation from the previous 2003 Plan. The Town should explore whether small hamlet center zones should be created for these locations, which would encourage smaller lot sizes and a greater mix of uses. Each hamlet should be guided by appropriate patterns of lot and building scale. The streetscape for a more rural hamlet such as Dwaarkill will vary from a more formal, village-style streetscape promoted in Wallkill. Each hamlet area, to the extent the Town encourages development within them, should be regulated in a manner which preserves the historic building patterns.

2.5 Previous Planning Studies Incorporated into this Plan

Since preparation of the 2003 Comprehensive Plan, numerous separate planning studies have been commissioned by the Town or prepared for resources located in the Town, and these policy documents provide important guiding principles and recommendations which are supported by the Town Board. This 2021 Plan incorporates the following documents and their recommendations.

Open Space Inventory and Analysis

In 2004, the Conway School of Landscape Design published the Open Space Inventory and Analysis (“OSI”) for the Town of Shawangunk. The OSI is an outgrowth of the Town’s 2003 Comprehensive Plan. The Plan recommended that the town should “create an open space inventory and plan to encourage efforts to preserve large areas of open space.” Agriculture has traditionally been Shawangunk’s largest provider of open space and it is committed to being farm-friendly. One of the first types of land to be developed is farmland, rolling,



treeless land which is a major component of Shawangunk’s open space. In addition to agricultural land, many natural areas occur within Shawangunk and connect the town to adjacent municipalities. These natural areas, including the Shawangunk Ridge, the Wallkill River, Shawangunk Kill, and the Shawangunk Grasslands National Wildlife Refuge, are an integral part of quality of life in Shawangunk and the larger region. These important areas are protected in whole, in part, or not at all. Open space lands add to the daily quality of life in Shawangunk and give the town its identity. As stated in the Open Space Inventory, proactive planning is needed to ensure the preservation of open space lands for the future. Thus, the OSI provides a useful tool for identifying the resources that are important to the Town and need to be considered for protection. The OSI documents the important agricultural, scenic roads, historical sites, recreation, water quality, and wildlife habitat in the Town. The OSI should be considered a living document, and will change with time, as for example, new species may be recognized, additional historic sites are documented, and other changes occur – it should be supplemented from time to time. This 2021 Plan incorporates the OSI by reference. It can be viewed here: <https://www.shawangunk.org/pdf/enviro/Shawangunk-Open-Space-Analysis.pdf>.

Shawangunk Mountains Scenic Byway

The Town of Shawangunk took a leadership role in the designation and formation of the Shawangunk Mountains Scenic Byway, officially designated in 2006. A New York State-designated scenic byway is a road corridor with resources of regional significance. It offers an alternative travel route while telling a story about the State’s natural beauty, heritage and/or recreational activities. The program was launched in 1992 through Article XII-C of the State Highway Law. The byway is an



important asset within the Town and follows the two primary state and two town transportation corridors within the Town: NY State Route 208, Bruyn Turnpike (CR18), Albany Post Road, and NYS Route 52, essentially linking Walker Valley and Wallkill. The Shawangunk Mountains Scenic Byway is managed by a regional

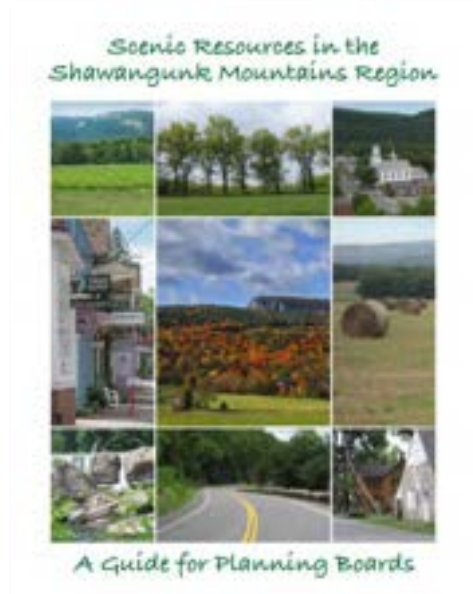
partnership of the 11 towns and villages that encircle the northern Shawangunk Mountains. This is a coming together of the communities that, for thousands of years, have had a common bond with the Shawangunks. The goals of the Byway corridor management plan are:

- Build a strong identity for the Shawangunk Mountains Scenic Byway and Region.
- Improve the ability of each of the participating communities to benefit from the tourism that is attracted to our Region.
- Enhance the availability, convenience and safety of multimodal travel throughout the Region, and upgrade the appearance along the Byway right-of-way.
- Encourage the preservation of the scenic, natural, recreational and historic resources of the Shawangunk Mountains Region.
- Provide a management entity that will implement the Corridor Management Plan in a manner that respects home rule authority and engages the active participation of all the communities along the route.

The management plan documents the various important historic, scenic, recreational, and natural sites that are found throughout this region. This 2021 Plan incorporates the goals of the Shawangunk Mountains Byway Corridor Management Plan by reference. The corridor management plan can be found here: <http://www.mtnscenicbyway.org/pdf-guides/SMSB-Management.pdf>. Related to the corridor management plan is a plan for maximizing the tourism opportunities afforded by the Scenic Byway. The ideas set forth in this document can be used at the local level to stimulate tourism activities in Shawangunk. It is found here: <http://www.mtnscenicbyway.org/pdf-guides/SMSB-Plan.pdf>.

Scenic Resources in the Shawangunk Mountains Region: A Guide for Planning Boards

Subsequent to the designation of the Shawangunk Mountains Scenic Byway and publishing of the corridor management plan, the Shawangunk Mountains Regional Partnership published a scenic resources guide that can be used by planning boards during the review of land development applications. The purpose of the Guide is to present ideas which will help the planning boards to accommodate development and still preserve the scenic beauty and unique character of the Shawangunk Mountains Region. The guide is important, as land development that is not compatible with the scenic beauty of the byway would be detrimental to its designation, and the cohesive visual landscape visible from the byway. The guidebook



presents visualization tools that can be used during application review to assess how a project may change the appearance of a landscape. It defines the various landscape patterns within the byway region and includes constructive planning and design practices to ensure that the visual landscape is preserved, and that development be designed consistent with its landscape.

The 2019 survey indicated that the Town participants supported the use of design guidelines for specific uses. Of the responses that received over a 50 percent response, design guidelines were seen as necessary for the following types of development:

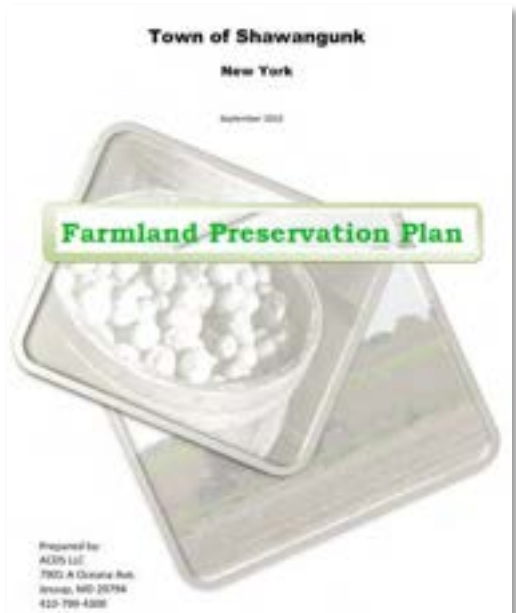
- Retail development;
- Residential development other than single family dwellings
- Industrial development;
- And all nonresidential development.

Importantly, many respondents commented that the design guidelines should be reasonable, and that they should be established in advance, and not applied ad hoc by any board. Buildings and neighborhoods should appear cohesive, but the guidelines should not be so restrictive that businesses and homeowners cannot afford them. Design guidelines need to balance the need to create an attractive community but not deter development. When the participants were asked should design guidelines be applied to certain areas, the Wallkill hamlet was the one area where the majority supported guidelines.

The 2021 Plan acknowledges the Guide and recommends that it be used as a reference document for the Shawangunk Planning Board when it reviews land development applications, to ensure new development is consistent with the Vision and Goals of this 2021 Plan. This ensures there is a manual that can be used by property owners and the board in the review of development applications. The Guide is found here: <http://www.mtnscenicbyway.org/pdf-guides/SMSB-Planning-Board-Guide.pdf>.

