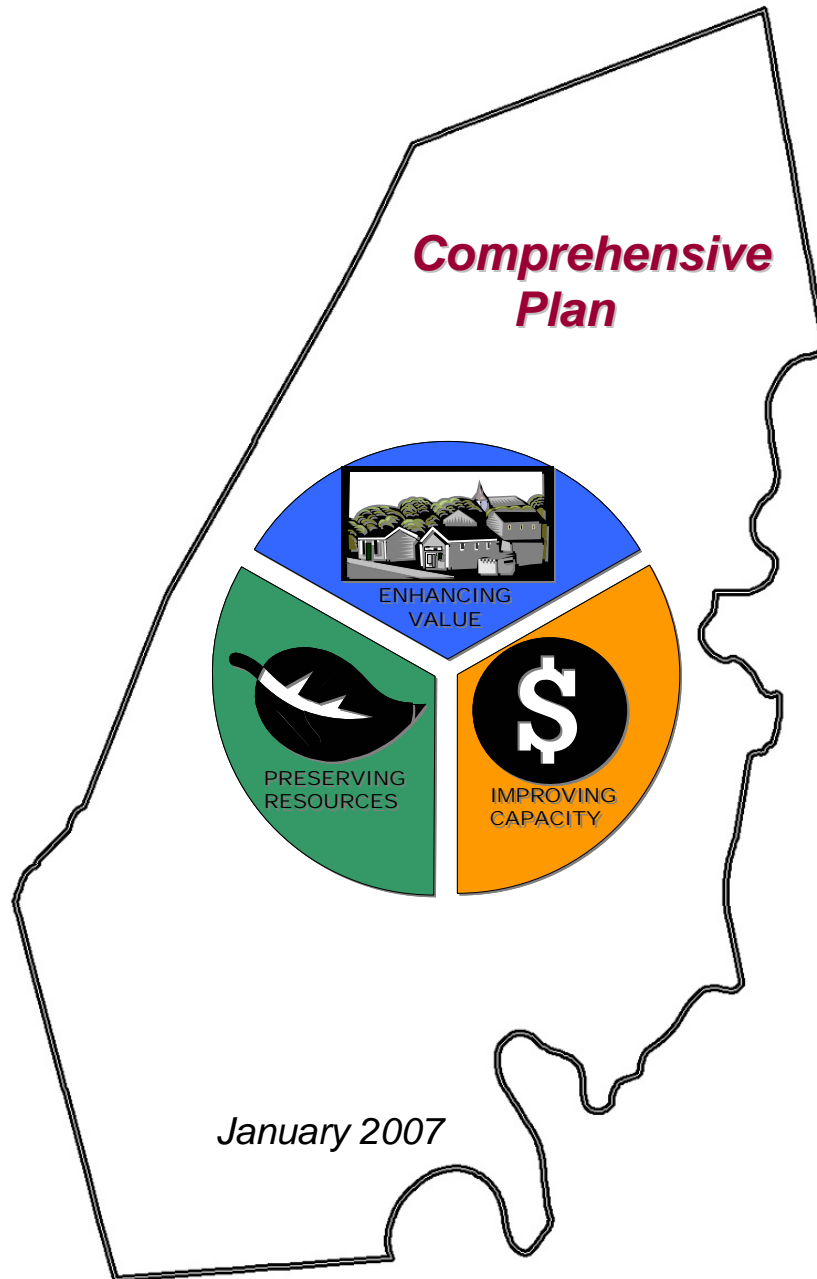


# ***TOWN OF ROSENDALE***



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## ***INTRODUCTION***

### ***The Planning Process***

Rosendale last completed a comprehensive plan in 1969. The Village still existed as a separate unit of government. Nelson Rockefeller was governor of the State. Richard Nixon was in the first year of his presidency. IBM was the dominant employer in the region. The last vestiges of the once-booming cement industry were just disappearing from the Town.

Over the last 35 years, IBM, like Rosendale's cement companies, left Ulster County completely. Village government ceased to exist. Yet change in Rosendale has added as much as it has taken away. The personal computer and the Internet have transformed the way we work and create. Environmental protection has been formally incorporated into laws at the national, state and local levels. Rosendale has seen the birth of a new generation of enterprises and organizations, ranging from precision plastic molding to multi-media artists.

In 2001, the Town of Rosendale appointed a committee to review and update the existing comprehensive plan. The committee compiled a variety of existing planning and planning-related information to guide their work. That year the committee also commissioned a community survey to serve as one of several means to secure public input to the planning process.

The Committee created, administered and compiled a survey of residents in 2002. 1,138 surveys were returned. A full tabulation of all survey responses was prepared by Shuster Associates in October, 2002. An analysis of the responses to the survey (including the "open-ended" questions) is included in the basic studies for the plan in the appendix for "public outreach."

During 2003, two public outreach meetings were held during the month of June. At these meetings, those in attendance were asked to evaluate images representing issues related to quality of life, neighborhoods and development along the Route 32 corridor. In addition, participants were divided into groups and, using a map of the Town, were asked to identify thing in the Town to be protected as well as things to be promoted. The results of these exercises are also summarized in the basic studies for the plan in the appendix for "public outreach."

In September, 2003 by three public outreach meetings were held to garner public comment about draft goals for the comprehensive plan. The comments gathered at each of these meetings are tabulated in the basic studies for the plan in the appendix for "public outreach."

From October, 2003 to August, 2004, the master plan committee met monthly to review in detail the plan goals and recommendations and to solicit input from town organizations and agencies on these goals and recommendations. In the fall of 2004, the complete draft was reviewed by the committee, before being subject to at least one public hearing. Once the committee completed its public hearing(s), the draft was finalized and forwarded to the Town Planning Board and County Planning Board for review. Then it was presented to the Town Board for adoption, following a public hearing and completion of the State Environmental Quality Review (SEQR) process required prior to adoption.



### ***The Context: Rosendale's Legacy of History and Topography***

Rosendale was built on limestone. Literally, much of the Town is underlain by deposits of a very high quality limestone that was once mined extensively and used in an early type of cement. In another sense, as noted on the Town's own website, Rosendale owes its existence in part to the presence of this resource:

The discovery of cement during the building of the Delaware and Hudson Canal in 1825 led directly to the formation of the township of Rosendale in 1844. Taking lands that had been formerly in the towns of Hurley, Marbletown, and New Paltz, the state intended to place the booming cement industry under the control of one political body. At its peak, during the second half of the nineteenth century, the cement business involved the operation of at least 19 large companies and several smaller ventures and employed more than 5,000 men. Four million barrels of cement a year were produced which was 50 percent of the total production of natural cement in the United States.

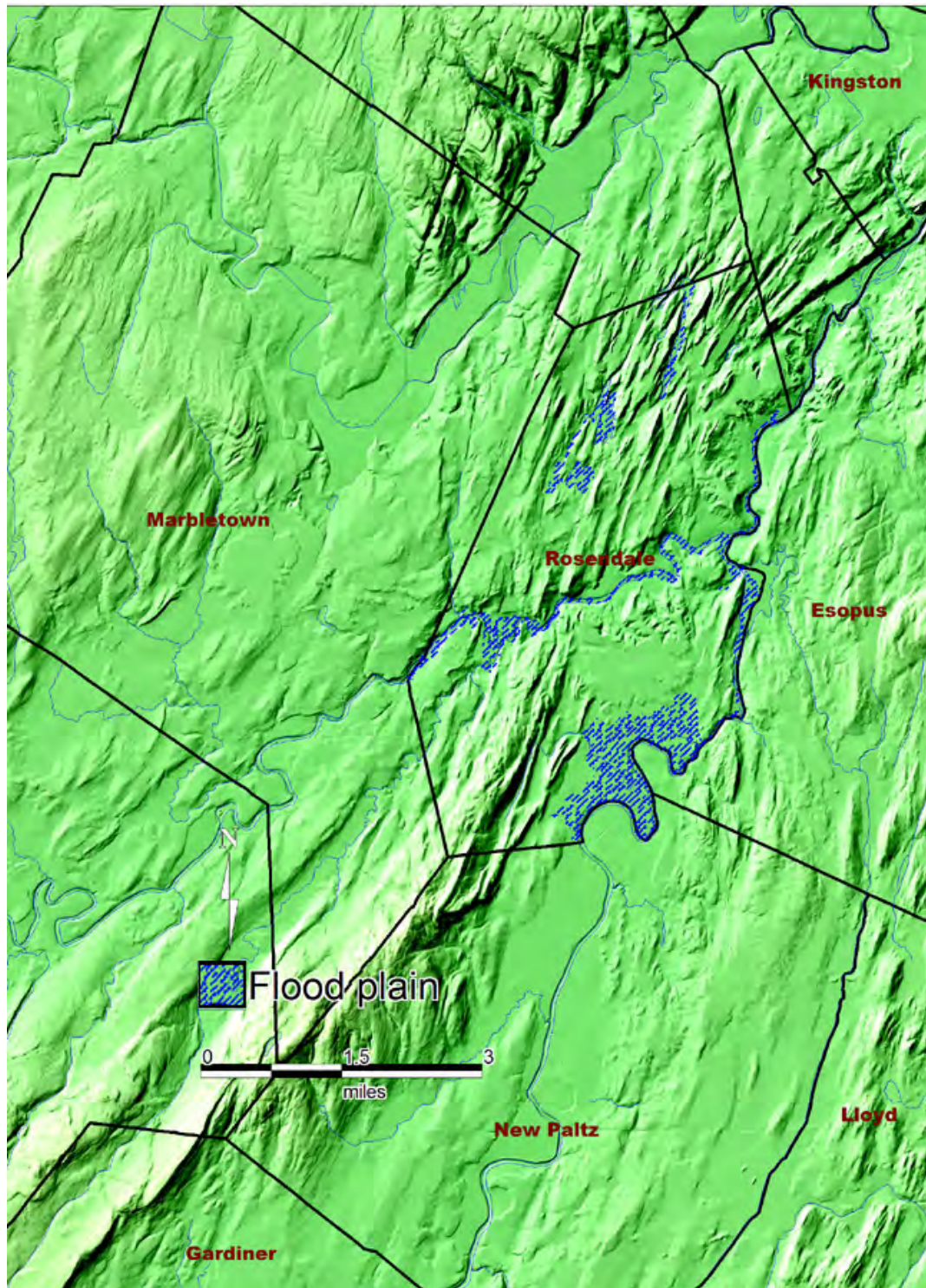
- courtesy of Ann Gilchrist: Rosendale Town Historian

This is key to understanding the unique challenges and opportunities that face Rosendale. The Town was configured to include all of the cement industry sites, but—for the most part—*only* the cement industry sites. Consequently, Rosendale's topography is distinct from its neighbors. As shown in Figure 1, Rosendale has only a few small patches of relatively level land, particularly when compared to Marbletown and New Paltz, where even areas of higher elevation are relatively flat.

By contrast, Rosendale has a topography that seems almost corrugated in character. This is particularly true in the glaciated areas in the northern part of Town, among the Binnewater Lakes. Heading south, these steep slopes descend to the Rondout Creek. The Shawangunk Ridge rises just south of the Creek. The only extensive flat area in Town is in the vicinity of Tillson (an area once referred to as Rosendale Plains). However, as noted on the map, much of this flat land is located in flood plain.

Rosendale is an area with much land that is constrained either by slope, flood plain or wetland. Further, slopes in the land change suddenly over short distances, giving Rosendale its "wrinkled" appearance in Figure 1. Throughout the Town, the land often changes character quickly. Steep slopes give way to relatively flat land and then back to slopes, often within a few hundred feet.

Figure 1. Topography of Rosendale and Vicinity  
(map by Fairweather Consulting using data from USGS.)



NOTE: Map for illustration purposes only. Not intended to provide precise locations for specific features or facilities.

Figure 2.  
Examples of Rosendale Topography



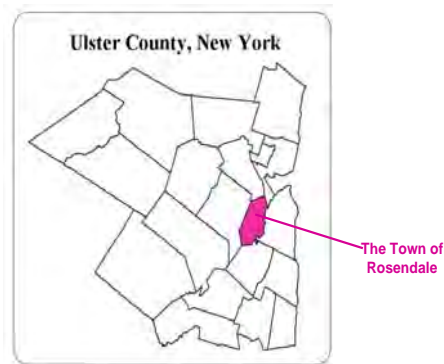
Consequently, unlike neighboring towns, Rosendale has little land that is easily developed. Due to the small-scale changes in topography, much development is readily visible from nearby locations. This part of what gives Rosendale its distinct beauty. It is also suggests that, in many areas, any development should be carefully considered so that it blends into the existing character of the Town.

### ***Demographic Trends***

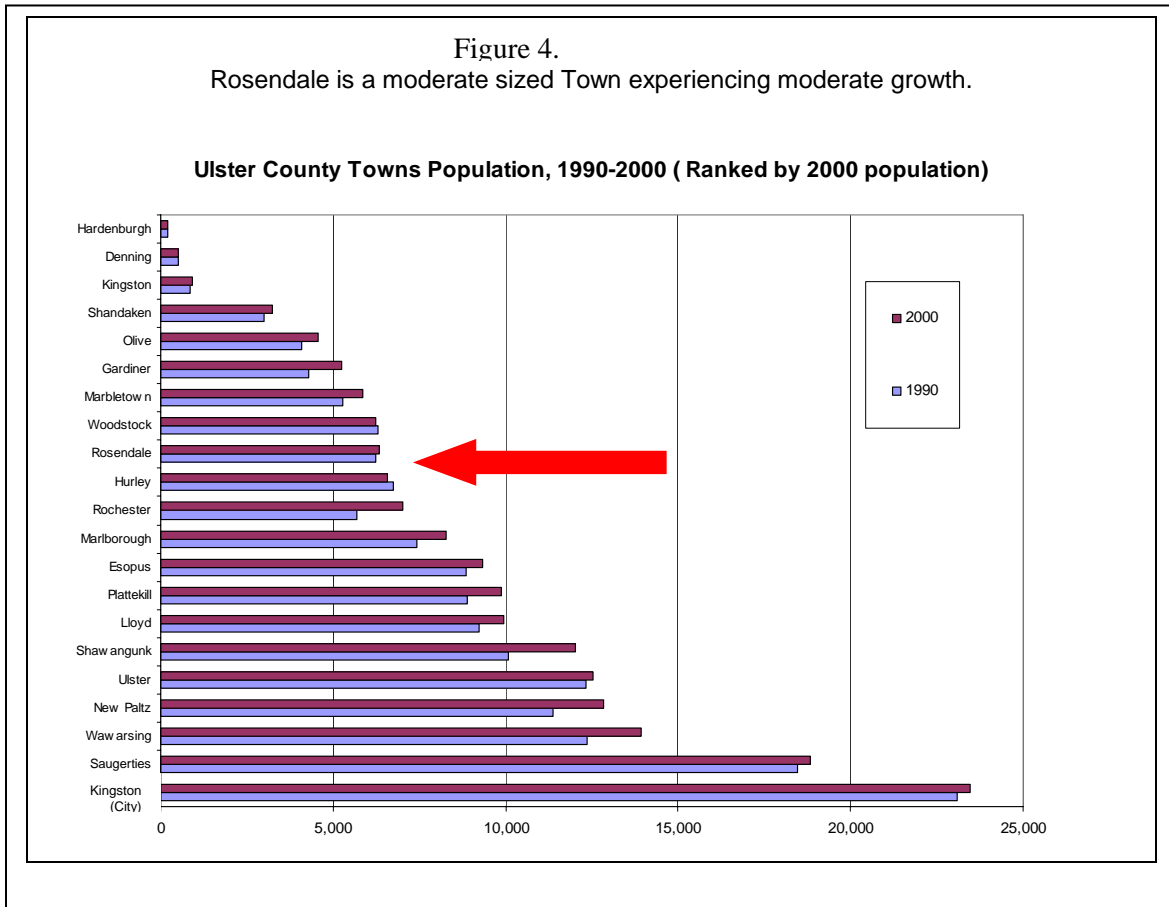
The lack of readily developable land has influenced Rosendale's population growth. Rosendale is a moderate-sized town experiencing slow to moderate growth. One of the smaller towns in Ulster County, Rosendale covers 51,646,634 square meters of rolling farmland and forest. It includes many hamlets, the largest of which are the hamlets of Rosendale and Tillson, and part of High Falls.

According to Census data, Rosendale supports a population of 6,352, up from 6,200 in 1990. The chart below shows all towns within Ulster County, and indicates Rosendale's comparative position with respect to overall population. According to census data shown in Figure 4, in 2000 Rosendale was the 13<sup>th</sup> most populous township in Ulster County. (NOTE: for a more detailed discussion of population trends in Rosendale, see the basic studies for the plan in the plan appendices.)

Figure 3. General Location



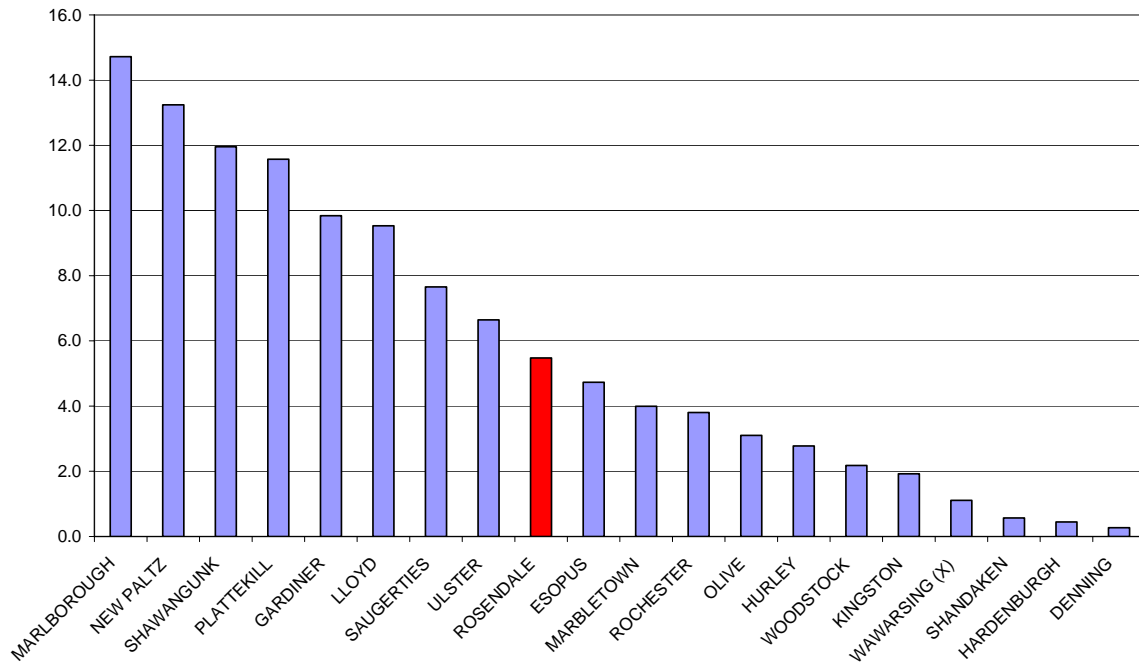




This pattern of relatively slow growth has held throughout the first few years of the 21<sup>st</sup> Century. For example Figure 5 below shows Rosendale's rankings in building permits issues in Ulster County Towns up to 2003. Note that during the period 1993 to 2003, Rosendale ranked 9<sup>th</sup> in building permits issues per square mile of town land. When only the most recent year is considered (2003), Rosendale's ranking increases to 8<sup>th</sup>, but is still far below Marlborough, New Paltz, Saugerties and Plattekill. NOTE: Although the data are not shown here, when the towns are ranked by new building permits issued since 2000 as a percentage of housing existing in 2000, Rosendale is ranked 15<sup>th</sup> among Ulster County's 21 minor civil divisions (i.e., 20 towns and the city of Kingston).

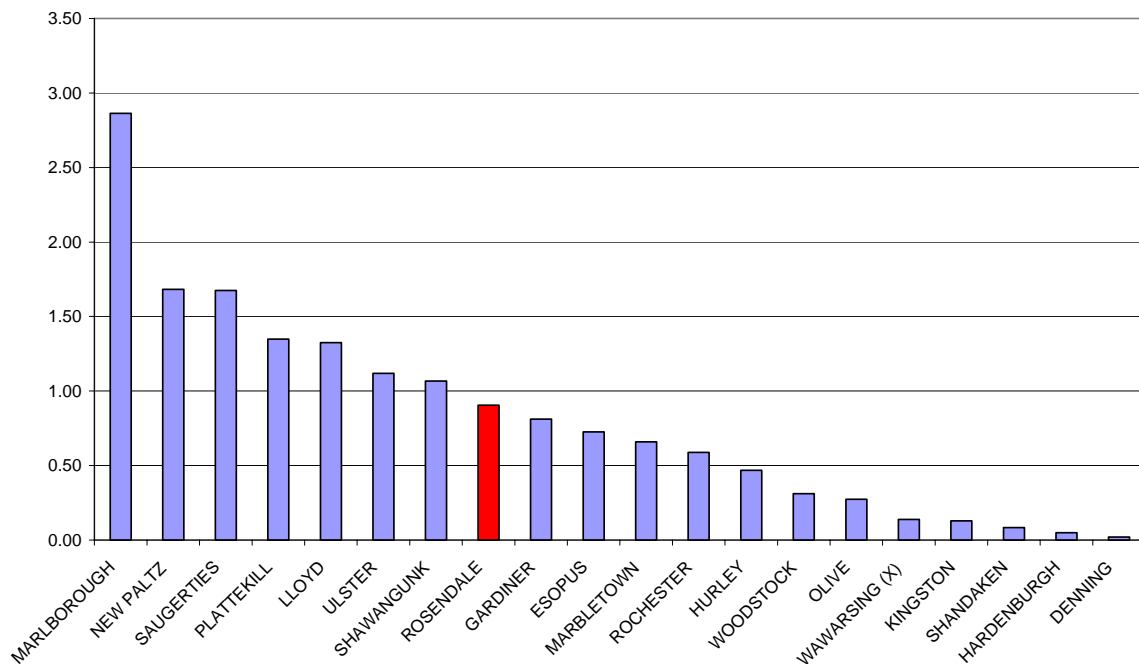
Figure 5.

Single-Family Building Permits Issued, 1993-2003 per square mile



Source: Building Permit data from UC Planning Board; Land Area from NYS Comptroller's Office

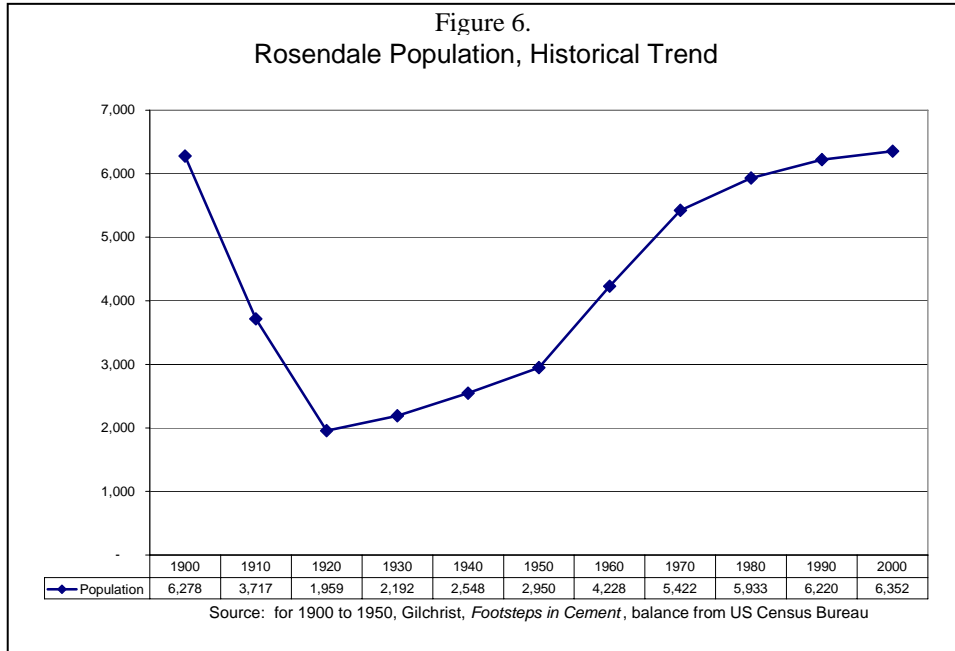
Single-Family Building Permits Issued 2003 per square mile



Source: Building Permit Data from UC Planning Board; Land Area data from NYS Comptroller's Office

(x)Wawarsing data includes the Village of Ellenville.

In fact, the growth that the Town has experienced since the 1950s has only served to return the Town to the population level it experienced at the turn of the 19<sup>th</sup> century, when the completion of the Ashokan Reservoir and aqueduct system served

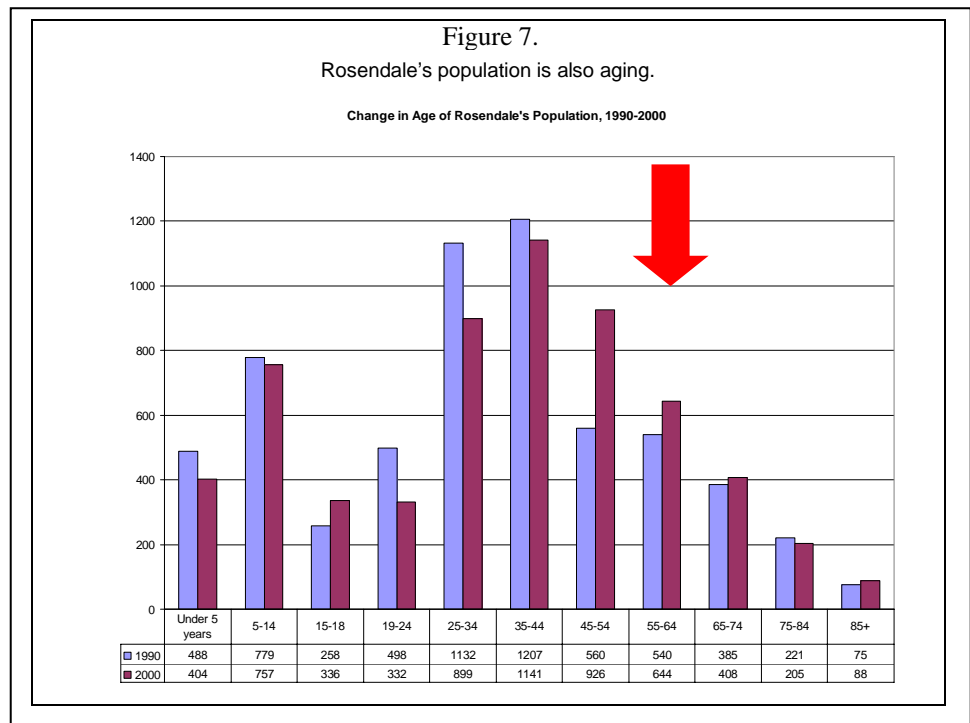


to temporarily swell the local population. (See Figure 6.) The completion of the aqueduct, coupled with the closing of the D&H canal, saw the Town population decline to a low of 1,959 in the 1920 Census. Rosendale's population grew relatively rapidly after World War II, fueled by the completion of the New York State Thruway, continued growth in the cement industry, and the founding of IBM's Kingston facility.

***Population Change  
has been as important  
as Population Growth***

Since 1970, the last vestiges of the cement industry disappeared, and IBM-Kingston closed its doors. The Town's population growth slowed accordingly.

As one consequence of relatively slow growth, Rosendale's population is slightly older compared to that of Ulster County, and continued to add population in the 45-to-74-year-old bracket during the 1990s. (See Figure 7.)



Slow population growth and an aging population have also affected the educational attainment of the Town's population. Increasing levels of resident education is one of the most significant changes in Rosendale's population from 1990 to 2000. In Rosendale, the proportion of residents with Graduate or Professional degrees grew from 11 percent to 13 percent, and Rosendale has a higher proportion of residents with college degrees than Ulster County as a whole. As educational levels increased, so did household income. By 1999, Rosendale had surpassed the county median of \$42,500 with a town median household income of \$44,000—a 37 percent increase over the 1989 level.

### ***Community Values Shaping the Plan: The Community Survey***

The public outreach during the planning process has helped shape this plan and its recommendations. Community input was sought through the survey and various other forms of outreach. The survey responses tended to focus on the importance of resource protection. For example, when asked about priorities for the Town over the next ten years, survey responses focused foremost on environmental issues, with issues related to open space protection and controlling taxes gaining sizeable, but slightly lower levels of support. Issues of road maintenance and traffic were at the next level of priority. On the other hand, very few people felt industrial development was important.

Among the items listed for Town priorities, one response was selected by over 900 respondents, indicating that “protecting the water supply” was a very important thing for the Town to do. Slightly fewer than 900 respondents felt it was “very important” to “maintain the environmental quality” of the Town. Approximately 700 respondents felt that it was “very important” to “preserve open space” and “control taxes.” Between 400 and 500 respondents felt that it was “very important” to address road maintenance and traffic issues. Approximately the same number of respondents indicated that industrial development was among the least important issues for Rosendale to address in the next ten years.

In fact, when asked which aspects of development should be given priority, the aspects of development that were given the lowest priority by the survey respondents were manmade aspects of the environment: historic structures (456 said was “very important”), public services (384), parking and traffic (380), and business signs (with only 270 identifying it as “very important”).

### ***Preferences for Development***

Survey respondents were not as supportive of economic development as they were of protecting the water supply and the natural environment. The only location for economic development that earned any significant support was “development along Route 32.” The majority of respondents were either neutral or opposed to any other kind of development.

Survey respondents favor small scale economic development focused on retail and services. In addition to single-store retail development, tourism and the arts were identified by 400 to 500 respondents as types of economic development that should be encouraged. Respondents were far less receptive of light industry and actively opposed to large retail outlets and heavy industry.

In terms of residential development, survey respondents overwhelmingly favored single family housing as the housing type that should be encouraged in Rosendale. Mobile homes were discouraged by sizeable numbers of respondents (both single mobile homes and mobile home parks).

Respondents were more willing to consider senior housing, and were somewhat neutral about multi-family dwelling of 2 to 3 units each. Once again, scale seems to be an important factor in making this determination.

### ***Community Values Shaping the Plan: The Community Meetings***

Public outreach meetings were scheduled for the Comprehensive Plan, varying the weekday and location to ensure citizens had several options to attend the meetings. Notice of the meetings was posted in the local papers and flyers describing the meetings, times and dates were distributed throughout the community by committee members. The Town's webpage also had a posting with a description of the planning process, the meetings and a meeting schedule. The meetings were held on Wednesday, June 18, at the Bloomington Fire House, and Thursday, June 26, at the Cottekill Fire House.

These meetings involved three parts: an introduction, a group mapping exercise and individual visioning. The format and results of these meetings are presented in detail in the appendices.

During the group mapping exercise, participants were divided into groups and asked to use a map of the Town to identify things about the Town they (as a group) wished to preserve as well as things they wish to protect.

Among the eight groups that completed the exercise, concerns for protection focused on two areas:

- environmental resources ranging from the Shawangunk Ridge, the mines in and around Joppenburgh Mountain, and the Binnewater Lakes
- historic properties in the Town including the caves, downtown, and old cemeteries

When asked to identify things to promote in Rosendale, all eight groups mentioned small business in one form or another (from putting a grocery store on Route 32 to promoting community-supported agriculture).

As an additional form of input at the meetings, participants were asked to individually evaluate images related to three issues: quality of community life, development along the Route 32 corridor, and housing and neighborhoods.

Figure 8.  
The Three Highest Rated Images in the Quality of Life Section of the Visioning Exercise.



The results of the visioning on “quality of life” reinforced the survey’s findings about concern for the environment. As shown in Figure 8, the three highest rated images among all participants in the four



meetings focused on the environment. The comments associated with the ratings emphasized the need to protect open space, natural resources and rural character.