Farmland Protection Plan

The 2010 Farmland Protection Plan (FPP) provides a vision for the protection of agricultural resources within the Town. A key and important element of the Plan is the SWOT analysis that was conducted, and which defined the strengths, weaknesses, opportunities and threats confronting agriculture in the Town and region. As expressed in the FPP, it is



clear from surveys, the Town Comprehensive Plan, and the Open Space Plan that agricultural operations are essential to preserving the quality of life in Shawangunk. The definition of agriculture and the

need to sustain it are always evolving. The FPP incorporated a Vision of Agricultural Viability to be used as a guideline for future planning and process review for this Farmland Preservation Plan. The FPP offered recommendations to improve the integration between agricultural and residential land uses in Shawangunk, as well as improve the general economic conditions facing farming and related land uses. The intent of the recommendations is to provide an outline of useful tools that can be incorporated into a series of Town-managed farmland preservation programs that address the unique nature of farming in Shawangunk. Once adopted, these tools will form the basis for a long-term farmland protection work plan.

These recommendations remain relevant and are incorporated into this 2021 Plan. In addition, the FPP recommended that the Town consider amendments to the zoning to support the agricultural vision. The specific zoning recommendations are included in the Implementation section of that report.



3.0 A VISION FOR THE HAMLETS: WALLKILL

The Town of Shawangunk 2003 Comprehensive Plan outlined many goals and objectives for the future growth and protection of the Town and townwide resources. Goals included to promote the hamlets in the Town “as concentrations of mixed land uses, providing small-scale commercial services using principles of traditional neighborhood design” and to promote economic growth. In recent times, feedback from Shawangunk residents at public meetings indicate that residents are concerned about the slow



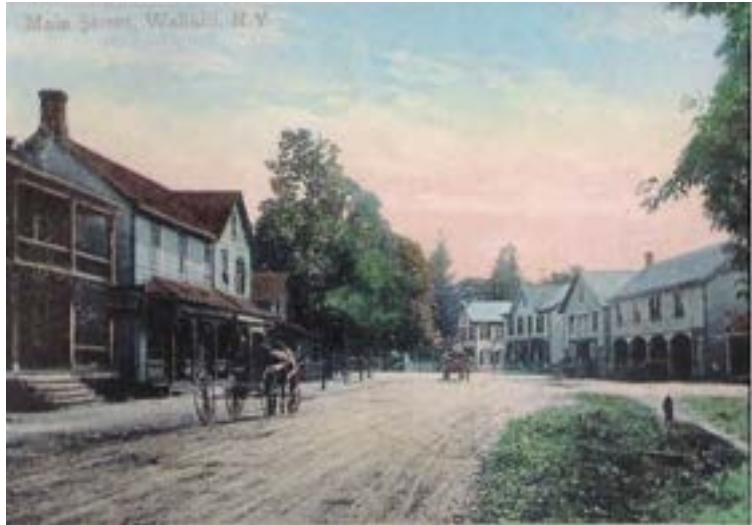
growth of non-residential development in the Town, while also expressing concern about the impacts of large-scale residential development on public services such as schools, public safety, roads and other quality of life features. It is important to understand that without an increase of population, business growth may remain stagnant. The public participation process specifically focused on how the Town can continue to revitalize the two major hamlet areas, Wallkill and Walker Valley/Route 52. A public workshop was held on January 26, 2019, to solicit comments on the needs of this hamlet. The workshop was well attended, with 110+ persons in attendance.

3.1 What We Love About Wallkill

The Wallkill hamlet is the hub of activity on the east side of the Town. It is the governmental seat of Shawangunk and has the greatest concentration of residential and commercial development within the Town. The hamlet has excellent access to transportation systems and is well served by state roads including NYS Route 208 and NYS Route 300. Importantly, the hamlet, unlike other areas of the Town, is served by both public water and public sewer. Many of its homes in the older portion of the hamlet were constructed as “company” homes for the Borden Farm. It has major regional recreational assets, including the Wallkill River and the Wallkill Valley Rail Trail, and is surrounded by significant tracts of open space and farmland. The community understands the importance of these assets – during public workshops, resources that were loved and identified for preservation included:



- **Wallkill Public Library**, which is used by families, seniors, and children alike;
- **Wallkill River**, which is the namesake for the hamlet, and which forms its scenic western boundary;
- **Historic buildings**, listed on the National Register of Historic Places or known to be older and part of the original hamlet formed to house employees of the Borden Farm.



- **Schools** – the benefit of having a concentration of Wallkill Valley Central School District school and recreational facilities in the hamlet
- **Wallkill Valley Rail Trail**, which is valued as a recreational resource and destination in the hamlet and Town;
- **Borden Farm**, a farm established by John G. Borden, whom also was the benefactor and creator of the hamlet, where he wanted to create a “model community”. Borden settled on an area known as “the Basin” in the Town of Shawangunk in 1881. Borden continued purchasing large parcels of land. By 1890, he owned thousands of acres of real estate and named his property in Wallkill “Home Farm.” The hamlet’s evolution is attributed to the Borden family. A detailed inventory of the property and its history can be found in a report entitled “Borden Properties: Home Farm and Condensory Historic and Field Research Project Report” prepared by Landscapes (1992).

3.2 Issues to Address

During preparation of this Plan, the community expressed that the following issues and challenges confront the hamlet, and need to be addressed:

- The Wallkill riverfront is an underutilized asset and needs to be revitalized and access improved.
- The HWG zoning district at the corner of NYS Route 208 and 300 is underutilized and has not resulted in the growth intended.
- The MB-C zoning district was intended to be a location where a mix of uses and extension of the hamlet could occur, but it remains vacant.
- While many desire that Borden Farm be preserved, it is in private ownership and a portion of it is presently for sale. The zoning needs to be reviewed to ensure the development represents the vision for the hamlet. There are still over 600 acres of vacant land owned by only a few entities.
- There is little guidance of what new infill development should look like so that it fits into

the hamlet's character.

- The hamlet needs social gathering places, such as restaurants, beer gardens, parks, entertainment venues, and small shops.
- Additional green space should be provided along the riverfront and elsewhere in the hamlet.
- The bus garage properties (2) and automotive repair shops are not adding value to the experience of the hamlet and need to be relocated.
- Survey participants are “foodies” and along with restaurants, desire coffee shops and grocery stores which are not present in the hamlet.
- The hamlet needs a destination place or a magnet to draw people into it and reactivate the hamlet.
- The hamlet should accommodate access to fresh fruits and vegetables and support a farmers market.
- The sidewalk program should be continued and expanded.
- There is a desire for more safety and surveillance of the hamlet's recreational facilities.
- Properties which are vacant and not maintained should be inspected and when necessary, violations issued to bring them into safety compliance and to improve their appearance.
- The Town should re-open Borden Road to connect the southerly portions of the Town and neighboring Montgomery neighborhoods to the hamlet.
- Development should be subject to reasonable design guidelines. To many, the look of the buildings is more important than the uses.
- The application review process needs to be streamlined, especially for existing buildings, whenever possible.

3.3 A Vision for Walkill

The community was given the opportunity to select the words that best described a Vision of Walkill. The vision is a major guiding component of a plan and describes a community's values and aspirations and a shared image of how it wishes to evolve over the next 10 to 20 years. It is forward looking, positive, affirmative and aspirational.





In the next 10 years, the Wallkill hamlet will be revitalized to be a family-friendly, vibrant, attractive, and well-kept community. The Town will have a bustling and lively “main street” along Wallkill Avenue and the gateways into the hamlet with restaurants, small businesses, food stores, entertainment uses and family-friendly gathering spaces, mixed with residential uses. Wallkill will be served by sidewalks that connect the residential neighborhoods to its commercial “main street” and to its schools, parks, and major recreational facilities, including the Wallkill riverfront and a completed rail trail. A connected riverfront walk along the Wallkill River will link, through a linear park, to a farmer’s market, cafes, restaurants, family-friendly entertainment venues and other gathering spaces attractive to local residents and visitors alike.