The results of the visioning session about Route 32 suggest that, even along that corridor, people are concerned that development be carefully located, properly screened from residential areas, and be of a small scale consistent with community character. Figure 9 shows the two images rated most positively in terms of “playing a central role” along that corridor (with ratings slightly positive or

Figure 9.  
Two Highest-Rated Images for playing a “Central Role” along Route 32 Corridor.



neutral at best. All other images received ratings indicating they should play little or no role on the corridor. Figure 10 shows the four images that received the lowest scores in terms of their role along the Route 32 Corridor. Based upon the comments received, size and aesthetics shaped the respondents’ perceptions of these images (e.g., “ugly,” “too big”). While some participants disapproved of the auto-related uses in two of the images, the use of the property was only a widely-shared concern for the fast food restaurant, where respondents objected to fast foods and franchises being located in Rosendale.

Figure 10.  
Four Lowest-Rated Images for playing a “Central Role” along Route 32 Corridor.



## ***Analysis of Current Zoning***

When reviewing the state of zoning in a community, two questions must be addressed:

1. Does it realistically reflect the existing land-use conditions in the Town? That is to say, the zoning should support existing desired land-use patterns to be sustained without undue requests for variances and zoning changes.
2. Does current zoning provide for orderly growth in the future?

This section provides a summary of the ability of Rosendale's current zoning to meet these criteria.

### Criterion 1: Realistically Reflecting Existing Land-Use Conditions

Our analysis indicates that Rosendale's current zoning meets this criterion. The zones are largely consistent with existing land-use and settlement patterns. (See Figure 11.) In addition, when asked, the Zoning Board of Appeals indicated that the appeals it receives tend to be isolated incidents requiring minor adjustments. They reported no areas or zones in Town that were the subject of a high-volume of appeals consistently tied to particular aspects of the ordinance.

### Criterion 2: Providing for Orderly Growth in the Future

Our analysis indicates that current zoning does not fully meet this criterion in two important ways:

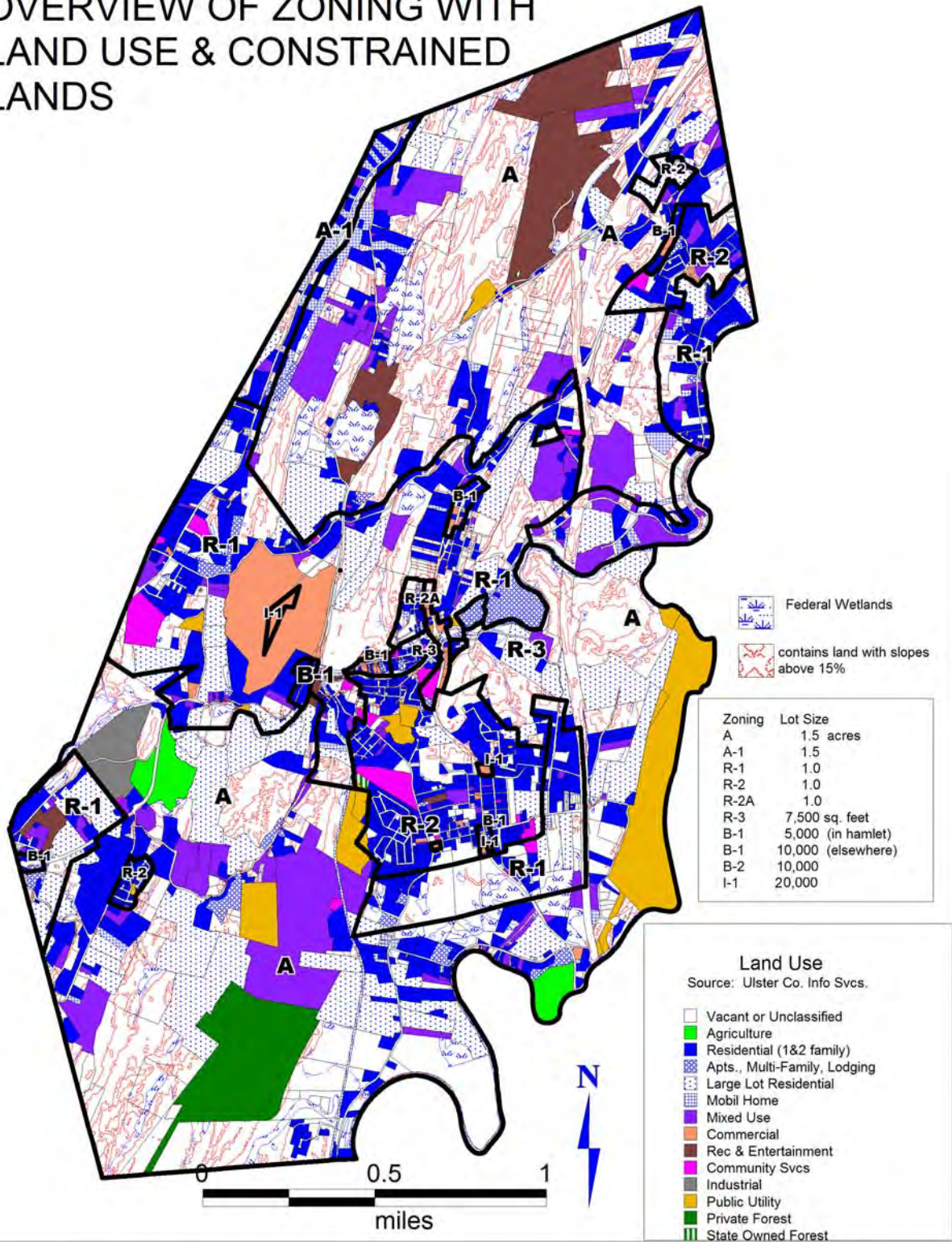
1. Current zoning does not fully respond to important environmental constraints associated with Rosendale's landscape, such as the limestone Karst region, the Shawangunk Ridge, important water resources, etc. As shown in the map in Figure 11, much of the undeveloped land remaining in Rosendale is associated with environmental constraints of some sort, ranging from wetlands to steep slopes, to the complicated subsurface geology associated with the limestone Karst region.

Consequently this plan contains numerous recommendations to incorporate current practices that will improve the ordinance's ability to accommodate growth in an environmentally sensitive manner. NOTE: in most cases these environmental issues can be dealt with through such techniques as conservation subdivisions, riparian buffers and planning overlays. However there may be specific limited locations where the resources involved are especially sensitive to development. In such extraordinary cases, it may be necessary to reduce the density of allowed development to provide adequate resource preservation. However, in most cases, the use of enhanced planning techniques should be able to address issues of resource preservation.

2. Current zoning does not provide sufficient land for future industrial and commercial development. Nor does it ensure that this development will occur in a manner that is of high quality and consistent with Rosendale's already distinctive built environment. The plan addresses this issue in two ways. First, it calls for the creation of a new light industrial zoning to be located along the Route 32 corridor, along with the consideration of expanding the commercial zoning in the Rosendale hamlet. Second, the plan calls for adoption of commercial design guidelines and a gateway overlay zone to ensure that new commercial and industrial development are consistent with and reinforce the best of Rosendale's built environment. The recommendations also encourage that new commercial development should incorporate residential use in those circumstances where it is appropriate.

Figure 11

# OVERVIEW OF ZONING WITH LAND USE & CONSTRAINED LANDS



NOTE: Map for illustration purposes only. Not intended to provide precise locations for specific features or facilities.



### ***Implications for the Plan***

The results of the analysis of existing physical, demographic and economic trends, coupled with the community values articulated during the public outreach process for this plan

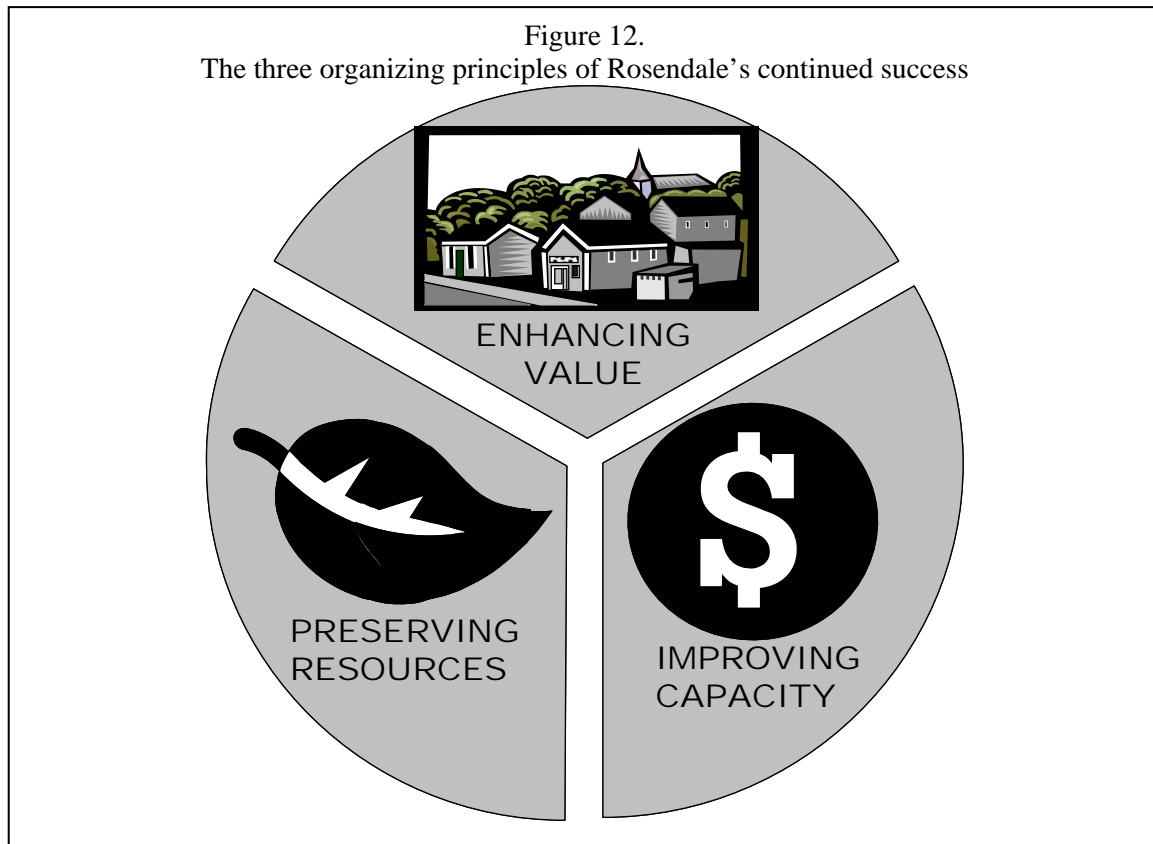
- **Dealing with change is at least as important as dealing with growth.** Given the constrained nature of much of the open land in Town, there is little likelihood of large scale development of any type. On the other hand, as the population and economy of the larger region change, the Town must be prepared for changes in the type of housing or commercial spaces demanded in the marketplace. In particular, Rosendale should seek ways to ensure that these changes in the nature of demand can be responded to in ways that reinforce and strengthen the existing rural character of the town. Many of the recommendations regarding land use, housing and economic development are intended to address this issue.
- **Change is occurring in a Town with fine-grained, small-scale places** (from the kinds of businesses/institutions that are here to the way the topography keeps people “right on top” of one another) in an environmentally sensitive area. Since Rosendale’s last plan in 1969, our society has developed a better understanding of environmental issues and how to constructively respond to the opportunities and challenges they present. The plan recommendations on natural resources and water resources are intended to incorporate the latest approaches to both environmentally friendly development and environmental conservation.
- **The quality of both the built environment and the natural environment must be carefully planned to achieve ecological and economic sustainability.** Part of the purpose of a comprehensive plan is to ensure that the Town will have the fiscal resources needed to accomplish its goals for development and protection in an affordable manner. With little developable land available, Rosendale must look to get the greatest fiscal return on any development that occurs. This means using public investment and public policy to maximize the value of commercial and industrial lands. One of the unifying themes in all recommendations in this plan is, to the greatest extent possible, build value in the community by encouraging high-quality development and seeking to avoid environmental problems that will add costs to the Town government in the future.

### ***GENERAL THEMES FOR ROSENDALE’S COMPREHENSIVE PLAN***

This plan is an attempt to outline policy recommendations that will provide the following benefits to the Town of Rosendale and its residents:

- ***A high quality of life*** supported by a healthy and scenic environment
- ***A strong community character*** reflected in quality neighborhoods, vital businesses, strong cultural and historic resources
- ***Avoidance of long-term costs to taxpayers*** from poor quality development. Poorly designed development comes with long-term costs: roads washed away prematurely by erosion, failed sewers and septic systems, visual blight that drives away business. This plan seeks long-term relief for taxpayers by ensuring that actions taken today will not come with these hidden costs for tomorrow.

In order to provide these benefits, the plan has developed goals and recommendations group under three organizing principles or themes that summarize the approach to the future embodied in this plan. They involve preserving resources, enhancing value and improving the capacity of Town government to efficiently and effectively deliver services. As depicted in Figure 12, addressing each of these areas simultaneously is the key to Rosendale's continued success. The major initiatives involved in each of the three themes are summarized below.



# *PRESERVING RESOURCES*

Every form of public outreach indicated there was widespread concern that the environmental resources in Rosendale should be protected. Residents also expressed concern with protection the Town's open spaces and historical resources. The plan seeks to employ best practices for resource protection in order to:

- Protect large, contiguous, unaltered tracts wherever possible.
- Preserve links between natural habitats on adjacent properties.
- Restore and maintain broad buffer zones of natural vegetation along streams, along shores of other water bodies and wetlands, and at the perimeter of other sensitive habitats.
- In general, encourage development of altered land instead of unaltered land wherever possible.
- Promote redevelopment of brownfields, other post-industrial sites, and other previously-altered sites (such as mined lands), "infill" development, and "adaptive re-use" of existing structures wherever possible, instead of breaking new ground in unaltered areas.
- Encourage pedestrian-centered developments that enhance existing neighborhoods, instead of isolated developments requiring new roads or expanded vehicle use.
- Concentrate development along existing roads; discourage construction of new roads in undeveloped areas. Promote clustered development wherever appropriate, to maximize extent of unaltered land.
- Direct human uses toward the least sensitive areas, and minimize alteration of natural features, including vegetation, soils, bedrock, and waterways.
- Preserve farmland potential wherever possible.
- Minimize area of impervious surfaces (roads, parking lots, sidewalks, driveways, roof surfaces) and maximize onsite runoff retention and infiltration to help protect groundwater recharge, and surface water quality and flows.
- Restore degraded habitats wherever possible, but do not use restoration projects as a "license" to destroy existing habitats.

This plan recommends such measures as:

***Adopting land-use policies so that development responds to the physical and natural features*** present at the site. Among the policies to be considered are:

- cluster development
- conservation subdivision practices
- conservation density subdivisions
- increasing or decreasing density in particular zoning districts to reflect the ability of the land to support new development

***Creating a strategic plan for open space preservation*** that inventories significant large and small-scale open space resources in the Town and recommend actions to preserve them.

***Protecting the quality of the Town's surface waters*** including its lakes, ponds, rivers, creeks and streams as important contributors to the groundwater that supplies the private wells and municipal water supplies.

***Identifying and protecting important geological resources*** such as the limestone karst region, fossil beds, unique land forms and others.

***Identifying and preserving significant historic features*** in the Town

## ENHANCING VALUE

Part of the purpose of a comprehensive plan is to ensure that the Town will have the fiscal resources needed to accomplish its goals for an attractive quality of life in a manner that taxpayers can afford. Indeed, the issue of high taxes was raised in the responses to the community survey and in every other form of public outreach for this plan.

With little developable land available, Rosendale must look to get the greatest fiscal return on any development that occurs. This means using public investment and public policy to maximize the value of commercial and industrial lands. It also means protecting homeowners' values by sustaining a high quality of life throughout the Town. In addition, it means ensuring that, as value increases, housing remains affordable for all residents.

This plan seeks to build the value of Rosendale's economy, tax base and quality of life through policies that include:

***Focusing on Economic development in Rosendale that is small-scale***, including individual stores and businesses of a size similar to those already in Town

***Encouraging Tourism the Arts and local festivals*** that build upon and are consistent with community character

***Retaining and expanding existing businesses*** as a central, long-term focus

***Encouraging Agriculture*** as an important part of Rosendale's economy

***Identifying appropriate sites for light industry***

***Encouraging compact, mixed-use nodes of appropriately scaled business development*** along the Route 32 corridor

***Recognizing and supporting the hamlet of Rosendale*** as the social and commercial center of the Town

***Encouraging a variety of housing types*** for residents at a scale and price range consistent with community character (See Figure 13.)

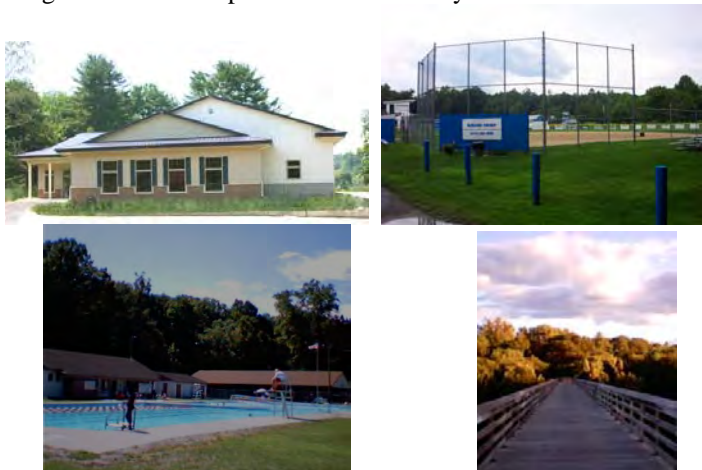
Figure 13. Some of the Diverse Housing Types in Rosendale.



# IMPROVING THE CAPACITY FOR EFFICIENCY AND EFFECTIVENESS OF TOWN SERVICES

The tasks of Town government become more complex and demanding with each passing year. New requirements from Albany and Washington (some funded, some not) raise the cost of government. These requirements, plus rising costs for raw material, insurance and other factors make basic tasks like providing clean water and adequate sewer facilities, paving roads and providing for public health and safety more and more expensive.

Figure 14. Public spaces and Community Centers in Rosendale



Town government needs to do more with less. This means developing the capacity to deliver essential services in the most efficient and effective ways imaginable. This plan seeks to increase the efficiency and effectiveness of Town services by the following types of recommendations:

***Aggressively seeking funds to upgrade and maintain the Town's municipal sewer and water systems***

***Creating a capital projects planning process*** for orderly development and maintenance of town facilities (See Figure 14.)

***Creating a park maintenance planning process*** to ensure that Town parks and recreation facilities receive adequate maintenance on a regularly scheduled basis

***Encouraging any public investment in municipal infrastructure*** such as sewer and water extensions, etc. to also ***serve as a catalyst for private investment***

***Creating a comprehensive plan for parking*** in the downtown area

***Commissioning a study to fully understand the capacity for expansion of all water and sewer systems*** that may be required to support environmentally sound development and protect water quality.

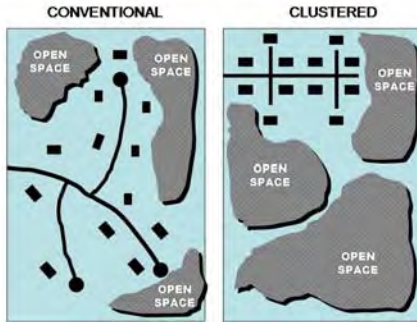


***Minimizing the property tax burden on residents through innovative practices*** to ensure the effectiveness and efficiency of any municipal spending.

All aspects of this plan are intended to be implemented through policies and incentives arrived at through an open, public process, without the use of eminent domain. The pages which follow include the details of the goals and recommendations of this plan. They are arrayed under the three organizing principles of this plan: protecting resources, enhancing value and increasing efficiency and effectiveness.

Figure 15. Major Plan Components for Preserving Resources

Encourage cluster development



Implement conservation subdivision process

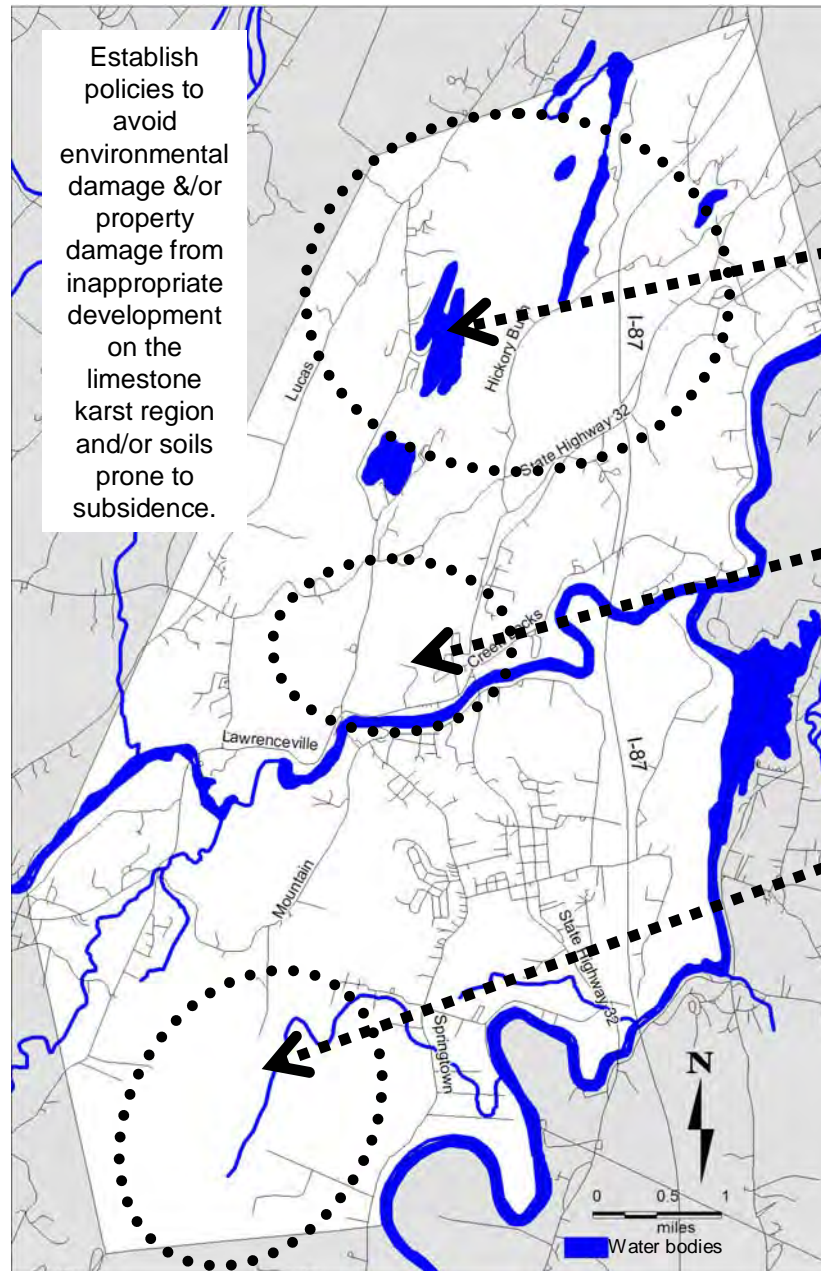
Consider conservation density subdivision provisions

Create Open Space Plan

Identify and protect significant historic features

Protect the quality of surface waters, particularly those that contribute to public & private water supplies

Establish policies to avoid environmental damage &/or property damage from inappropriate development on the limestone karst region and/or soils prone to subsidence.



Preserve important natural resources associated with:

•Binnewater Lakes



•Hardenburgh Park

•Joppenberg Mountain



•Shawangunk Ridge



NOTE: Map for illustration purposes only. Not intended to provide precise locations for specific features or facilities.



## **PRESERVING RESOURCES**

**A. Goals for Sustainable Natural Resources-Based Land-Use Patterns:** The density of development permitted in the Town's zoning districts should be related to the ability of the underlying natural and physical features to support that density.

***A-1. The Town should adopt land-use policies so that development responds to the physical and natural features present at the site.*** Among the policies to be considered are:

- cluster development that locates new houses on small lots while preserving the balance of land (at least 50 percent, whenever feasible) as open space
- conservation subdivision practices to site buildings in ways that blend into the natural environment and avoid sensitive lands and/or features;
- conservation density subdivisions that encourage extremely low-density residential development
- increasing or decreasing density in particular zoning districts to reflect the ability of the land to support new development.

### **Proposed Recommendations for Achieving Natural Resources-based Land-Use Patterns**

#### ***Provide incentives for cluster development in appropriate locations***

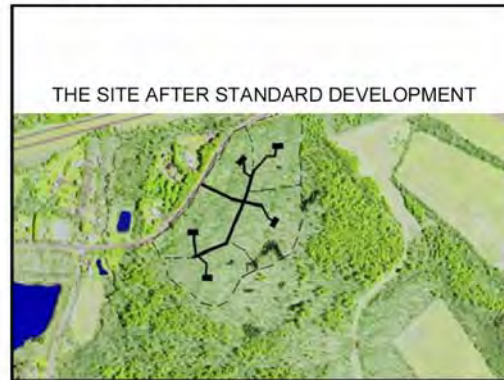
Incentive zoning is enables a developer to receive zoning accommodations in return for benefits to the community. The incentives do not include financial payments to the developer or tax breaks. The incentives provided to the developer can include higher density, increased lot coverage, increased building height allowance, etc. In return, the municipality gains a community amenity such as enhanced natural resource protection, open space preservation, even funds earmarked for such purposes.

The Town of Rosendale should put an incentive system in place that awards incentives (e.g., density bonuses, increased lot coverage or others) for developments that include creative approaches to natural resource protection. Incentives should be considered for creating of permanent preserves or conservation easements that protect important natural resources as well as for development that protects important resources through creative siting and design practices. To the greatest extent possible, this effort should encourage cluster developments to coordinate with existing clustered development (i.e., to cluster the clusters) to minimize the overall disturbance to the landscape and maintain the integrity and connectedness of undisturbed areas.

The Town should also consider offering incentives for cluster development that involves restoration and/or retrofitting of existing structures to minimize the disturbance of new lands.

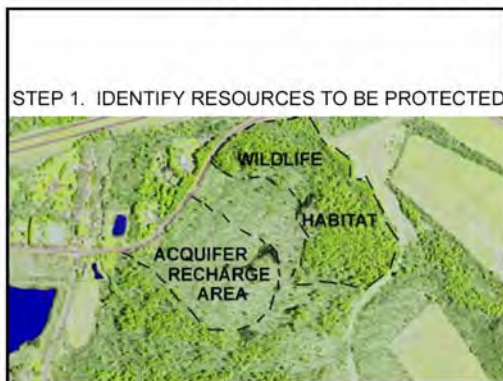


Figure 16. The Conservation Subdivision Process  
**A Standard Development Process**

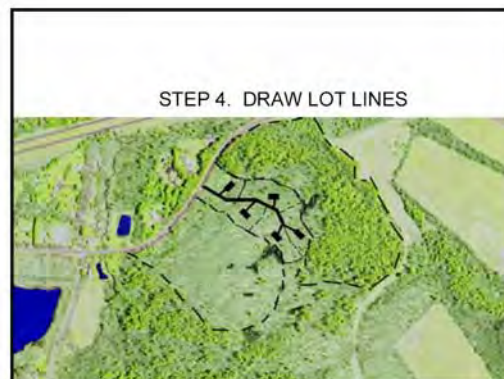


Standard development processes often ignore important resources that could be protected through more creative development.

**The Conservation Subdivision Process**



The Conservation Subdivision process explicitly identifies important resources ahead of time (Step 1.) and lays out the house sites to protect these resources (Step 2).



Once the houses have been carefully sited, then the road network is created (Step 3) and the lot lines are drawn (Step 4).





## ***Adopt Conservation Subdivision Practices***

Recent innovations in national and state land-use policies indicate that the use of conservation subdivision is a way of accommodating development while protecting important resources. Conservation subdivision involves a four-step process:

- Step 1. Identify the land to be set aside for conservation and protection.
- Step 2. Site the houses on the lot in a manner that avoids these “conservation areas” and fits best into the landscape.
- Step 3. Design the road network that will serve the home sites, also avoiding the conservation areas
- Step 4. Subdivide the land into individual house lots.

(See Figure 16 for an illustration of the Conservation Subdivision process.)

Land set aside during the Conservation Subdivision process should be put into formal conservation easements or other form of legal protection so that it is protected in perpetuity.

## ***Enable Conservation Density Subdivisions as an Option for Town Policy***

Conservation Density Subdivisions encourage the preservation of large tracts of open space through an approach that encourages subdivisions at very low density in return for allowing developers some flexibility in road layout and design. Typically, planning boards encourage this type of development by reducing requirements for road frontage, allowing private roads and/or encouraging the use of common driveways in such a low-density subdivision.

In order to qualify as a conservation subdivision under section 280-a of New York State Town Law, the average size of the lots in a conservation subdivision must be at least two times the required minimum lot size, but not less than 10 acres in size. Conservation easements and other instruments are used to ensure that the undeveloped land remains so in perpetuity.

## ***Ensure that Land Use Policies Recognize and Respond to Significantly Constrained Lands***

Rosendale’s unique geology has created lands that, if improperly developed, have high probabilities for subsidence and/or the appearance of sinkholes. These situations have the potential to impose substantial long-term costs on the Town and individual property owners. Therefore the Town should seek to develop detailed maps of those areas with soils prone to subsidence (particularly clays that can become unstable on hillsides when wet), and areas of unstable subsurface geology, particularly the Limestone Karst region and other undermined areas in Town created during the era of large-scale cement mining. Mining was extensive in the Town, particularly in areas north of the Rondout Creek.

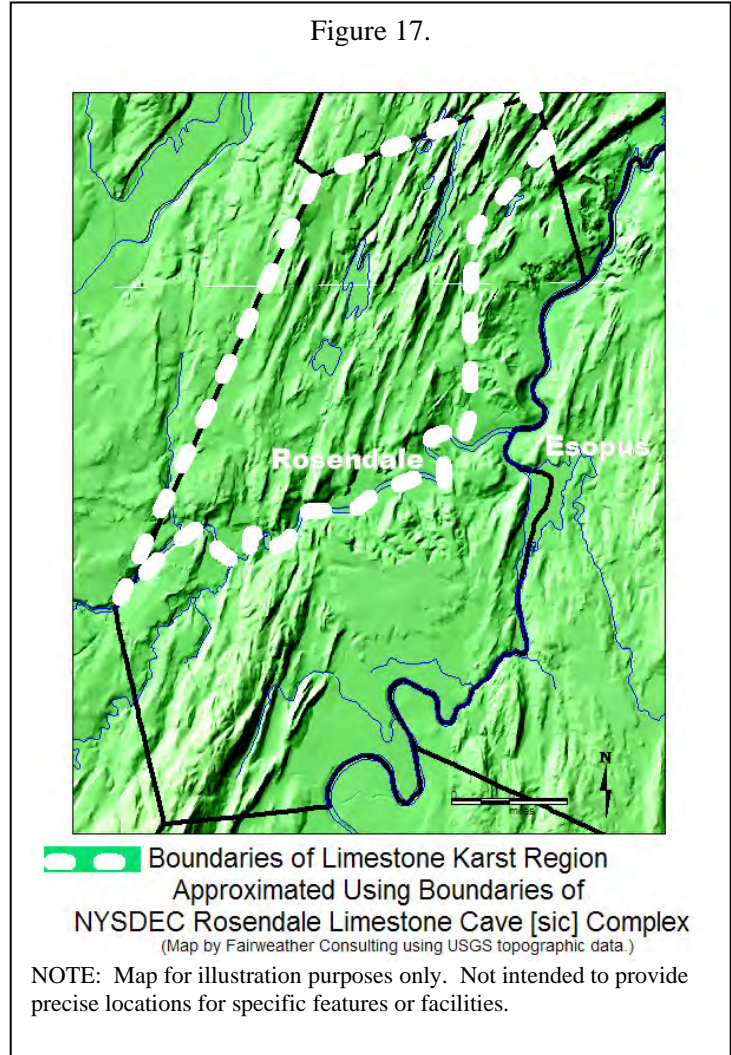
Figure 16 contains an approximation of areas with mining based upon the Rosendale Limestone Cave [sic] Complex as designated by the NYS Department of Environmental Conservation’s Heritage Area program. DEC has identified this area as an important bat habitat due to the abundance of “caves” in the area. The caves are in fact abandoned mining areas. As such, the boundary of this DEC Complex provides a rough indication of those areas in Town where some undermining *might* be present. This is only a *very approximate* indication.