3.4 Goals and Objectives

W1.	CELEBRATE THE WALLKILL RIVER.	
	1.1	<p>Rezone the riverfront to promote recreational water dependent and water-enhanced uses. At this time, the Wallkill riverfront is primarily dedicated to non-water dependent uses, and most are also not water enhanced uses, i.e., they do not derive any benefit from being located on the riverfront. Uses on the riverfront should be water dependent, such as a canoe launch, or water enhanced. A water-enhanced use is defined as a use that has no critical dependence on obtaining a waterfront location, but the profitability of the use and/or the enjoyment level of the users would be increased significantly <u>if the use were adjacent to, or had visual access to,</u> the waterfront. Residential uses and tourist commercial development typically fall within this category, especially if development is designed to preserve open space along the water's edge and views of and from the water. The Town, through proper zoning, can create an active riverfront by ensuring that uses that are directly related to, or benefit from a riverfront location, are prioritized. Standards to ensure that buildings do not completely block off access to views of the river would further benefit this goal.</p>
	1.2	<p>Create a linear park with trail along the riverfront's edge as detailed in Volume II, Appendix A: Hamlet Baseline Conditions. The Town overwhelmingly supports a linear park or trail that parallels the Wallkill River. It would be a way of tying together the multiple water enhanced and recreation water dependent uses that are envisioned for the hamlet. As part of any zoning that implements this intention, specific standards will need to be developed that reserves a defined width of land along the banks of the river for this purpose. The Town is making this a priority project and will utilize a variety of tools to acquire the land or easements to create the trail, from outright acquisition of critical parcels to zoning land for this purpose. The land can be reserved as properties come in for development, and grants and other funding could be sought to develop a trail and other recreation improvements. As part of the Town's existing incentive zoning provisions, creation of a linear riverfront park could be added as a specific objective to acquire land along the river.</p>
	1.3	<p>Ensure that new development integrates visual lines of sight across a property so that the River is visible from the public rights-of-way. Standards for new riverfront development need to be created to ensure that sight lines of the riverfront are protected. Protecting these sight lines of the river will allow visitors views of this resource and will enhance the image of the hamlet area. The Town should consider adopting a general standard that views of the river should be provided, for example, every 100 feet when viewed from Route 208 or Wallkill Avenue, which would require that open view corridors be included on certain properties that get developed and redeveloped to ensure this visibility.</p>

	1.4	<p>Establish a farmer’s market at Popp Memorial Park or elsewhere along the Walkkill River. The Town seeks to create a farmer’s market which would allow local agricultural operators to sell their farm products readily to hamlet and Town residents. A farmer’s market along the river would be particularly attractive, as visitors could visit the farmer’s market, and then sit and relax along the river while shopping. Should this not be feasible given space requirements, additional locations should be considered, e.g., the large lawn area behind Walkkill Federal Savings Bank.</p>
<p>W2. REVITALIZE THE HAMLET GATEWAYS.</p>		
	2.1	<p>Review the use bulk requirements for the HWG district, so that it can be developed with larger commercial uses. The HWG district was formed, as per the 2003 Plan, to establish a walkable, traditional mixed-use village business gateway to draw people into the hamlet. However, development of this zoning district is challenged as it is not located within a sewer or water district and is also located within the aquifer overlay, as discussed in Town Goal 2.4. Further, the historic mixed-use center for the Town is situated along Walkkill Avenue and the surrounding streets. The Plan recommends that the Town consider rezoning the HWG area to an attractive commercial district that would be subject to reasonable design standards. In order to ensure that future development in this area does not compete with the Walkkill hamlet center or proposed riverfront district, the Plan recommends that more intensive commercial uses that may require larger space and parking, such as medical offices, be considered in this area.</p>
	2.2	<p>Rezone the area along NYS Route 208 south of Walkkill Avenue to allow water enhanced uses along the riverfront side. The west side of these two roads is situated within the 100-year floodplain. As a result, it is recommended that uses be limited to nonresidential uses. Buildings should be oriented to the river and have wide side yards between clusters of buildings, to preserve line of sight views to the river. Buildings should be lower in height than other surrounding buildings, though the community agrees that two story buildings are appropriate in this area and depending on grade changes, it is possible that three stories could be accommodated where the building scale does not overwhelm the public viewshed. Any development would be required to incorporate small gathering spaces and viewshed corridors into their design. As one travels farther north along Walkkill Avenue toward the Crowell Bridge, the floodplain hugs the river, and an opportunity exists to allow mixed use buildings with apartments above. A design standard for any new development along the riverfront is to acquire land to create a riverfront trail.</p>
	2.3	<p>Rezone the area along NYS Route 208 south of Walkkill Avenue to allow mixed use downtown style buildings on the east side of Route 208 between the road and the rail trail. The east side of NYS Route 208 is currently underutilized and used for school bus parking. There are approximately 6 acres of land including the properties to the north and up to the intersection of Route 208 and Walkkill</p>

		Avenue that could be redeveloped with traditional Hudson Valley downtown style buildings. The community supports two story buildings in this area, and it is envisioned that traditional two or three-story mixed-use residential/shopfront buildings and attached row-style shopfronts could be supported. Like the west side of 208, any development would be required to incorporate small gathering spaces into their design. Three story buildings could be considered in this area with appropriate third floor setbacks and massing so that the buildings don't overwhelm the streetscape. Design guidelines should be developed to illustrate appropriate 3-story architecture within this area.
W3.	CREATE A DESTINATION "MAIN STREET" FOR WALKKILL.	
	3.1	Zone for social gathering places, such as restaurants, beer gardens, pocket parks, family entertainment venues, and small boutique shops. Walkkill Avenue, NYS Route 208, and Bona Ventura Avenue extending up to the new firehouse site is zoned SB, or Small Business. At this time, uses including bus garages, self-storage facilities, auto fuel stations, and auto maintenance and repair shops do not lend themselves to the creation of an activated main street area. There is a need for these uses, but their concentration within the hamlet entry point minimizes the ability of the Town to create a vibrant, lively hamlet center. The 2021 Plan recommends that these uses be reconsidered and removed from the SB district or any new district in this area to encourage the types of uses that hamlet residents desire.
	3.2	Explore potential destination uses or "magnets" which will draw visitors into the hamlet. During the public participation process, many participants indicated there is a need for a destination use or magnet to draw visitors and Townwide residents to the hamlet. Suggestions were creative and broad, and included: museums, obstacle training site; distilleries and breweries; black box theater ⁴ ; YMCA; recreation (splash pad) or sports venue. Bowling, arcade, kid fun activities, art studio, music school, martial arts center, indoor sports arena have been mentioned as desirable uses and destinations. The Town should consider defining and regulating these types of uses within the hamlet or at its periphery, depending on the size of parcel needed to accommodate the use.
W4.	ALLOW EXPANSION OF THE HAMLET'S RESIDENTIAL NEIGHBORHOODS IN A BUILDING PATTERN CONSISTENT WITH THE EXISTING HAMLET PATTERN.	
	4.1	Review the MB-C zone and assess whether a Form-Based Code approach could encourage quality designed, mixed use development on this parcel which would be an extension of the hamlet. The Mixed Use-Business zoning district encompasses vacant property located between Strawridge Road and NYS Route 208/300. At this time, to develop the property requires the creation of a Mixed Use Business-Conservation Park, which can be no less than 50 acres. This size parcel encompasses half of the property located on the west side of the

⁴ A black box theater is a simple performance space, that varies in size, and is usually a square room with black walls and a flat floor. The simplicity of the space is used to create a flexible stage and audience interaction.

	<p>pond/stream system that runs north-south through the property. The maximum impervious surface coverage is limited to 35 percent, and no more than 10 percent of the total floor area can be dedicated to retail use. Up to 40 percent of the area can be dedicated to residential uses. To develop the site requires Town Board approval of a master plan and amendment to the Town Comprehensive Plan. The process is daunting and lengthy, especially if the Town seeks to encourage appropriate development on this project site. The public has expressed that eating and drinking establishments, retail businesses, a public park, health and recreation facilities would be reasonable uses of the land. Ideas expressed by the public include a brewery, health and community center for senior citizens, youth center, community pool and playground, shopping center, grocery store, agriculture, bowling alley, arcade, kid fun activities, art studio, music school, martial arts center, indoor sports arena, have been mentioned. This Plan recommends that uses that are deemed acceptable to the community should be allowed individually and not as part of a large 50-acre planned development. Any new zoning could consider the phasing of development on the site, e.g., 5 acres at a time, to provide greater flexibility. The MB-C zone should be considered as an overlay zone where a Form-Based Code could be mandated for the overall development of the parcel with certain percentages of overall development required for commercial, residential and civic uses as well as open space. If the majority of the public supports construction of a grocery store in an appropriate location of the MB-C zone, the land should be identified, and the use allowed, along with other uses that are favored, while still requiring an open space set aside to protect agricultural soils, environmentally sensitive resources, and scenic vistas.</p>
<p>4.2</p>	<p>Assess whether the H-1 zone should expand across the Stewart Crowell Bridge. Much of the hamlet expansion has been programmed for the MB-C zone, and the H-1 zones that are north of the hamlet. With better data mapping sources, it has become apparent that large vacant parcels within the H-1 and MB-C zones are constrained by wetlands and other environmental features. If the Town supports the growth of the hamlet center in order to offer housing opportunities here, which reduces demand for housing in the more distant portions of the Town which are not as suitable for development, it could re-evaluate the location of the hamlet zones, which are intended to support new single-family neighborhoods. If appropriate linkages are provided on the west side of the river, lands within ½-mile of the hamlet could be considered for additional hamlet residential zoning but only until such time that appropriate economic development and redevelopment has been achieved in the existing developed areas of the hamlet.</p>
<p>W5</p>	<p>BEAUTIFY THE HAMLET.</p>
<p>5.1</p>	<p>Promote an attractive streetscape within the hamlet. The Town has been undergoing improvements within the hamlet, including the installation of new concrete sidewalks, textured patterned road crossings, and decorative lights around Garrison Park within the Wallkill hamlet. Studies demonstrate that an</p>