The Geographic Information Systems department at Ulster County Community College is currently mapping all cement mines and quarries in the Rosendale area. The results of that mapping should be used with other sources to help identify the specific areas where significantly constrained lands exist. Once this inventory has been created, the Town should develop policies to ensure that future development that takes place on or near such locations is done in a manner that avoids future problems with subsidence, sinkholes and other problems associated with unstable soils and/or geology.

NOTE: The area roughly indicated in Figure 17 includes much of the developable land remaining in the Town. Therefore it is particularly important that the Town develop policies for identifying and responding to the lands constrained by unstable soils and/or geology.

Figure 17.





**B. Goals for Open Space:** Open space is an important ingredient in the quality of life of Rosendale. Protecting open space was considered “very important” by 60 percent of the respondents to the comprehensive plan survey.

***B-1. The Town should create a strategic plan for open space preservation.*** This plan would create an inventory of significant open space resources in the Town and recommend actions to preserve them.

***B-2. The economic viability of agriculture in Rosendale should be enhanced by:***

- ensuring that Town land-use policies recognize the importance of protecting farmland
- promoting innovative business practices among local farmers.

***B-3. Areas of significance in the Town should be protected,*** such as those of the Shawangunk Ridge, Joppenburgh Mountain, the Binnewater Lakes, the Rondout Creek and other natural features in the Town.

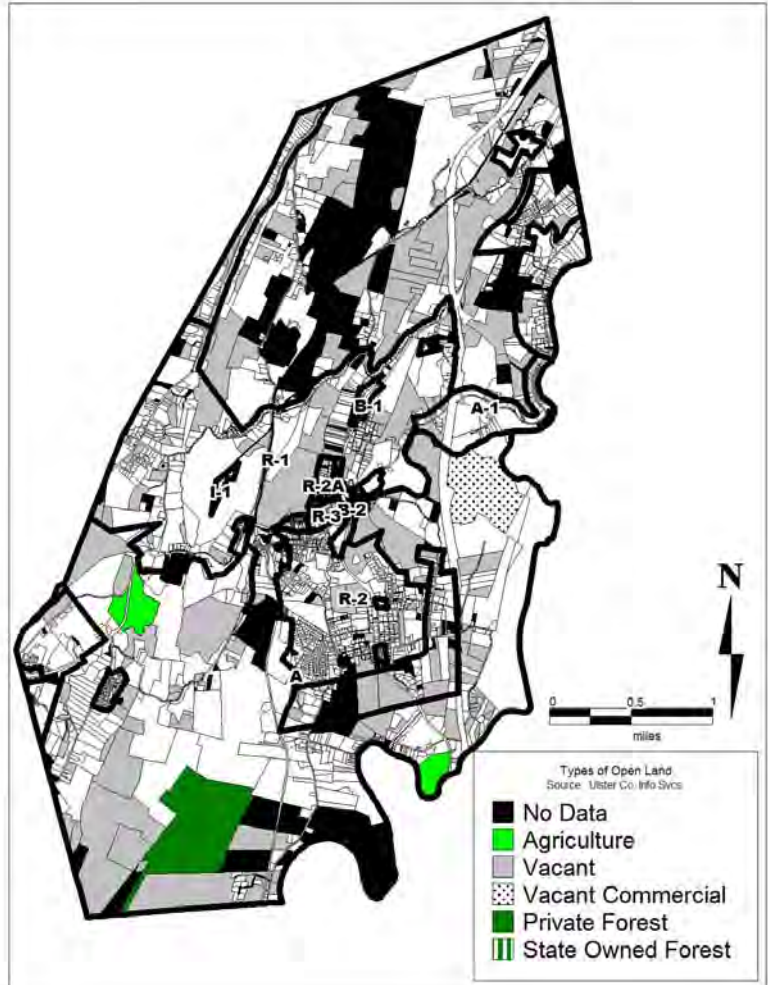
## **Recommendations for Preserving Open Space**

### ***Create a Town-wide Open space plan***

Given the importance of open space and scenic beauty to its residents, Rosendale should create a plan to preserve open space in the Town. When agriculture was the dominant industry in Ulster County, and population levels were much lower, open space was plentiful and it seemed as if it were always going to be in unlimited supply.

Over the last 50 years, the decline in farming and the subsequent increase in population have led to the loss of some open space in the area. It has also raised public awareness that open space cannot be taken for granted as an inexhaustible resource. Consequently, communities must now plan to protect future supplies of open space just as they plan to protect water supplies or to develop industrial properties. The plan should meet open space needs while minimizing the long-term tax burden on Town residents.

Figure 18. Open Land in Rosendale by Category



NOTE: Map for illustration purposes only. Not intended to provide precise locations for specific features or facilities.



This plan could potentially include the following elements:

- A definition of what open space means for Rosendale
- A description of the purposes open space plays and will play in Rosendale
- An inventory of open space currently found in the Town, including agricultural land, vacant land, land under conservation easements or other forms of permanent protection, publicly owned land, important viewsheds, ecologically important habitats, etc.
- A prioritized list of open space resources to be preserved, given limited resources available
- A set of tools Rosendale can use to preserve open space that could include voluntary efforts by landowners, zoning and subdivision regulations, and securing grants for limited acquisition programs on a “willing-buyer, willing-seller” basis.
- An exploration of partnerships with land trusts that may enable the Town to implement aspects of the plan without direct expenditure of Town funds

It is expected that, once completed, the results of biodiversity assessment being conducted by the Environmental Commission will be an important resource to be considered in creating the open space plan.

***Protect the visual quality of Rosendale’s environment by inventorying and protecting Areas of Significance.***

Areas of significance are designated by Federal, State, County or Local government as significant due to important historical, environmental, cultural or other factors. The Town should inventory those areas of significance and map them using GIS technology. During project reviews, the Planning Board can use this information to assess the extent to which the project viewshed (i.e., the geographic area within which there is a relatively high probability that some portion of the project will be visible) contains any of these areas of significance. This will enable the Planning Board to recommend mitigation measures to reduce the impact of any project on Areas of Significance in the Town.

***Create catalogue of easements, deed restrictions, maps and other legal covenants protecting open space that is readily available to Planning Board and Town Board***

As they review development proposals, the Planning Board and Town Board should have ready access to information regarding which lands are subject to these legal restrictions affecting development. There is currently no single source that can provide this information. The Town needs to create a centralized, easily updated source of such information through the real property tax records. This could be produced as part of the Town-wide open space plan.

Note: For conservation subdivision processes, the reserved open space should be identified through deed encumbrances and clearly identified landmarks and monuments, all recorded on the documents and maps filed as part of the subdivision process.

***Review and as necessary revise agricultural district designation to reflect needs of farm community***





Agriculture has long been an important source of open space in Rosendale. The New York State Agricultural District program is an important tool for farmland protection, constituting the main mechanism for awarding tax exemptions for agricultural land.

Much of the farmland in Rosendale is leased and has not been included in Ulster County's agricultural districts. Consequently, the Town should work with local farmers and the County Farmland Protection Board to ensure that all owners of appropriate, eligible farmland in the Town have the opportunity to be included in an agricultural district.

### ***Encourage Community Supported Agriculture in Rosendale***

Community supported agriculture (CSA) is an arrangement whereby a farmer sells shares of his or her crop to community members prior to the growing season. This provides the farmer with a guaranteed sales base while providing community members with a source of fresh produce and/or other farm products. The Town should encourage local farmers and residents to consider creating a CSA in Rosendale. The Town could agree to post information on the effort on the Town website, offer to host organizational meetings in the Community Center or provide similar types of encouragement.

**C. Goals for Water Resources:** Rosendale's lakes, ponds, watercourses and wetlands provide the Town with drinking water, recreational opportunities and even economic benefits from water-based tourism and hospitality businesses.

***C-1. The water quality of its surface waters should be protected,*** including its lakes, ponds, rivers, creeks, streams and wetlands as important contributors to the groundwater that supplies the private wells and municipal water supplies.

***C-2. The water quality, biodiversity and visual appearance of the major water bodies that play an important role in tourism and outdoor recreation should be protected,*** including but not limited to the Binnewater Lakes, the Rondout Creek, and others.

***C-3. Existing public access sites along the Rondout Creek and Wallkill River should be preserved and enhanced consistent with protection of environmental resources.***

***C-4. The Town should create a process for enhancing public access to outdoor recreation, sporting and natural resources such as waterways, hunting lands and public lands*** in a voluntary manner that:

- Respects private property rights
- Protects natural and scenic resources
- Fully addresses issue of public and private liability associated with public access
- Promotes the safety of those seeking access

### **Recommendations for Preserving Water Resources**



***Implement riparian protection policies along stream banks to protect water quality on stream corridors through site plan review, set back requirements, enhanced regulation of wetlands and watercourses or other appropriate measures that are consistent with current best management practices***

This initiative would protect water sources while reducing future budget outlays for the Town. In its *Rural Design Workbook*, the Southern Tier Central Regional Planning Board describes how this approach (known as protecting riparian zones) works:

Riparian zones form the “natural barrier” between water and the land, cushioning each ecosystem from activities occurring within the watershed while simultaneously providing for the stability of the area’s environmental health. The following vital functions are performed by riparian zones:

- Flood attenuation - The root systems in riparian zones continuously take up, store, and discharge water in a way that slows the rate of water during a flood and reduces the impact of high water on downstream areas.
- Filtration of runoff and sedimentation reduction - Forested riparian zones . . . [filter out] pesticides, fertilizers, and sediments than non-forested zones. This is because the trees have the ability to absorb and modify a large amount of the pollutants migrating through riparian zones before they make their way into the water. The bacteria present at the forest floor also encourage the process of denitrification, where nitrate, a nutrient that would otherwise be harmful to the water, is converted into nitrogen gas.
- Stream bank stability - Deep tree roots [or shrubs] help to secure the soil in fragile riparian zones. This allows for a reduced rate of soil erosion and the stabilization of stream banks.
- Provision of a canopy - The shade from the forest moderates the temperature and oxygen content of the water, which is essential for both proper stream health and the functioning of aquatic organisms. The canopy also acts as a food source for many bottom-dwellers of the aquatic food chain when leaves, branches, and logs enter the water.
- Habitat diversity - Riparian zones supply critical layers of habitat that are required by both aquatic and terrestrial species at some point in their life cycles. It provides a gateway for wildlife of the different ecosystems, and is an ideal living environment for reptiles and amphibians.
- Encourages long-term ecosystem health - Riparian zones cushion the interaction between aquatic and terrestrial ecosystems to ensure that the activities within one do not overwhelm the functions of the other.

Overall, riparian zones offer a form of protection that is irreplaceable to both aquatic and terrestrial conservation efforts. *They are economical to maintain, especially when compared to the construction and maintenance costs of flood damage repair, erosion control measures, habitat restoration, and pollution clean up.*

By requiring the protection of riparian areas in zoning laws through the establishment of stream setbacks and site plan review for activities within the buffer, communities can protect their water resources for the future and prevent many water quality problems today.

Source: Southern Tier Central Regional Planning Board. *Rural Design Workbook*, Appendix F, “Riparian Buffers.” September 2002. [emphasis added].



### ***The Town of Rosendale should implement its currently adopted stormwater management plan***

The Town has designed, approved and secured the necessary permits from the NYS Department of Environmental Conservation for its stormwater management plan. The plan should be implemented to continue the Town's compliance with current and future stormwater management requirements under the Municipal Separate Storm Sewer Systems (MS4) permit program. (A description of the MS4 permit program can be found on the NYS Department of Environmental Conservation website: <http://www.dec.state.ny.us/website/dow/toolbox/ms4toolbox/ms4faqjuly.pdf>)

### ***The Town should create an Overlay Zone for important recreation water bodies***

An overlay zone is a technique that keeps the existing zoning and development rights intact, but adds an additional layer of protection to ensure that development that occurs preserves important values or resources found in the overlay zone. In this case, Rosendale is blessed with a variety of water bodies that provide important recreational opportunities. The overlay should be designed to protect important resources without altering or constricting existing use of the waterways. As such, the overlay zone can maintain the existing scenic character and recreational value of these water bodies for the continued benefit of residents and for their value as tourism resources.

### ***Rosendale Should Develop a Water Resources Planning Overlay***

During the public outreach for this plan there has been concern expressed that the quality and quantity of groundwater for private wells be protected. The Town of Rosendale should create a water resources planning overlay zone to identify those areas where proposed growth will require greater scrutiny of the adequacy of ground water resources.

The information required to create the overlay can be compiled from several sources. For example, the Town can create a water budget for the town. A water budget estimates the volume of water that can be produced by the Town's water table and compares that with existing and projected rates of consumption. The budget can also be used to estimate how the productivity of the water table may be affected by changes in impervious surfaces and other factors.

In addition, the Town can begin reviewing well log data compiled by the County Health Department to determine areas where there has been difficulty in providing adequate private wells. In addition, the Town should develop a cooperative effort with local well drillers, developers, the sanitarians from the Ulster County Health Department and others to develop an understanding of the availability of groundwater supplies in various parts of town. Using this information, the Town should create a map identifying those areas in Town in which any proposed subdivision would be required to perform more extensive tests of water supplies. For example, a more extensive pump test may be required for subdivisions in areas that have already experienced water supply problems in the past.



Groundwater sources can be degraded by runoff from impervious surfaces such as driveways, walkways, etc. Therefore, as part of this effort, the Town should review its zoning and subdivision regulations to ensure that they minimize the use of impervious surfaces in important groundwater recharge areas in the Town.

**D. Goals for Natural resources/ecosystem protection:** Maintaining environmental quality was identified by seventy-five percent of those responding to the 2001 comprehensive plan survey as “very important” to them.

***D-1. Enforcement of the existing logging law should be improved,*** including a reexamination of the existing thresholds for private timber harvesting under that law.

***D-2. Important geological resources should be identified and protected,*** such as fossil beds, unique land forms and others.

***D-3. The important ecological and scenic resources in the Town should be protected,*** including those associated with the Shawangunk Ridge, Joppenburgh Mountain, the Rondout Creek, the Wallkill River, species included on the NYS Department of Environmental Conservation’s list of threatened and endangered species, and other natural features in the Town.

## **Recommendations for Protection of Natural Resources/Ecosystems**

***The Town should appoint an ad hoc committee to develop recommendations for improving the effectiveness of Town regulation of logging***

In consultation with the Town’s planning consultant, the committee should identify any current shortcomings in the law and/or its enforcement, and recommend appropriate amendments and/or enforcement strategies consistent with best management practices.

***The Town should ensure its clearing and grading standards under site plan review and subdivision review provide sufficient protection***

Improper practices in clearing and grading can cause significant damage to water quality, nature sources and existing roads and structures. This is particularly true in an area with much steep land and relatively unstable soils. Consequently it is important that the Town review its policies on clearing and grading during development to ensure that they provide sufficient protection to the natural and built environment of the Town.

***Rosendale should create protection strategies for important natural resources found on the Shawangunk Ridge and Rosendale Limestone Cave Complex***

Two important nature resource areas in Rosendale are the Shawangunk Ridge and the Rosendale Limestone Cave Complex. NOTE: the “cave complex” is actually a “mine complex.” That is to say,



the “caves” that comprise important parts of this habitat are almost all abandoned mines. In any case, these two areas encompass many of the important geological features and plant and animal communities associated with the Ridge, Joppenburgh Mountain and Hardenburgh Park. A strategy should be developed to allow these resources to be protected as development proceeds in the Town. Options to be considered in the protection strategy could include:

- Conservation overlays—a conservation overlay can be added to existing zoning so that the allowed use is maintained, but additional standards must be met to conserve the rare and sensitive resources on the site. For example, the overlay may require that single family house be subject to site plan review by the planning board.
- Conservation subdivision—as mentioned in the recommendations for land-use, conservation subdivision practices allow development to occur in a way that conserves valuable land as open space. The geological and natural features associated with the Shawangunk Ridge and the Rosendale Limestone Cave Complex could be listed among the values to be preserved during the conservation subdivision process.
- Conservation easements—owners of properties containing these valuable resources may be willing to donate or sell conservation easements for such properties.
- Reduced density in areas highly sensitive to development—there may be areas within these complexes that contain high concentrations of geological and natural resources that are easily and irreversibly disrupted by development. In such situations, the Town should consider reducing allowed densities to minimize the threats to these resources.
- Limited specific targets for public acquisition through a willing seller--although almost all of the necessary protection required for natural resources can be done in the context of sensitive development practices, there may be specific individual sites that have particularly rare and/or sensitive resources. If the owner is willing to sell, public acquisition should be considered in such limited circumstances on a “willing-seller, willing-buyer” basis.

## ***Include natural resources information in the Comprehensive Plan and in the planning process***

The Town of Rosendale is creating a Natural Resources Inventory, Biodiversity Assessment as part of creating its Open Space Index. The index is intended to serve as the basis for the open space plan proposed in this document. The Town has also commissioned a water resources study. These documents have the potential to inform Town planning regarding natural resource issues. As the Natural Resources Inventory, Biodiversity Assessment, Open Space Index and Water Resources Study are completed, the Town should consider officially incorporating them into this Comprehensive Plan as appendices.

**E. Goals for Historic Features:** Rosendale has a unique history as, among other things, a canal port and cement mining and manufacturing center. From the rail trail trestle to charm of its Main Street, Rosendale’s history continues to shape the Town’s quality of life.

***E-1. The Town should identify and preserve its significant historic features.***



## **Recommendations for Preserving Significant Historic Features**

***The Town should work with the Town Historic Preservation Commission, local historic sites, Rosendale Library and other organizations to create and maintain an inventory of sites that are important to Rosendale's history.***

This inventory should obviously include sites on the Federal and State registers, along with other sites that, while not meeting the criteria for designation, nonetheless are important in interpreting the history of the area to local residents and visitors.

## ***Enhance local awareness of and understanding of existing historic districts in the Town***

The Binnewater Historic District and the Snyder Estate Natural Cement Historic District both showcase important parts of Rosendale's history as a mining center and major transportation node for both canal and rail. With proper promotion and care by the owner of the properties and/or the relevant historic district, these resources can make even greater contributions to community understanding of Rosendale's roots, heritage tourism, and the education of local school children. The town should ensure that documentation of these two districts is readily available to the Planning Board, local school districts, and the County Tourism Promotion Agency.

## ***Encourage development of Interpretive Themes for Coordinated Programs among historic sites and local history courses***

The local school districts, historical societies and Town Historic Preservation Commission should be encouraged to use the inventory of historic resources to develop themes that could be used to interpret the history of Rosendale. These themes could be used to coordinate and organize history-related programming in schools, local festivals and/or tourism promotion efforts.

## ***Take Steps to encourage private organizations and/or individuals to Preserve Local Cemeteries***

Like many towns in the area, Rosendale is dotted with small inactive cemeteries that originally served single families or small neighborhoods. If created through an incorporation process, such cemeteries have a legal status akin to utility-rights-of-way. They cannot be disrupted or disposed of without first settling any claims against or made by the governing cemetery corporation. Abandoned family cemeteries also revert to the Town for care unless other provisions are made.

At the same time, these cemeteries are an important memorial to past generations and an invaluable source of local historical information. The Town should encourage private organizations and/or individuals to preserve these small cemeteries. This could include efforts to educate the local population on the status, location and value of local cemeteries. Some communities have also passed local laws requiring the identification and protection of cemeteries.



### ***Identify Historical Resources in need of Special Care***

Historic sites can be unintentionally damaged by the effects of nearby activities. Excavation, exposure to the weather and even nearby heavy traffic can damage old structures. Based upon the inventory of historic resources to be created, the Town should consider adopting measures such as traffic calming, creation of a “best practices” manual for construction/excavation near historic structures, and other measures to preserve important historic resources.

Figure 19. Major Plan Components for Enhancing Value

- Focus on small-scale economic development

- Encourage tourism, the arts & local festivals

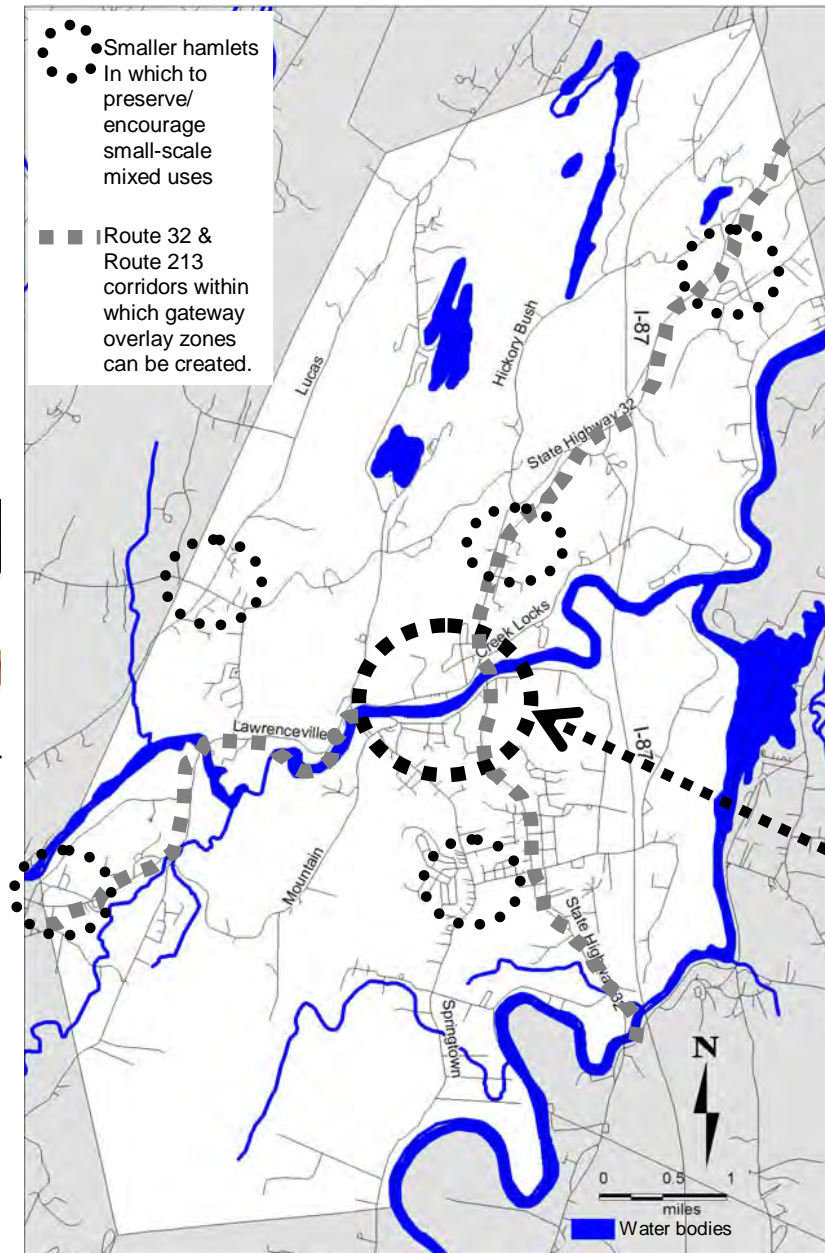


- Focus on retaining & expanding existing businesses

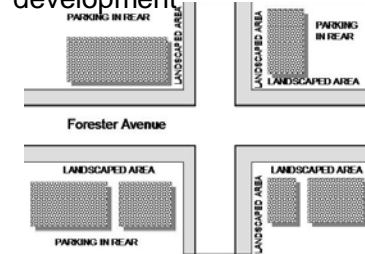


- Identify Appropriate site(s) for light industry

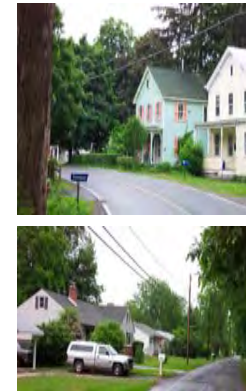
- Encourage agriculture



Adopt design guidelines for commercial and industrial development



Encourage a variety of housing types, keeping housing affordable for all residents



Support the Rosendale Hamlet as the commercial/social center of Town



NOTE: Map for illustration purposes only. Not intended to provide precise locations for specific features or facilities.







## **ENHANCING VALUE: GOALS FOR ECONOMIC DEVELOPMENT, HAMLETS, HOUSING & NEIGHBORHOODS**

**F. Goals for Types of Economic Development:** The economic development opportunities sought by the Town should match community character and reflect the market realities in terms of the opportunities likely to be developed.

***F-1. Economic development in Rosendale should be small-scale,*** focusing on individual stores and businesses of a size similar to those already in Town, rather than large-scale commercial or industrial development.

***F-2. Tourism that builds upon and is consistent with community character should be encouraged as a form of economic development in Rosendale.*** The Town should take advantage of existing sources of tourism, including existing resorts and activities such as eco-tourism.

***F-3. The arts should be encouraged as a form of economic development*** both as a complement to tourism and as a stand alone source of employment and local spending.

***F-4. Local festivals should be encouraged as sources of economic development.***

***F-5. Development should be encouraged to be consistent with community character and, where appropriate, pedestrian-oriented in its design*** through the use of design guidelines for commercial development, particularly encouraging connections between Main Street and the Route 32 corridor.

***F-6. Retaining and expanding existing businesses should be a central, long-term focus of economic development in the Town.***

***F-7. Agriculture should be encouraged as an important part of Rosendale's economy.***

### **Recommendations for Promoting Economic Development**

#### ***Rosendale should conduct an economic development study for the Route 32 Corridor***

This study should identify desirable types of projects and design approaches to strengthen the attractiveness of the corridor and provide visual/thematic links between the corridor and the downtown business district.

#### ***Rosendale should adopt design guidelines for industrial and commercial development***

Part of Rosendale's long-term economic competitiveness is its distinct and attractive community character. These guidelines would be used in the site plan review of each project to ensure high quality economic development that reflects the best of the existing development patterns in Rosendale. The standards should describe the kinds of ancillary residential development that is



appropriate for commercial districts. Figure 20 provides some examples of aspects of development that can be addressed through commercial and industrial development guidelines.

Figure 20.

Issues that can be Addressed through Commercial/Industrial Development Guidelines



Façade Design (NOTE: this is a gas station)



Landscaping (Another gas station)



Creating a pedestrian friendly streetscape through guidelines for street furniture and landscaping



Placing Parking in Rear of Buildings

As part of this effort, Rosendale should ensure that the commercial development standards or Guidelines created for the B-2 Zone adjacent to the Rosendale Hamlet promote a scale and form of development that relates visually to the Main Street Business District while enhancing pedestrian links between the B-2 Zone and the Main Street Business District. (See Figure 21.) This would serve two purposes:

1. Creating a stronger conceptual link between these two areas will expand the “footprint” of the downtown to include business located in the B-2 Zone.

Figure 21.

Simple Landscaping Guidelines can Dramatically Enhance Appearance



Before



After



2. The pedestrian links may make it possible for shoppers patronizing businesses in the Fann's plaza to walk to businesses on Main Street. This could mitigate some of the parking problems for shoppers.

***The Town should charge its Economic Development Commission to Provide Support to Existing Businesses.***

Rosendale has variety of successful businesses that are already in the community. Identifying ways to help those businesses stay profitable may be the single most important component of local economic development. The Economic Development Committee should be reconvened and given the task of serving as a liaison the existing businesses. Through surveys and regular face-to-face meetings, the committee can identify potential problems facing local businesses and help them get the assistance they need to respond successfully. This effort will also create a peer network of local businesses that can be used to attract new similar businesses into the Town.

Finally, the Economic Development Committee (or a subcommittee thereof) can serve as a liaison to commercial and industrial property owners to work with them in voluntary efforts to improve the appearance of their properties to meet many of the goals of this plan.

***The Town should request annual feedback from Ulster County Development Corporation about economic development plans and goals so that the Town can identify ways to better serve economic development in Rosendale***

The Ulster County Development Corporation is the major economic development resource for the Towns in Ulster County. Through its Economic Development Committee or other appropriate organization, the Town should arrange for an annual presentation from UCDC about county-wide economic development efforts so that Town government and Rosendale's business community can understand how to work most effectively with UCDC.

***Rosendale's agricultural sector should be represented in the Town's economic development efforts***

In addition to serving as an important source of local open space, agriculture is a part of the local economic base. It is important that the farming community be included in the Town's economic development efforts through representation on the Economic Development Committee, etc.



## ***The Town should Create a Gateway Overlay Zone***

Providing a welcoming, attractive appearance to visitors is an important part of supporting local businesses. In order to accomplish this purpose, Rosendale should designate areas along the Route 32 corridor and areas along the Route 213 corridor as Gateways to the Town, creating a gateway overlay to promote development of this area in a visually attractive manner as part of its efforts to promote tourism and attract high-value added small business in the community. The gateway overlay would provide standards for architectural and landscaping design, enhancement of traffic and pedestrian safety, as well as standards for appropriately scaled site lighting and signage. Issues addressed in the overlay could include, where feasible:

- Locating parking spaces behind buildings
- Encouraging shared driveways
- Consistent way-finding signage to enable drivers and pedestrians to locate parking areas and other facilities or destinations important to them

## ***Economic development efforts in the Town should be coordinated through a unified approach***

In addition to agriculture, small scale-manufacturing and services, tourism and the arts are important parts of Rosendale's economy. The Town's economic development effort should fully integrate arts organizations and the operators of local festivals in their efforts. In addition, residents and visitors should be encouraged to patronize local businesses through signage, joint promotions, etc. The Town Board should be the municipal lead agency for economic development in Rosendale, providing municipal services that support economic development and coordinating its efforts with the Ulster County Development Corporation.

In addition to being more cost-effective, this integration of efforts could produce important economic development spin-offs. For example, an artisan or small business person that is attending a local festival may be induced to relocate his or her business to Rosendale if there is information on Rosendale's economy and community at one of the booths at the festival.

**G. Goals for Siting Economic Development:** Through all types of public input in the planning process, Rosendale residents have expressed a concern that any commercial development and light industry must be carefully sited.

***G-1. Appropriate sites for light industry should be identified,*** using the results of the Economic Development Committee's report.

***G-2. Appropriately scaled business development should be primarily focused along the Route 32 corridor in compact, mixed-use nodes,*** where there is adequate transportation access and the ability to buffer and visually screen development from existing residential areas.



***G-3. Main Street in the Hamlet of Rosendale should be the primary focus for pedestrian-based retail and services in the Town.***

***G-4. The gateways to tourist attractions should be protected and enhanced, particularly those serving important local destinations.***

## **Recommendations for Siting Economic Development**

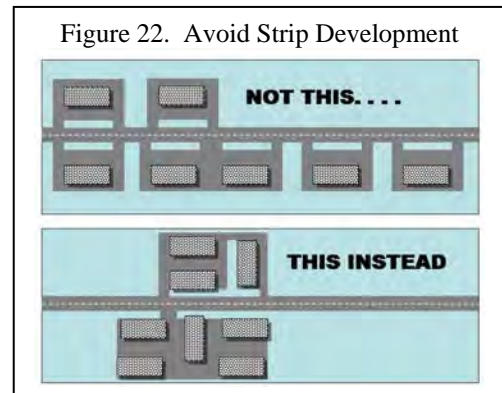
### ***Maintain the existing Business and Industrial Zones along routes 32 and 213 as compact nodes***

Rosendale's existing zoning avoids turning the two major routes through the Town into continuous commercial strip development. Instead, industrial and business zones are concentrated in defined, compact nodes. This type of commercial and business zoning should be maintained.

### ***The Town should designate a Light Industrial Zone***

Rosendale may wish to create site for appropriate industrial development to provide a location for small local business to relocate to as they grow. Such a zone can also generate property tax revenues to offset the demands for new services associated with residential development. In addition to the current pockets of industrial zoning in the Town, Rosendale should identify other site(s) that can serve as a location for light industry. The preferred location(s) would be:

- directly Accessible from Route 32
- easily served by adequate water and sewer
- easily buffered from or isolated from residential uses



***H. Goals for Hamlet Centers:*** Community life in Rosendale takes place in a network of hamlets, including the following: Binnewater, Bloomington, Bruceville, Cottetkill, Creek Locks, High Falls, Lawrenceville, Maple Hill, Tillson and Rosendale.