		<p>attractive streetscape elevates property values, sustains stable neighborhoods and enhances safety and perceptions of safety in the community. In addition, streetscapes can perform environmental functions by incorporating landscaping and bioswales into the design. The 2021 Plan recommends that the Town continue a program of improving the streetscape, and develop specific cross sections and details and standards for sidewalk width, street trees and plantings, street lamps, curb extensions, and street furniture to guide new developments and consistent improvements within the hamlet. The Town should continue its sidewalk improvement program especially along Wallkill Avenue, Main Street, around Town Hall, and the community parks.</p>
	<p>5.2</p>	<p>Provide street lamps in park locations used by children for recreational uses. While related to the objective above, new household families have expressed the importance of providing adequate security and protection to children who recreate in the numerous parks throughout the hamlet. Street lamps and security lighting should be installed that afford children, seniors, and households with the needed lighting levels to provide a sense of security and comfort when walking or recreating during evening hours.</p>
	<p>5.3</p>	<p>Create and adopt design guidelines which will guide future developments. As per the public survey, there is support for design guidelines to regulate the appearance of new development. Among the types of uses that should be subject to the design guidelines would be retail development, residential development (other than single family homes), industrial development, and all nonresidential development. In terms of areas which should be subjected to design guidelines, the Wallkill hamlet received majority support for these types of regulations. However, the tone of the comments was that design guidelines needed to be set forth in advance, i.e., they should not be ad hoc standards introduced on a case-by-case basis during site plan review.</p> <p>The existing zoning law at this time refers to design guidelines that were prepared in the early 1990s by the New York Planning Federation and are not readily available. If design guidelines are referenced in the zoning law, and in the absence of new design guidelines specific to the hamlet, the Shawangunk Mountain Scenic Byway design standards could be used in the hamlet, as applicable to a hamlet environment. Also, applicable sections of the Ulster County Community Design Manual (March 2017) could be referenced. The hamlet, especially the area intended to be the mixed use center for the hamlet, would benefit from a Form-Based Code which would regulate building types that received support by the public during the workshops. If a use can be developed in accordance with the specific building type, it would be allowed.</p>
	<p>5.4</p>	<p>Promote active code enforcement and property maintenance. Code enforcement within communities is important to controlling the potential for blight. Code enforcement decisions have a major impact on the property values and image of the community. All municipalities have buildings, dwellings, and properties – code enforcement of property standards seeks to protect and</p>

		maintain property values through effective enforcement in order to keep aging buildings, homes, and properties from deteriorating and becoming “eyesores” to the community. Any community, in the absence of code enforcement, will struggle with issues related to vacant buildings, trash, tall grass and weeds, graffiti, and/or inoperable vehicles. Studies have shown that communities that have areas of blight and deteriorated properties may eventually see an increase in the amount of crime and a significant decrease in property values. ⁵ The 2021 Plan reinforces the need to commit to active code enforcement, by ensuring that adequate manpower is dedicated to this mission and that the NYS Property Maintenance Code is enforced and that approved site plans are followed.
W6.	EXPAND AND ENHANCE PEDESTRIAN CONNECTIONS THROUGHOUT THE HAMLET.	
	6.1	Construct new sidewalks which connect the existing and future neighborhoods to the school and recreation facilities in the hamlet. The Town and hamlet residents have expressed a need to expand sidewalk connections within the hamlet, particularly linking important governmental and institutional uses to the residential neighborhoods and to one another. Among the locations called out are additional sidewalks to the middle school, e.g., along Lavoletta Avenue. In places, sidewalks do not exist, or are macadam, rather than concrete, which is subject to wear and tear. The Town will continue to review and install sidewalks that provide safe travel for residents of the hamlet.
	6.2	Stripe crosswalks at road crossings and consider curb extensions. Where sidewalks exist, the Town will establish a program of striping crosswalks to provide a visual queue that pedestrians may be crossing the street. Particular priority will be provided to establishing crosswalks along streets that intersect with NYS Route 208 and NYS Route 300. Curb extensions should be considered where additional pedestrian safety would benefit from reducing the distance crossing streets. Curb extensions can be used for landscaping treatments and stormwater controls.
	6.3	Continue the Walkkill Valley Rail Trail north to its connection in Gardiner. The Walkkill Valley Rail Trail is a major asset and destination in the hamlet. At this time, the trail extends into the Village of Walden, where it terminates at Woodruff Street three miles to the south. The trail presently ends on the south side of Bona Ventura Avenue. At this point, the trail is essentially Railroad Avenue, and a dirt right-of-way continues north past C.E. Penny Drive until it enters and continues into the Town of Gardiner. Trails increase their useful value and attract more visitors when they are improved. A dirt path will attract some pedestrians and mountain bike users, a hard pack gravel path would attract runners, and hybrid cyclists, while a fully paved path would attract all cyclists, roller bladers, and even families with strollers. The Plan recommends that the Town pursue funding to improve the remainder of the path from its present terminus to the Town line. It should also include connections to any new developments which may intersect or be adjacent to the trail, to provide

⁵ <https://ci.montgomery.il.us/DocumentCenter/View/945/The-importance-of-code-enforcement-article-FINAL?bidId=>

		additional connections into the hamlet. At this time, the trail runs through a portion of the Wallkill Correctional Facility which is not available for public use. At this location, an alternative route should be identified and signed until such time the trail may be continued along the former rail right-of-way.
W7.	CONSIDER THE NEED FOR ADDITIONAL ROAD CONNECTIONS TO THE HAMLET	
	7.1	Explore the ability to re-open Borden Road, or to create an additional road when larger properties surrounding the hamlet are developed, to encourage access from the southern parts of the Town to the hamlet.
W8.	STREAMLINE THE SITE PLAN REVIEW AND PLANNING PROCESS FOR EXISTING BUILDINGS.	
	8.1	Establish standards whereby the Building Department can review a change of use to an existing building that can be addressed through the building permit process. The need for site plan review and approval would depend on such factors as does the new use: require more parking, sewer capacity or increase water demand, result in any potential increase in noise, lighting, or other potential impacts to adjoining. Where a building is being reused by a similar use, review by the Building Department would expedite occupancy of vacant buildings. The standards for review would be clearly defined to limit discretionary decisions, as building departments in general are organized to issue ministerial permits only.
	8.2	Review the parking regulations and consider waivers where on-street parking is available. The Zoning Law does not explicitly allow off-site parking areas to count toward the required parking for a project when a property is too small to meet its parking on-site. If the Town wants to permit on-street parking to count toward this waiver, it should be made explicit. The benefit of this provision would be that valuable property can be dedicated to building use and not parking areas where the streets allow on-street parking. It also encourages visitors to park along the hamlet’s streets and walk past other properties and businesses. It improves the streetscape by reducing the visibility of off-street parking areas.
	8.3	Consider establishing expedited Planning Board site plan and design review where a change of use to an existing building need only be reviewed for any proposed minor improvements. During the public participation process, it became evident that the visual character of an existing building, many of which are older and “historic”, need to be reviewed to ensure that any remodeling or façade changes are attractive and improve the visual character of the hamlet. If the Town supports the reuse of buildings whereby site plan approval is streamlined, the Planning Board review could focus on façade alterations and landscaping. Clear standards would be developed to identify the limited submission requirements for a streamlined review and the types of applications to which it could be applied.

3.5 Wallkill River Walk

The Wallkill River Walk is conceptually a project that could be a destination that brings residents and visitors to the Wallkill hamlet. Enhancement of the Wallkill River Walk requires several initiatives:

1. Connect the Shawangunk, Walden and Wallkill Rail Trail (Rail Trail) to the Wallkill River Walk;
2. Use this connection to enhance the appearance of the Southern Gateway;
3. Extend the Wallkill River Walk south to the Rail Trail, and north along the River and into the heart of the Wallkill Avenue Business District;
4. Continue wayfinding for the trail through the civic heart of the hamlet to Wallkill Town Park and back to the Rail Trail.