***H-1. The hamlet of Rosendale should continue to be recognized and supported as the social and commercial center of the Town*** that includes a traditional “village-style” central business district and such important local gathering places as the Rosendale Library, the Rosendale Theater and Town recreation facilities.



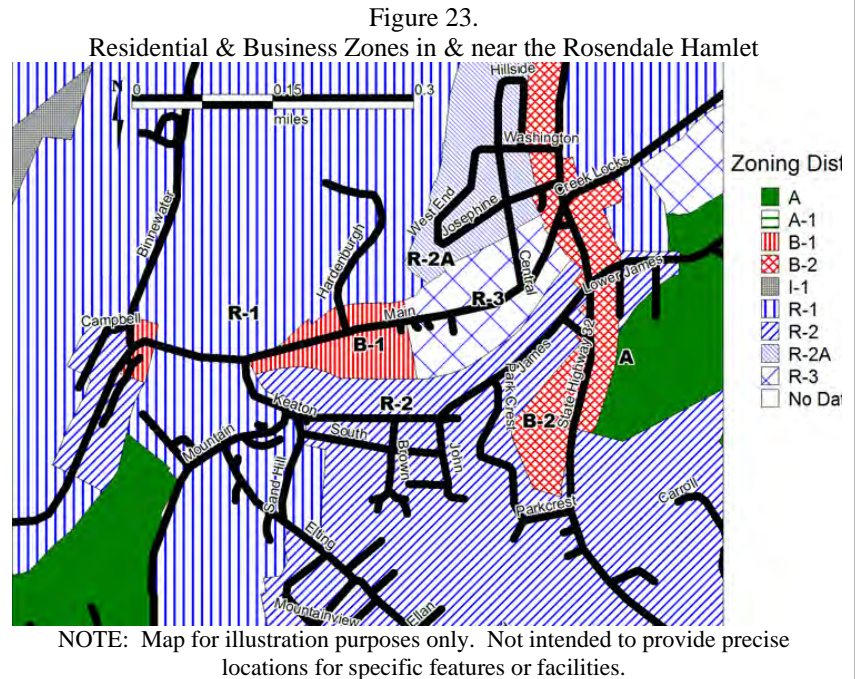


**H-2. The residential quality of the smaller individual hamlets should be protected while ensuring that strong road and pedestrian connections are maintained within the hamlets and between the hamlets and the outlying areas served by them.**

## Recommendations for Enhancing Hamlet Centers

***Establish and/or maintain strong pedestrian connections among the business and residential areas in the Rosendale hamlet.***

The neighborhoods and stores in the B-1, B-2, R-2 R-3, R-2A zones in or adjacent to the hamlet should be connected with a series of sidewalks and/or walking/bike trails. Wherever feasible, existing sidewalks should be extended to integrate the B-2 zone along Route 32 into the sidewalk system. This will encourage greater use of resources in the downtown area by pedestrians, improving the potential for business in the downtown while alleviating some of the demand for parking.



***The Town should create overlay zones to recognize and nurture the mixed-use hamlet centers in such locations as Bloomington, Cottekill and Tillson.***

These hamlets currently provide limited, neighborhood-scale services to the immediate areas, particularly convenience shopping and postal service. (See Figure 24.) This dispersal of services minimizes car trips required to obtain local services. The Town should implement overlay zones for these hamlets so that small-scale convenience services can continue to blend with strong residential neighborhoods in a traditional style to strengthen these small, walkable neighborhoods.

Figure 24. Mixed Use Areas in Tillson and Cottekill as Potential Hamlet Centers.

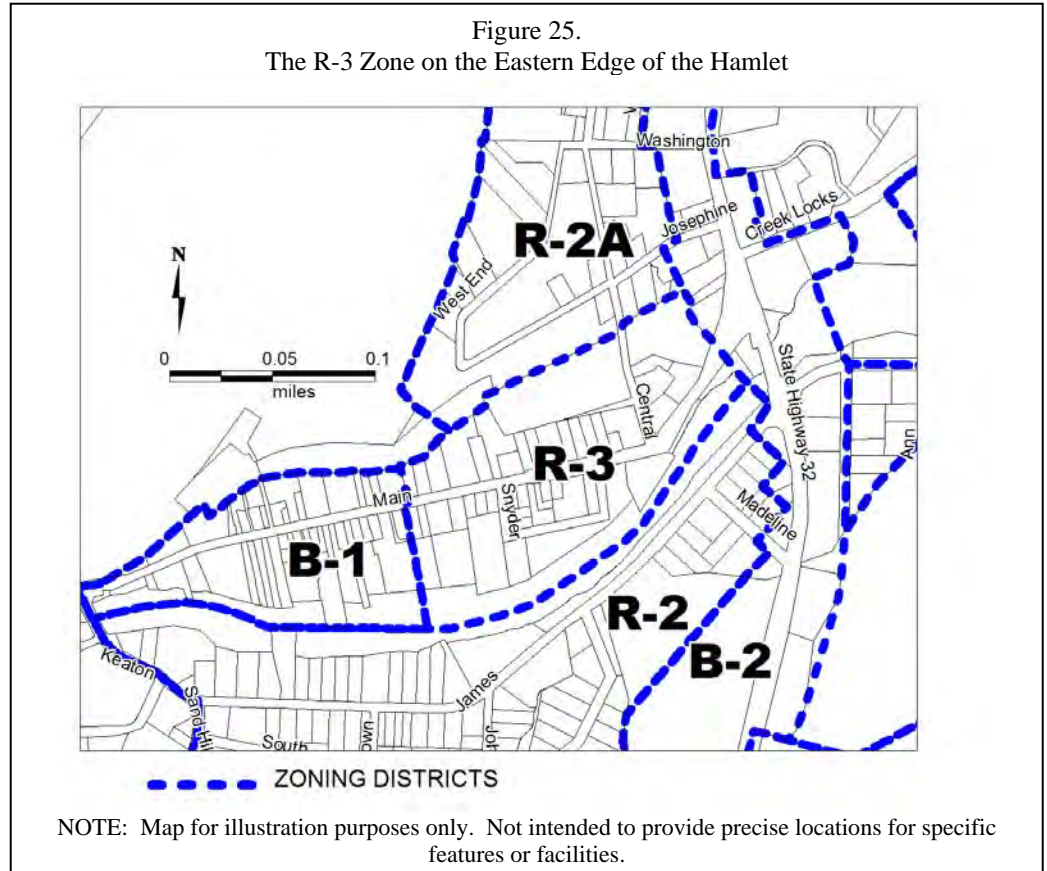






***The Town should conduct a study of the Zoning on the eastern end of Main Street in the Village hamlet***

The portion of the Town is currently zoned residential. In many other villages and hamlets, residences on main streets gradually converted to professional offices and business services as traffic made houses less desirable for residential purposes. In consultation with the residents and property owners in the area, the Town should review this situation to ensure that current zoning meets present and anticipated needs of those involved. This effort should include updating the assessment rolls to ensure accurate information on current land use patterns. (See Figure 25.)



***The Town should encourage efforts to build stronger relationships among hamlet businesses for purposes of joint marketing and cross promotion.***

If desired by merchants and property owners in that area, the Town should be prepared to support efforts to create a business improvement district for the Main Street business district in accordance with New York State law. A business improvement district (BID) is a special district intended to improve the competitiveness of a retail area. The property owners within a set boundary must voluntarily agree to have a special assessment levied on their properties. That assessment is then earmarked for projects and activities specifically designed to promote business opportunities in the BID. Activities can range from façade improvement programs to joint promotion and marketing efforts.



**I. Goals for Housing:** Rosendale has traditionally offered a variety of housing opportunities, ranging from dense settlements in hamlet settings to large-lot rural homesites.

***I-1. Rosendale should continue to offer a variety of housing types for residents at a scale consistent with community character.*** Units should range in densities from small-scale multi-family housing that can blend into existing neighborhoods to large-lot single family units.

***I-2. Housing should remain affordable for all Rosendale residents*** through such policies as encouraging 2<sup>nd</sup> floor apartments in the business districts, allowing appropriate use of accessory apartments limited to existing occupied structures, creating community land trusts and other appropriate policies.

***I-3. The Town's zoning ordinance should encourage innovative approaches to new development*** to promote housing affordability, energy efficiency and environmental quality.

## **Recommendations for Enhancing Housing**

### ***Rosendale should Create Opportunities for broadening the range of housing choices***

Town policy can encourage the development of a wide array of housing choices while also maintaining its goals for open space and natural resource protection. For example, through incentive zoning (described under the section on “Land-Use recommendations”) many communities have begun to address issues of housing affordability. For example, a community may allow developers increased density for a housing development in exchange for guarantees that a certain percentage of the units being constructed will be affordable to people earning the median income for the Town or County.

### ***The Town should create Design Standards and/or a Design Process for Multi-Family Housing***

Appropriately scaled multi-family housing can address two critical issues in Rosendale: it can create housing that is affordable to young families and middle income households. It can also create “low maintenance” housing suitable for the Town’s growing senior population.

Finding the right scale and design for such housing types often creates a problem for both developers and the local community. The Town should pursue the use of collaborative planning methods for multi-family housing projects to ensure that such projects blend into the community without creating low quality construction that can become less desirable over time. These methods can give the planning board tools to review such projects in a cost-effective, expeditious manner.

### ***Rosendale should explore options for affordability***



In addition to the recommendations listed above, the Town should investigate other options for housing affordability including community land trusts, community development corporations, innovative zoning techniques (e.g., “small-footprint” and “zero-lot-line” housing) and other options to improve the supply of housing that is affordable by all Rosendale residents consistent with meeting this plan’s goals for open space and quality of life. This effort should be closely coordinated with public and not-for-profit agencies in the County such as Rural Ulster Preservation Corporation (RUPCO).

**J. Goals for Neighborhood Quality of Life:** Rosendale includes a variety of neighborhood types, ranging from low-density rural settlements, to small village-density hamlets. The quality of life of the Town is closely to the quality of life of the neighborhoods.

***J-1. The quality of neighborhood life should be encouraged by minimizing problems associated with nuisances*** such as light pollution, noise, traffic and inappropriate burning of garbage.

***J-2. The structure of the Town’s code should be reviewed to ensure that its provisions can be both easily understood as well as enforced in a timely, cost-effective manner.***

## **Recommendations for Enhancing Neighborhood Quality of Life**

### ***Minimize Light Pollution by Establishing Lighting Standards for the Town***

These standards are intended to ensure that outdoor lighting will be of substantially minimum intensity needed for the particular purpose (e.g., commercial areas require more lighting than residential areas). Standards typically require height limitations on lighting (e.g., no higher than 25 feet above grade) to restrict the amount of area illumined. In addition standards should require that outdoor lighting be shielded from above in such a manner that:

- (1) the edge of the shield is below the light source;
- (2) direct rays from the light source are confined to the property boundaries; and
- (3) direct rays are prevented from escaping toward the sky.

### ***Explore alternative ways of updating the Town’s Noise Ordinance to Simplify Enforcement***

The current “performance standard” approach to noise regulation requires enforcement officials to monitor the reported noise to ensure that it exceeds the decibel levels in the statute. While a logically valid approach to noise enforcement, it presents several enforcement problems:

1. if the noise disappears before the equipment can be activated, it is difficult to establish grounds for enforcement;
2. the decibel readings used for an enforcement action can always be challenged in court.



Some statutes use a “plainly audible” standard or similar standards for identifying offending noises. Under such a statute, if the enforcement officer can establish that the offending noise was “plainly audible” at the time of the observation, there is grounds for enforcement. Rosendale should explore revising its ordinance to include both a performance basis as well as a nuisance basis in its enforcement efforts.

The Town may also wish to encourage the development of “good neighbor” guidelines that suggest to residents appropriate guidelines for controlling noise or other nuisances that can effect the quality of neighborhood living.

### ***Promote Better Enforcement and Speed Limits and/or Traffic Calming at Appropriate Locations***

At several public outreach meetings, residents indicated that vehicles traveling at excessive speed were creating safety hazards in their neighborhoods. One response to this would be to improve enforcement of speed limits at these locations. Should that fail, the Town may wish to implement traffic calming practices at these locations. According to the recently completed Ulster County Transportation Study:

The Institute of Transportation Engineers defines traffic calming as the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users.

Traffic calming techniques include:

- Narrowing the street to slow traffic
- Deflecting the vehicle path by introducing curves into the street
- Changing the pavement texture at crosswalks to alert drivers to pedestrians
- Traffic control devices like stop signs and pedestrian crossing warnings [if used in the context of other traffic calming devices like those listed above]

Source: NYS Department of Transportation *Design Manual*, Chapter 25, “Traffic Calming.”

### ***Review current burning regulations***

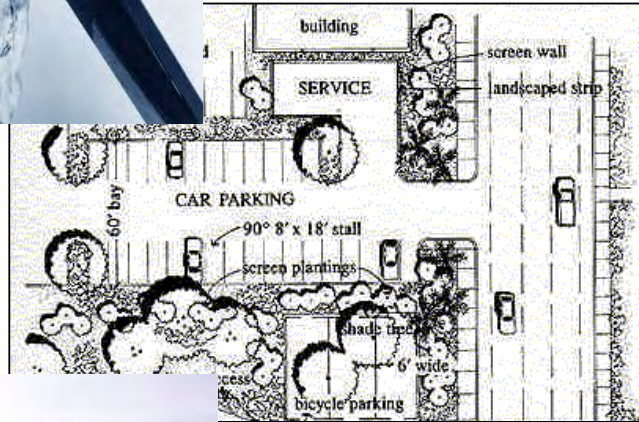
During the public outreach process, there were several complaints about improper open burning in neighborhoods creating unwanted odors and nuisances. The Town should review its current regulations governing open burning to make sure that they properly control this activity to minimize impacts on neighbors. In addition, the regulations should be reviewed to ensure that enforcement mechanisms are practical and effective.

Figure 26. Major Plan Components for Improving Capacity

- Aggressively seek funds to upgrade municipal sewer & water systems



- Create capital projects planning process



- Create park maintenance planning process



- When appropriate, use infrastructure investments as catalyst for private investment



- Create a comprehensive parking plan for Rosendale

- Commission a study to fully understand the capacity for expanding municipal sewer & water

- Adopt innovative management practices to ensure efficiency and effectiveness of municipal spending including more efficient layout of offices & public facilities







## **IMPROVING CAPACITY FOR EFFICIENCY & EFFECTIVENESS: GOALS FOR COMMUNITY INFRASTRUCTURE & COMMUNITY SERVICES**

**K. Goals for Community Infrastructure:** Quality of life is supported by appropriate development and maintenance of community infrastructure such as water and sewer systems, parks and roads.

***K-1. The Town should continue to aggressively seek funds through Federal, State or private grants to upgrade and maintain the Town's municipal sewer and water systems.***

***K-2. The Town should commission a study to fully understand the capacity for expansion of all water and sewer systems*** that may be required to support environmentally sound development and protect water quality in existing residential areas of the Town.

***K-3. Protection policies should be developed for municipal and private water supplies*** to ensure that water quality is not compromised by encroaching development or incompatible uses through wellhead protection, aquifer recharge zoning and/or other appropriate measures.

***K-4. Whenever appropriate, public investment in municipal infrastructure such as sewer and water extensions, etc. should be used as a catalyst for private investment.***

***K-5. The Town should create a park maintenance planning process to ensure that Town parks and recreation facilities receive adequate maintenance on a regularly scheduled basis.***

***K-6. A comprehensive plan for parking in the downtown area should be created,*** building upon the work of the Town Parking committee

***K-7. Town policies should be developed to encourage the use of carpooling and mass transit*** to minimize traffic and parking problems.

***K-8. Town policies should continue to minimize traffic problems*** through such approaches as proper configuration of land-use policies and careful siting of public infrastructure.