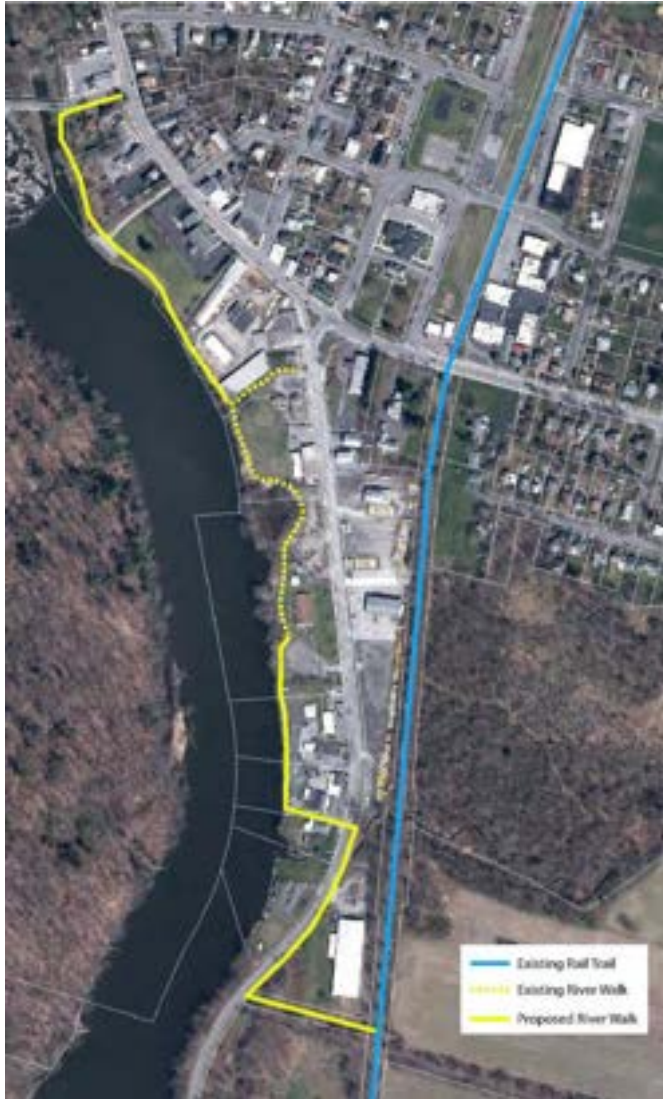
This proposal creates a largely off-street pedestrian and bicycle loop through the scenic, cultural and economic heart of the Wallkill hamlet. An in-depth feasibility analysis is provided in chapter 5.6 of Baseline Conditions.

Implementation Strategy

Given the current limitations to accessing parcels in private ownership, a short-term strategy might involve the use of the current public right-of-way while a long-term strategy would entail the need for access easements. As has been discussed, the existing light industrial uses within the floodplain pose a health and safety concern to the Wallkill River and residents of the hamlet. Incentives offer a method for phasing out light-industrial uses in this area, encouraging new development and achieving the access needed for the River Walk. For example, redevelopment of parcels along Route 208 within the floodplain that includes mixed-use may be eligible for a higher density if the River Walk right of way is provided along the shoreline. Similarly, an overlay would achieve the same goal, but allow the Town to be more specific about the area targeted for these enticements.



To connect and loop the river trail to the rail trail, an easement or public right of way should be explored at the south end of the loop.



The image to the left shows the long-term strategy of the Riverwalk, the ideal scenario where the pathway follows the shoreline. New development would ideally be positioned both toward Route 208 and the River, for example with storefronts on Route 208 and patios or decks and outdoor eating and drinking facing the River.

Interventions such as clearly painted crosswalks with wayfinding signage, exemplary landscaping and traffic calming techniques can combine to create an attractive gateway to the hamlet. These types of interventions would be appropriate where the rail trail meets Route 208, and where an on-street bike lane or sidewalk crossed to the River Walk at Popp’s Park (short term) or south where an auto repair shop currently sits (long term).

Ideally the northern entrance/exit to the Riverwalk would be located at or near the Stewart Crowell Bridge- this would require discussions with private property owners north of Popp’s Memorial Park. Short term, the northern entrance/exit of the existing Wallkill Riverwalk could be located at the main intersection in the center of the hamlet, where civic uses such as Town Hall and commercial/retail uses are located. At either entrance/exit point signage should direct users

along Wallkill Avenue to visit shops and connect back to the rail trail at the intersection of Main Street and Railroad Avenue, or direct users to reconnect with the rail trail right away. Signage along the rail trail on Railroad Avenue could provide wayfinding for restaurants and additional recreational opportunities on the way out of the hamlet.

Design Interventions

Traffic calming can take many forms such as major infrastructure interventions (curb bump outs, chicanes, roundabouts or speed bumps), minor infrastructure interventions (bollards, road texture modifications) landscape interventions (gardens or trees that differentiate space) and painting and signage. An attractive gateway can be easily achieved depending on the combination of traffic calming interventions employed, such as attractive landscaping, bright crosswalk paint, cautionary signage as well as welcoming signage. Examples within other communities are provided below.



Clearly marking the crosswalk with paint, texture and cautionary signs are good practice for traffic calming



Wayfinding signage coupled with scenic landscaping/views.



A combination of low-cost interventions such as paint and landscaping can create a scenic and safe gateway to the community

4.0 A VISION FOR THE HAMLETS: WALKER VALLEY

This 2021 Plan was specifically initiated to address the issues and challenges confronting the Town’s hamlets. While Walkkill is the largest of the Town’s hamlets, Walker Valley has been considered the hub of activity for the west side of Shawangunk. The hamlet, located along NYS Route 52, is at the foothills of the Shawangunk Mountains and situated along the scenic byway. Walker Valley is considered a linear hamlet with its concentration of uses fronting to NYS Route 52. It is small, and the hamlet’s



extent is slightly longer than the length of sidewalks that serve it, which extends from Oregon Trail Road to Marl Road – the hamlet can be considered extending to Red Barn Road. In part, the sidewalk is linear due to the wet and marshy soils surrounding it – unlike Walkkill, Walker Valley did not grow around the agriculture surrounding it. It is a “mountain” hamlet and grew around a mill at the base of the existing pond in the hamlet. In its history, Walker Valley was a meeting place for the visitors who stayed in the small hotels which were prevalent in the region. Pockets of farming occur on either side of Route 52 until reaching Pine Bush where the valley opens up to extensively farmed lands. During the planning process, the analysis of land use and development trends considered activities along the entire NYS Route 52 corridor from the Town’s westerly boundary to its easterly boundary where it meets up with Pine Bush in the Town of Crawford. It is evident that residential and commercial development has happened in a more “organic” fashion, with commercial uses interspersed along the corridor.

4.1 What We Love About Walker Valley

The Walker Valley hamlet is a small hub of activity on the west side of the Town. The hamlet is situated along NYS Route 52. It had more activity when a golf course was in operation to the east of the hamlet, but the golf course is now defunct. It is not served by public water or sewer, so except for the historic buildings that pre-date the 1950s, most dwellings in the area are located on one acre lots to be able to accommodate individual water and septic systems. The hamlet is anchored by the Walker Valley



firehouse and the post office. The hamlet is only 1-1.5 miles from state forest lands and Minnewaska State Park Preserve. Residents and stakeholders that participated in the workshops and survey recognize that Walker Valley is a smaller center of activity, and acknowledge the limitations of creating larger, more intense uses in this area. The workshop was less well attended, and thus the recommendations of this Plan rely on more limited data. Ultimately, it is recommended that in the future, more targeted efforts be spent on soliciting input from residents on the west side of Town, to understand their sense of how Walker Valley may evolve to serve them. Workshop participants were asked what they love about Walker Valley. Responses included:

- **Businesses**, where the Walker Valley Vet, 3rd and Company Lakeside, and even any new businesses were appreciated with a comment that “we could use more!”
- **The Walker Valley Methodist Church**, which is landmark that visibly anchors the hamlet;
- **Scenic Character**. Walker Valley because of its small size, has the feel of a mountain hamlet tucked in the foothills of the Shawangunk Mountains. Buildings are also small in scale and no single building dominates the viewshed.

4.2 Issues to Address

The challenges confronting the hamlet were identified through the public participation process. During preparation of this Plan, the community expressed that the following issues and challenges confront the hamlet, and need to be addressed:

- Concern with the loss of the golf course to a not-for-profit organization, and which results in the loss of lands that were zoned to accommodate small businesses.
- The need to expand businesses which will attract tourists. Concern is that tourists travel to Ellenville and Pine Bush, without stopping in Walker Valley.
- Any businesses should keep the historic character within the hamlet and be high quality and attractive.
- Need to control speeding within the developed section of the hamlet.
- A desire to extend sidewalks farther than they exist at present, to create a more walkable hamlet area.
- Businesses are scattered along the NYS Route 52 corridor in this portion of the Town. As a result, people rely on driving to these businesses for access, and they do not add to the desire to concentrate uses in the hamlet. Yet, the hamlet has limited land area to accommodate additional development within it, given lack of public utilities.
- Drive throughs are not favored along this portion of the corridor.
- There is an opportunity to capture household market demand within the Pine Bush area, yet Walker Valley is distant from this hamlet and uses.

4.3 A Vision for Walker Valley

The community was given the opportunity to select the words that best described a Vision of Walkkill. The vision is a major guiding component of a plan and describes a community's values and aspirations and a shared image of how it wishes to evolve over the next 10 to 20 years. It is forward looking, positive, affirmative and aspirational. Given the limited number of persons that participated in the workshop event, this vision should be reconsidered in another 5 years, as part of a targeted effort to obtain additional input. Further, the vision set forth in the section addresses not just the hamlet proper, but the Route 52 corridor on which it is situated.



In the next 10 years, the Walker Valley hamlet and NYS Route 52 corridor will be targeted to support additional businesses, many of which will cater to the many sightseers and visitors in the Shawangunk Mountains region. Retail uses, boutiques, bakeries, restaurants, coffee shops, delis, florists, fitness center, offices, farmers market, and similar uses are desirable in the hamlet itself and it will be a gathering place for community-based events. The NYS Route 52 will be protected for its scenic beauty, and new uses will be designed in accordance with defined design guidelines. Wineries, breweries, restaurants, campgrounds, country inns, resort type hotels, and agricultural-related uses are favored along the scenic byway corridor.

4.4 Goals and Objectives

WV1.	PROTECT THE SCENIC CHARACTER OF NYS ROUTE 52, A STATE DESIGNATED SCENIC BYWAY.	
	1.1	Adopt design standards. It is recommended that the Town consider adopting the Scenic Resources of the Shawangunk Mountains Region as design standards to be used within Walker Valley and along the Route 52 corridor.
	1.2	Require screening and landscaping for heavy commercial uses. Many of the existing heavy commercial land uses along the corridor are screened from view as a result of the existing wooded vegetation that has been retained along Route 52’s frontage. Should the Town determine that these uses are allowable along the corridor, a minimum lot area, setback from existing residences, and required screening along the frontage would retain the existing character of this scenic corridor.
WV2.	CREATE ZONING THAT STRENGTHENS THE ECONOMY ALONG ROUTE 52.	
	2.1	Create a tourism overlay zone. The entire Route 52 corridor is situated along a scenic byway, and traffic data indicate it is heavily traveled. It is used as a link between the west and east sides of the mountains, and provides primary access to major state parks, including Minnewaska. As a result, opportunity exists to capture this demand and create a hub for tourism related uses. The Town should explore creating a tourism overlay which would specifically allow uses such as overnight accommodations including bed and breakfasts, country inns, resorts with outdoor recreational activities, eating and drinking establishments, camping locations, retail uses that cater to the traveling public, event venues, and similar uses. Rather than define a specific segment of the corridor for these uses, the overlay zone could allow it along the length of the corridor and would allow more flexibility for siting these uses. Appropriate lot size, setbacks, and other design standards would ensure that any project does not negatively impact existing residence and residential enclaves along Route 52.
	2.2	Allow for the creation of additional small business nodes along the Route 52 corridor to meet the needs of local residents. The Route 52 corridor west of Pine Bush is approximately 6 miles long from town border to border. Along this corridor there are residential neighborhoods and concentrations of development, especially south of the corridor. Traveling west from the Town boundary to New Prospect Road, the Route 52 corridor is an extension of the Pine Bush hamlet. An opportunity exists to create additional small business nodes along the corridor which would allow retail and service commercial uses that could serve the residents in this area.
WV3.	EXPAND UTILITY AND TRANSPORTATION INFRASTRUCTURE TO SERVE THE ROUTE 52 CORRIDOR.	
	3.1	Consider alternatives to create central water or sewer services. The ability of Walker Valley and the Route 52 corridor to accommodate development is

		<p>limited by the lack of central sewer and water service in this area. The resulting land use pattern will be large lot development and lower density and intensity in scale unless a developer proposes the installation of centralized services. When new larger-scale development is proposed within the Walker Valley area, consideration should be given to encouraging the sharing of these services among multiple property owners that could stimulate further development consistent with this Plan and the Town’s zoning.</p>
	<p>3.2</p>	<p>Trail connections. Trails exist within Minnewaska State Park and other regional destinations, and opportunities exist to create a multimodal network of additional paths and trails which would link the state park and other destinations with the Walker Valley area. Wayfinding signs could also be installed as routes for biking and hiking trails.</p>

5.0 IMPLEMENTATION

5.1 Adopting the Plan

The first step in implementing Shawangunk’s comprehensive plan is to ensure that it is officially adopted by the Town Board. New York State Town Law Section 272-a 5 regulates the adoption process:

1. Local referrals. The proposed comprehensive plan that is prepared by the town board may be referred to the Town Planning Board for review and recommendation before action by the Town Board.
2. County referral. The Shawangunk Town Board must, prior to adoption, refer the proposed comprehensive plan to the Ulster County Planning Board for review and recommendation as required by Section 239-m of the New York State General Municipal Law.
3. Public hearing. The Town Board must hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of the proposed plan, and in addition, the Town Board must hold one or more public hearings prior to adoption of such proposed plan or amendment. The first public hearing was held already on April 25, 2019.
4. Public hearing notice. Notice of a public hearing must be published in a newspaper of general circulation in the town at least 10 calendar days in advance of the hearing. The proposed comprehensive plan will be made available for public review at the Town Clerk’s office and will also be made available on the Town website.
5. SEQRA. Prior to adoption of the Comprehensive Plan, the Town Board must review the potential generic environmental effects of adopting the Plan in accordance with the regulations implementing the New York State Environmental Quality Review Act (SEQRA).
6. Agricultural review and coordination. The Comprehensive Plan for the Town of Shawangunk, within which certain properties are within an agricultural district or are receiving agricultural assessments shall continue to be subject to the provisions of article twenty-five-AA of the agriculture and markets law relating to the enactment and administration of local laws, ordinances, rules or regulations. The Comprehensive Plan must take into consideration applicable county agricultural and farmland protection plans as created under article twenty-five- AAA of the agriculture and markets law.
7. Adoption. The Town Board may adopt by resolution the Town Comprehensive Plan.
8. Periodic review. The Town Board, as a component of this Comprehensive Plan, establishes 10 years as the maximum interval at which time the adopted plan shall be reviewed.
9. Land use regulations. All Town of Shawangunk land use regulations must be in accordance with the adopted Comprehensive Plan.

5.2 Implementing the Plan

Once the Comprehensive Plan has been adopted, it is the Town Board’s responsibility to implement the Comprehensive Plan. While the precise timing will depend upon available resources, etc., this general schedule provides a framework by which the community can track its progress. This section of the Comprehensive Plan lists the action items to be pursued upon adoption of the Comprehensive Plan. The time horizon for this Comprehensive Plan is 10 years. Short-term (S) actions should be implemented within one (1) year of the Comprehensive Plan’s adoption. Medium-term (M) actions should be pursued within 2-5 years of adoption; and long-term (L) actions are to be pursued over the next 6-10 years. Ongoing actions (O) are those actions which will recur, e.g., the Planning Board may undertake an action item every time there is a new development application.

All actions involve input and or action by the Shawangunk Town Board, and may also involve other local, county or state agencies. Many of the recommendations propose revisions to the Town’s zoning law.

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
Townwide Recommendations		
Pursue a diversified Townwide communication program.	Regularly post notices, information, minutes, and other informational pieces on the Town’s website.	O
	Consider creating a Town page on Facebook.	S
	Prepare and circulate newsletters as part of required mailings or send a newsletter quarterly to inform the public of events, meetings, the need for volunteers, and other Town messages.	O
	Introduce an attractive message board to inform Town citizens of upcoming events.	M
Update the Open Space Inventory report.	Updated Open Space Inventory with current list of important historic places, newly found sensitive species, the scenic byway, and other features.	M
Encourage use of the Town’s historic names and places in new subdivision roads and names.	Create a formal policy and list of appropriate names for new subdivisions and roads.	S
Preserve the scenic features which promote the Town’s rural qualities.	Update the site and subdivision regulations to specify the protection of existing tree rows, allees, existing farm lanes, stone walls, and similar rural features.	S

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
Protect the important natural resources and scenic views associated with the Shawangunk Ridge, including the Shawangunk Mountains Scenic Byway.	Allow the Planning Board to use the Shawangunk Mountains Scenic Byway Resources Guide during site and subdivision plan review to replace the design guidelines referenced presently in the zoning law.	S
Maintain large parcels of open space as a major component of Shawangunk’s landscape.	Develop a comprehensive map of open space areas with cluster subdivisions, along with other open space properties in the Town, to determine where gaps in the open space system may exist, and to encourage preservation of lands to close these gaps.	M
Use best practices for attenuating pollutants from stormwater runoff. Activities should be set back a minimum distance from the banks of these water bodies, and swales and other features introduced to filter runoff, to the extent necessary.	Review and update, as necessary, the Town’s stormwater management regulations.	S
Protect the natural resources and scenic values associated with the Shawangunk Kill Wild and Scenic River Corridor and the Wallkill River corridor.	Establish a vegetative buffer between any development and the banks of the watercourse, where the watercourse is visible from public rights-of-way.	S
Create a destination map.	Create a comprehensive map of destinations in the Town which can be printed and/or posted online for interactive use by visitors and residents alike, to market the Town’s recreational, agricultural, open space, and visitor assets of the Town.	M
Develop a touring route.	Establish a touring route which connects the Town’s important destinations and identify them and the route with signage.	M-L
Connect the Town’s destinations to its hamlets.	Develop a digital and/or signage system linking trails, roads, and visitor destinations to the hamlet centers. Signage, road markings, digital maps, and other wayfinding mechanisms can be implemented.	M-L
In the Wallkill hamlet, where development can be visible, landscape the water’s edge and ensure buildings are designed to be a visual and scenic	Adopt hamlet design and landscape standards.	M

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
asset along the riverfront.		
Protect the Tin Brook Aquifer and balance protection with the objective of promoting economic development and allowing expansion of the Walkkill hamlet in a sustainable manner.	Review the zoning and provide additional mechanisms to protect the aquifer from runoff, while allowing for an increase in impervious coverage within the Walkkill hamlet to promote economic development.	S
	Examine the accuracy and extent of the AQ-O district and CEA boundaries	S
Zone the Walkkill hamlet consistent with the Hamlet Vision	Rezone the hamlet to allow higher residential density and nonresidential intensity consistent with the community’s design and land use preferences, in order to introduce new residents and encourage vitality in the hamlet.	S
Provide a diversity of housing choices in the Town of Shawangunk.	Rezone the Walkkill hamlet to encourage a mix of housing choices including small lot single family detached dwellings, two-family dwellings, and multifamily dwellings which may include townhomes and small multifamily dwelling complexes within the center of the hamlet where they are allowed at present and explicitly set forth the allowable densities in the zoning.	S
	Encourage mixed use residential apartments above ground level commercial uses within the Walkkill hamlet and explicitly set forth the allowable density in the zoning.	S
	Continue promoting low density residential development in the rural agricultural areas outside the hamlets of the Town so as to preserve expanses of lands in agricultural operation.	O
	Explore the potential for establishing work/live space arrangements in the Walkkill hamlet.	M
	Review the current allowable uses in the RS zones which include multiple dwellings, two-family dwellings, and senior citizen developments in these locations, which density may not be consistent with the open	S

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
	space preservation intent of the zones.	
Clarify the allowable density of multifamily housing.	The zoning law is silent on what the density and scale of multifamily housing should be in certain districts where they are allowed outside of the R-AG districts, including the H-1 and SB zones. In the hamlet, consider allowing fourplex style homes and up to three story building heights.	S
Promote senior housing and around the Walkkill hamlet.	Where senior housing developments are allowed in the R-Ag districts, consider revising the zoning to allow them within a defined radius of the hamlets to ensure seniors are close to services.	M
Encourage additional accessory dwelling options.	Consider revising the accessory dwelling regulations to provide a more streamlined approval process that encourages accessory dwellings in appropriate locations in the hamlet, including within detached buildings.	S
Protect housing in the R-Ag districts from potentially large-scale nonresidential uses.	Consider whether light industrial and other nonresidential uses should be developed on larger lot sizes than what is required for a single-family dwelling and consider establishing larger setbacks between nonresidential uses and nearest residence.	M
Employ “smart growth” principles in housing development.	It has been the Town’s policy to preserve 50 percent of the land area of a cluster subdivision as open space. Specify this requirement in the zoning, but allow a waiver to a defined (e.g., 35%) lower percentage of open space where the Planning Board determines that environmental, historic, or scenic resources worthy of preservation are not present.	S
Consider alternative road/driveway ownership arrangements for small/minor subdivisions	Explore allowing common driveways and/or private roads for minor subdivisions, which would limit the number of small roads that the Town Highway department would have to maintain, subject to specific standards defined in the subdivision regulations and recorded private Road Agreements to run	M

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
	with titles of the new lots in perpetuity.	
Continue to promote conservation subdivisions and clarify procedures.	Clarify in the zoning law whether the 10-acre average density is based on the subtraction of environmental constraints from the calculation. Consider whether conservation subdivisions are favorable, and whether the average lot size should be reduced to encourage more use of this subdivision technique.	M
Create a Town Economic Development Committee	Appoint a Committee that would be tasked with pursuing economic development opportunities in the Town, marketing and advertising businesses, and seeking grants to help local businesses and start-ups.	S-L
Promote agricultural industries as an important profit-making enterprise in the Town of Shawangunk and adopt standards to protect adjoining residential uses.	Consider defining agricultural industries and light industrial uses separately and evaluate whether certain agricultural businesses should be allowed as permitted uses in the R-Ag zones.	S
Support retention of existing agricultural operations.	Update the definition of a farm operation as well as agricultural land use in the zoning code to coincide with Section 301 of Agriculture and Markets Law 25-AA.	S
	Appoint a farmer-led team to review the Town’s land use regulations and policy and make it farm friendly.	M
	Review permitted uses vis-à-vis current farm industry needs.	S
	Consider allowing value added businesses including agriculturally related processing, and food distribution. Examine the need to create performance-based standards for agriculture and agribusiness activities, including emerging opportunities such as those above.	M
	Develop an agricultural overlay zone or other regulations to include revised standards for farmstead housing and agriculturally related outbuildings as a means to streamline on-farm improvements.	M

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
	Create expedited site plan approval processes for farm operations within a certified agricultural district.	S
Promote small-scale commercial development in all hamlets.	Review the various hamlets and existing mix of uses within them and assess whether small businesses zones should be created to support existing businesses or to allow limited new businesses which meet local neighborhood needs.	S
Promote quality design in the Town’s hamlets.	Develop design guidelines for hamlet areas that will accommodate additional development in a manner which preserves the historic building patterns.	M
Provide sites for appropriate small-scale heavy commercial uses in Shawangunk.	Assess locations where heavy commercial uses could be situated outside the SB, HWG, and other nonresidential zones, subject to site plan review and standards which require that the uses are generously landscaped and screened from adjoining residential areas.	M
Encourage low-impact home-based businesses in Shawangunk.	Evaluate whether a home occupation could be allowed in an accessory detached building.	S
Create a new Business Park zone (other than the MB-C) which would be allowed along the state highway corridors.	Consider a new zone that would allow land with frontage along NYS Route 208 or NYS Route 300, outside or at the periphery of the Wallkill hamlet, to be developed as an attractive business park which could accommodate a mix of warehouse, light industrial, and office uses in a park-like setting.	M
Adaptively reuse farm complexes.	Consider allowing farm complexes to be adaptively reused as a business park, where the new uses would reuse existing farm buildings. The zone could be mapped, or a floating zone created where the Town Board would have the discretion to approve the zone, upon petition by a specific landowner.	S
Prioritize local procurement.	Encourage the large organizations/institutions/employers in Shawangunk to prioritize local procurement	O

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
	to support Shawangunk businesses. Work in partnership to establish supply chains and engage the community to interface more with the local Shawangunk economy.	
Support the arts.	Art-related uses are not specifically defined in the zoning. Art, music, bookstore/cafes, dance studios and arts classroom space should be explicitly defined and allowed by the zoning, especially in the hamlets.	S
	Consider zoning for a museum, a fine arts/performing arts center, theater, concert venue or live music lounge.	S
	Explore creating black box performance spaces to support theater companies, promote unique cultural events, and draw theatergoers into Shawangunk.	M
	Encourage art events, including arts fests, concerts, and live performances.	O
Allow rural indoor and outdoor event venues.	Consider zoning for rural event venues which could allow multiple activities as part of a principal use while protecting the quality of life of neighbors.	S
Review and regulate short-term lodging rentals.	Address whether the Town will allow short-term rentals and if so, how they may be regulated to ensure they are a benefit to the Town.	M
Hamlet of Walkkill Recommendations		
Promote recreational water dependent and water enhanced uses.	Rezone the Walkkill River waterfront in the hamlet for water dependent and water-enhanced uses, including recreational, residential, and tourist commercial uses. Include standards to ensure that buildings do not completely block off views of the river.	S
Create a linear trail along the Walkkill River.	Acquire land through donation, purchase, and/or easement to create a riverfront trail.	O, L
	Pursue grants and other funding to develop a trail and other recreation improvements.	O, L
	Develop zoning and subdivision standards that reserves a defined width of land along the banks of the river for a trail. As part of	S

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
	the Town’s existing incentive zoning provisions, creation of a linear riverfront park could be added as a specific objective to acquire land along the river.	
Protect public views of the riverfront.	Develop standards to ensure that views of the riverfront are protected and which will enhance the image of the hamlet area. Consider adopting a general standard that view corridors be incorporated into new developments and redevelopment of riverfront property.	S
Establish a farmer’s market at Popp Memorial Park or elsewhere along the Walkkill River.	Create a farmer’s market which would allow local agricultural operators to sell their farm products readily to hamlet and Town residents. Additional locations should be considered, e.g., the large lawn area behind Walkkill Federal Savings Bank, in cooperation with the landowners in the hamlet.	M
Review the use bulk requirements for the HWG district, so that it can be developed with larger scale commercial uses.	Consider rezoning the HWG area to an attractive commercial district to be governed by reasonable design standards. In order to not compete with the Walkkill hamlet center or proposed riverfront district, allow more intensive commercial uses that may require larger space and parking, such as medical offices.	S
Rezone the area along NYS Route 208 south of Walkkill Avenue to allow mixed use downtown style buildings on the east side of Route 208 between the road and the rail trail.	Rezone and redevelop the east side of NYS Route 208 to allow traditional Hudson Valley downtown style buildings. The community supports 2-3 story buildings in this area, and it is envisioned that traditional two or three-story mixed-use residential/shopfront buildings and attached row-style shopfronts could be supported. Incorporate small gathering spaces into their design.	S
Zone for social gathering places, such as restaurants, beer gardens, pocket parks, family entertainment venues, and small boutique shops.	Rezone the SB district to encourage the social gathering types of uses.	S

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

Recommendations and Objectives	How To Accomplish	Timeframe
Pursue potential destination uses or “magnets” which will draw visitors into the hamlet.	Destination places could include: museums, obstacle training site; distilleries and breweries; black box theater; YMCA; recreation (splash pad) or sports venue, bowling, arcade, kid fun activities, art studio, music school, martial arts center, indoor sports arena. The Town should consider pursuing a destination use and define and regulating these types of uses within the hamlet or at its periphery, depending on the size of parcel needed to accommodate the use.	M
Food places.	Pursue the establishment of a small to medium format grocery store in the hamlet.	M
	Enter into agreements with private businesses, e.g., food trucks, which could activate a park or other location in the Town.	M
Review the MB-C zone and assess whether a Form-Based Code approach could encourage quality designed, mixed use development on this parcel which would be an extension of the hamlet.	Rezoning a portion of the MB-C zone for uses that are deemed acceptable to the community at large and which could be allowed individually and not as part of a large 50-acre planned development.	M
	Consider allowing the MB-C zone as an overlay zone where a Form-Based Code would be mandated for the overall development of the parcel with certain percentages of overall development required for commercial, residential and civic uses as well as open space.	M
Assess whether the H-1 zone should expand across the Stewart Crowell Bridge	If appropriate linkages are provided on the west side of the Wallkill River, lands within ½-mile of the hamlet could be considered for additional hamlet residential zoning but only until such time that appropriate economic development and redevelopment has been achieved in the existing developed areas of the hamlet.	L
Promote an attractive streetscape within the hamlet.	Continue a program of improving the streetscape, and develop specific cross sections and details and standards for	O

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
	sidewalk width, street trees and plantings, street lamps, curb extensions, and street furniture to guide new developments and consistent improvements within the hamlet. The Town should continue its sidewalk improvement program especially along Walkkill Avenue, Main Street, around Town Hall, and the community parks.	
Provide street lamps in park locations used by children for recreational uses.	Continue installing street lamps and security lighting that afford children, seniors, and households with the needed lighting levels to provide a sense of security and comfort when walking or recreating during evening hours.	O
Create and adopt design guidelines which will guide future developments	Develop new or adopt existing design guidelines for nonresidential, mixed use and multifamily residential development.	M
Promote active code enforcement and property maintenance.	Commit to active code enforcement, by ensuring that adequate manpower is dedicated to this mission and that the NYS Property Maintenance Code is enforced and that approved site plans are followed.	L, O
Construct new sidewalks which connect the existing and future neighborhoods to the school and recreation facilities in the hamlet.	Construct and rehabilitate sidewalks linking important governmental and institutional uses to the residential neighborhoods and to one another, including to the middle school, e.g., along Lavoletta Avenue.	L, O
Stripe crosswalks at road crossings and consider curb extensions.	Stripe crosswalks to provide a visual queue for vehicles that there is a pedestrians crossing. Priority will be provided to establishing crosswalks along streets that intersect with NYS Route 208 and NYS Route 300. Curb extensions should be constructed where additional pedestrian safety is necessary.	L, O
Continue the Walkkill Valley Rail Trail north to its connection in Gardiner.	Pursue funding to improve the trail from its present terminus to the Town line. It should also include connections to any new developments which may intersect or be adjacent to the trail, to provide additional connections into the hamlet.	L, O

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX		
Recommendations and Objectives	How To Accomplish	Timeframe
Road connections.	Explore re-opening Borden Road, or create an additional road when larger properties surrounding the hamlet are developed, to encourage access from the southern parts of the Town to the hamlet.	L
Consider streamlined standards for a change of use to existing buildings.	Consider establishing a shortened review process where a building is being reused by a similar use in order to expedite occupancy of vacant buildings.	S
	For the reuse of a building whereby site plan approval can be streamlined, the Planning Board review could be focused and limited to façade alterations and landscaping.	S
Review the parking regulations and consider waivers where on-street parking is available.	Consider waiving some of the required parking for a use where on-street parking is available. Valuable property can be dedicated to building use and not parking areas where the streets allow on-street parking.	S
Hamlet of Walker Valley Recommendations		
Adopt design standards.	Consider adopting the Scenic Resources of the Shawangunk Mountains Region as design standards to be used within Walker Valley and along the Route 52 corridor.	S
Require screening and landscaping for heavy commercial uses.	Where the Town allows heavy commercial uses along the Route 52 corridor, establish a minimum lot area, setback from existing residences, and required screening along the frontage that would retain its scenic character.	S
Create a tourism overlay zone.	Explore the creation of a tourism overlay zone which would specifically allow uses such as overnight accommodations including bed and breakfasts, country inns, resorts with outdoor recreational activities, eating and drinking establishments, camping locations, retail uses that cater to the traveling public, event venues, and similar uses. Appropriate lot size, setbacks, and other design standards would ensure that any project does not negatively impact existing residence and	S

TOWN OF SHAWANGUNK COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

Recommendations and Objectives	How To Accomplish	Timeframe
	residential enclaves along Route 52.	
Allow for the creation of additional small business nodes along the Route 52 corridor to meet the needs of local residents.	Consider zoning segments of Route 52 to create small business nodes which would allow retail and service commercial uses that could serve the residents in this area.	S
Consider alternatives to create central water or sewer services.	When new larger-scale development is proposed within the Walker Valley area, consider encouraging the sharing of these services among multiple property owners that could stimulate further development consistent with this Plan and Town zoning.	L
Trail connections.	Create a multimodal network of additional trails and paths linking Minnewaska State Park and other regional destinations to other destinations and the Walker Valley hamlet.	L
	Consider installing wayfinding signs to identify routes to biking and hiking trails.	M