***K-9. The Town should minimize the property tax burden on residents through innovative practices to ensure the effectiveness and efficiency of any municipal spending.***

### **Recommendations for Community Infrastructure**

***The Town should create and fully fund a long-term plan to upgrade its sewer and water systems.***

Virtually every recommendation related to economic development and housing and neighborhoods in this plan depends in some way upon sound and fully functioning municipal water and sewer systems. It is therefore essential that the Town of Rosendale seek the means to address the following critical problems with its municipal water and sewer systems. According to the Water and Sewer department, the sewer plant is now at 85 percent capacity. NYSDEC typically requires that a plant add capacity once it reaches 90 percent of its operating capacity. Clearly, the Town must continue to





plan for this additional capacity. As the same time, the Water and Sewer department has identified issues in the water district that require immediate attention. These are:

- *The 6" water main that serves the Main Street area.* This section of the town has the highest fire load in the district with substandard water mains. Sections of this water main are over 100 years old. There are some lead gooseneck water services on Main Street
- *The 4" water mains along lower James St. Section.* This system furnishes water to the Fann's Plaza and all commercial properties on Route 32 south (e.g., BankAmerica, Don's towing etc.) Some of these mains are dead ends, which cause an increase in the turbidity and rusty water complaints from this section of town from time to time, requiring the system to be flushed twice each year.
- *Madeline Lane.* The five houses and 1 gas station on the land are fed by very long private service lines, fed from James St. There are also no fire hydrants on this street. These private service lines must be replaced with a new water main for Madeline Lane. This will need to be addressed if there is to be more building on the Route 32 Corridor.

These issues should be addressed through a comprehensive capital improvement plan for the sewer and water systems. The Town should seek grant funding to finance both the plan and the actual improvements that are required. This capital improvement plan should seek to build the system in a financially sustainable manner, such that operating costs are spread over an adequate base of users.

***The Town should commission a Water Resources Study to define long-term issues and opportunities involved in meeting needs for potable water.***

The study should be conducted in tandem with the capital planning process for the municipal sewer and water systems. It should:

- Identify the capacity and usage of the public water supply and the three private central water systems;
- Explore the feasibility of creating central water systems and/or extending central water to areas that are developed at a density less than 1/2-acre per unit which currently rely on wells or points as water sources
- Identify areas in the Town that should be included in the proposed Water Resources Overlay described on pages 26 and 27 of this plan

***A Town-wide parking plan should be developed that would serve Rosendale with a variety of parking areas that are "walkable" to the business districts.***

Part of strengthening the hamlet of Rosendale as the Town crossroads is to ensure that there is adequate parking for those seeking to transact business and/or use the services in the hamlet. The town-wide parking plan should ensure that adequate parking for such purposes is available in the hamlet. The plan should also incorporate a design approach that includes landscaping for parking lots, and, to the greatest extent possible, siting the lots to the rear and side of buildings to minimize the visual impact of the lots.



***A Town-wide parks and recreation strategy should be created as part of the Town's open space plan.***

Parks are an important part of any town's complex of open spaces. The Town should create a parks and recreation strategy that:

- completes a systematic inventory of parks and recreational resources available in the town such as the Rosendale recreation area, Hardenburgh park, the rail trail trestle and other resources
- identifies ways by which the Town can meet the changing recreational needs of its citizens
- recommends ways to coordinate the use of existing facilities (including playing fields) among youth and adult groups, and examining ways of integrating school-related facilities in the Towns recreational programming

***Rosendale should create an official plan for public access to outdoor recreation, sporting and natural resources such as waterways, hunting lands (i.e., lands where public hunting is allowed) and public lands in the Town.***

Public input to this comprehensive planning process indicated that there was public consensus that some form of public access to these resources was desirable. However participants in the planning process were highly divided over how this access should be achieved and at what locations.

In order to overcome this division, the Town should undertake a comprehensive public access plan. The process would approach private property owners to discuss voluntary cooperative ways that the public could be provided access to waterways, hunting lands, etc. It is important that this plan be created under the guidance of a committee appointed by the Town that represents the diversity of opinion of this issue. The plan also should involve extensive public outreach and participation by all stakeholders, including town residents seeking access, property holders, and officials who would be responsible for implementing the results. The plan should also address the public and private liability and public safety issues associated with any proposed public access. The plan should focus on cooperative, voluntary solutions ranging from the donation of lands and easements to providing incentives through zoning and other local policies. The public access plan must not involve the use of eminent domain.

***Rosendale should establish capital improvement planning processes for infrastructure and facilities consistent with the guidelines of the New York State Comptroller.***

According to the New York State Comptroller's Office:

The Office of the State Comptroller recommends that municipalities formally adopt a long-range plan for buying needed equipment or building capital improvements. It could be a formal program pursuant to the statutory guidelines contained in Section 99-g of the General Municipal Law, or a more flexible plan undertaken in accordance with locally developed rules and regulations.



Rosendale should adopt a capital projects planning process that

- Uses the results of the Ulster County transportation study to configure traffic improvements in the Town on local roads.
- Creates a regular schedule for maintaining capital facilities
- Evaluates potential projects in terms of their ability to achieve comprehensive plan goals
- Establishes a priority list of projects that is revisited annually

***Rosendale should ensure that it has adequate facilities to support the use of mass transit by residents***

The Town should ensure that it has an adequate “park and ride” location for residents wishing to take scheduled intercity bus service. These facilities should not conflict with the parking needs for businesses, but a clearly designated parking area for commuters and other travelers will provide opportunities for commuters and other travelers to share car rides from their residences to the bus stop.

***The Town should explore intermunicipal agreements to share services with other jurisdictions as a way to reduce costs***

The need to control taxes was expressed throughout the public input process for this plan. Consequently, the Town should continue to seek ways to reduce the cost of providing services. Rosendale should explore the possibility of sharing services such as highway maintenance, emergency services, assessment, etc. with nearby communities.

**L. Goals for Community Services:** Quality of life is supported by appropriate provision of community services such as emergency services (including police, fire and ambulance services), youth programming, library services and others.

***L-1. The Town should seek ways to improve service efficiency in provision of all services***

***L-2. The Town should ensure that Rosendale’s public facilities and programs are configured to meet the needs of an aging population***

***L-3. To the greatest extent possible, the Town of Rosendale should support or encourage the volunteers who provide many services to Town residents***

## **Recommendations for Community Services**

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***The Town should seek a more efficient layout of Town Offices, providing greater accessibility to the public***

The existing Town Hall is over-crowded, not handicapped accessible on the upper floors, and poorly served by parking. Efforts should focus on creating facilities where related functions can be co-located (as in the case with the collocation of the police department and justice court in Maple Hill). To the extent possible, the Town should seek to locate all “consumer” services to individuals and households (e.g., the building department, town clerk, assessor, etc.) in a single accessible location.

***The Town should adopt a comprehensive approach to the development and location of all public facilities***

As Rosendale develops or improves its public facilities, these efforts should—to the greatest extent possible--incorporate the following principles:

- “Consumer services” (as described above) should be located in a single accessible location to create a “one-stop” location where residents can get a variety of services in one location. Special attention should be paid to making this location accessible to growing older population (e.g., ensuring services are on the ground floor or elevator-accessible, staffing and hours of operation consistent with residents’ needs, etc.)
- Public facilities in the Town should be designed and located so that they may support multiple public uses in the Town. For example, as facilities are created with specialized facilities (e.g., parking areas, meeting rooms, recreational facilities, etc.), they should be designed and located so that they may be used by other local organizations when not serving the needs of the group or groups for which they have been created.
- The design and location of public facilities should be compatible with other Town goals and purposes. Public facilities are often significant investments. These investments can act as catalysts to promote other objectives for the Town ranging from hamlet revitalization to expanded opportunities for socializing and recreation. At the very least, the planning for new public facilities should include a review of ways in which those facilities can be sited and/or configured to further the goals and recommendations of this plan. For example, when feasible, new municipal facilities can be sited adjacent to existing retail centers to generate additional visitors (and potential customers) for those areas.

***Rosendale should continually seek to expand the recognition, rewards and incentives available to those who volunteer to provide community services***

Many town services such as emergency services, youth services, and senior services, depend upon the work of volunteers from the community. Many communities in the area currently report shortages of volunteers and are considering converting some services currently provided by volunteers to paid staffing situations. This not only raises the cost to local government, it also diminishes the sense of community.

The Town should ensure that its policies provide maximum incentives for its volunteers. This includes such morale-boosting gestures as recognition ceremonies and celebrations.

***The Town should continue to maintain an adequate geographic coverage for emergency services.***

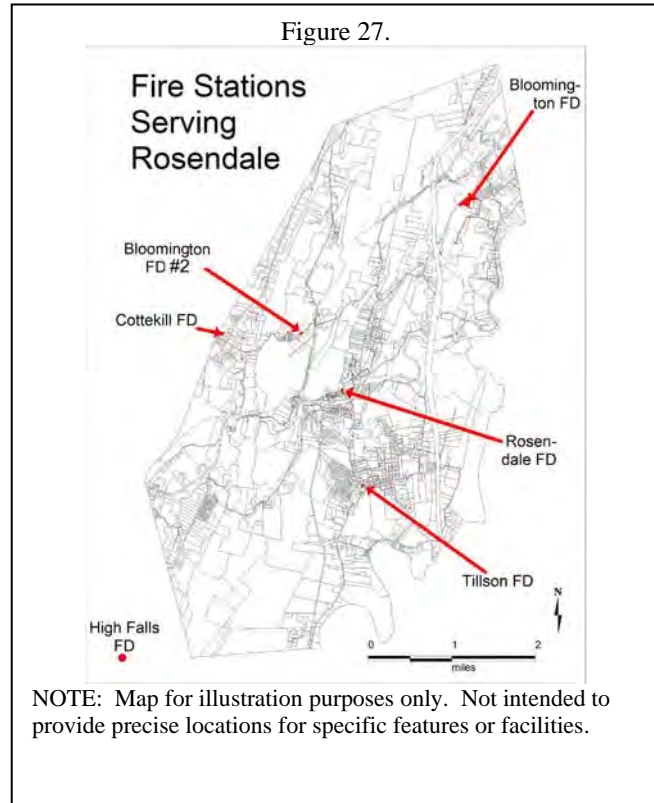
As shown in Figure 27, Rosendale is currently served by fire companies dispersed throughout the Town and in High Falls. Ambulance service is provided by Mobil Life Support based out of Kingston. As the region continues to grow and traffic patterns continue to increase and change in Rosendale, the Town should regularly review the response times of its service providers to ensure that all areas of Town remain adequately served. In addition, the water study recommended elsewhere in the plan should include a review of the water needs for firefighting purposes to ensure that adequate supplies exist throughout the Town.

***The Town should ensure that there is an actual as well as perceived sense of safety and security for residents, merchants, workers and visitors in its neighborhoods, shopping areas and other public spaces***

A sense of safety and well-being is important for healthy neighborhoods, hamlets and business districts. As Rosendale grows over the years, town policies should consistently enhance the existing safety of these areas by such measures as:

- Continually reviewing current practices and evaluating new approaches to policing and public safety programming to ensure
  - staffing, scheduling and coverage of police patrols provide all parts of the town with adequate public safety coverage at all times as the needs of these areas change over time
  - officers have necessary training in such areas as first response, community policing and other important aspects of public safety
  - adoption of new technologies that can improve public safety effectiveness while increasing operational efficiency of the police and other public safety programs
- Ensuring that investments in public infrastructure (e.g., sidewalks and street lighting) reduce perceptions of isolation and enhance the ability nearby residences and businesses to be able to informally monitor activity in public spaces

***Town policies should seek to maintain and enhance access to the Rosendale Library***





The Rosendale Library is at the eastern edge of the former Village. As with many locations in the downtown, finding adequate parking for its patrons is becoming an increasingly pressing issue. The Library would benefit from the development of Town parking facilities which could be shared by visitors to the downtown and library patrons. The Library would get maximum benefit from any parking where there is clear signage and pathways linking such parking areas to the library. In addition, the Town should ensure that there is adequate calming of traffic along Route 213 as it enters the downtown area so that pedestrians feel comfortable crossing that road to reach the Library.

Figure 28. The Rosendale Library



### ***Town policies and facilities should respond to the needs of an aging population***

This issue affects a variety of services and policies. As appropriate, available surplus public buildings may be readapted for senior housing opportunities. In addition, Town policy should ensure that public facilities (parks, meeting spaces, etc.) have furniture with armrests, adequate space for bracing one's feet when rising. Lighting standards in these facilities and their access ways should be illuminated at a level comfortable for a growing senior population and consistent with other guidelines.

### ***Review Town Code Enforcement capabilities***

As this plan is implemented, it will raise the expectations and standards associated with new development. Consequently, it is important that the Town of Rosendale ensures that it has adequate resources devoted to these new tasks. Part of this review may involve reviewing current fees for building permits and project reviews to ensure that they adequately reflect actual costs to the Town. As part of this effort, the Town should regularly review its zoning and subdivision regulations to ensure that definitions are current and unambiguous and that the regulations themselves are clear and easily understood.

### ***Town officials should encourage community meetings throughout the Town to monitor the implementation of this Comprehensive Plan***

Town officials could organize meetings conducted by Town Board members or a committee or organization designated by them. These meetings would be held to solicit residents' concerns about the Town and their neighborhood as it relates to the Comprehensive Plan. These could be informal meetings that would allow residents to ensure that the Town government is aware of issues and/or opportunities that arise over the years the plan is being implemented.





***Create a Regulatory System that emphasizes Cooperation and Incentives to the greatest extent possible.***

One of the general themes in the public outreach for this plan is that, to the maximum extent possible, the Town should seek to accomplish public purposes through incentives and voluntary efforts. This theme included the notion that additional regulation and enforcement should only be used as a last resort.

Clearly, in any community, there will always be some situations where local laws are being intentionally violated and the local government has no choice but to initiate penalties against the violator. However, there are occasions when the infractions are unintentional and/or easily corrected. Often information and encouragement can resolve the problem much more quickly than enforcement proceedings.

Rosendale should continue to explore ways to address issues of inadvertent or minor code violations through voluntary compliance. In addition, the Town should consider the use of incentives in zoning and other local policies as alternatives to additional regulation. For example, incentive zoning as described on page 18 can provide density bonuses (e.g., allowing a developer to construct additional units) for projects that also accomplish important community goals in a manner consistent with the comprehensive plan. Many of the recommendations in this plan have been developed in this spirit.

***Ensure that proposed projects do not place an undue burden on existing community services or taxpayers***

Properly sited and configured, appropriate development can contribute to community quality of life while generating enough new property tax revenues to offset the costs of the new development. In optimal situations, new development can even produce more tax revenues than it consumes in costs. The Town should adopt policies requiring applicants with larger-scale projects to provide documentation of the impact the project will have in terms of the costs of additional community services it will require and the benefits it will offer in terms of future tax revenues it generates. This information can be used by the Town as part of its overall evaluation of project proposals through the State Environmental Quality Review (SEQR) process. While the Town does not need to establish thresholds for the “larger-scale” projects for which it will require this analysis, it should be prepared to include such a detailed fiscal impact analysis during the “scoping” process for any environmental impact statements it may require under the SEQR process.



## **GOALS FOR REGIONAL ISSUES**

Rosendale should pursue a spirit of cooperation and partnership with, neighboring towns to maintain a sense of regional identity, quality of life in the Hudson Valley, and the individual character of all the communities involved. A unified approach strengthens all the communities involved and enables individual towns greater power over encroaching development.

*Rosendale will cooperate with the adjacent towns of Esopus, Hurley, New Paltz, Marbletown and Ulster, as well as the City of Kingston in developing approaches for protecting important natural resources* such as the Shawangunk Ridge, the Rondout Creek and the Wallkill River.

*Rosendale will cooperate with towns in Ulster County and Ulster County government to promote mutually beneficial solutions to issues related to open space planning, transportation, housing and economic development including the Shawangunk Mountain Scenic Byway.*

*Rosendale will continue to seek opportunities to work with the County and other municipalities to implement the County's 1989 water study completed by Stearns and Wheeler.*

*Encourage Ulster County government to adopt a policy requiring that any conservation easements be recorded in the real property tax rolls* to improve the ability of all levels of government to identify and manage conservation easements within their jurisdictions.

# PLAN IMPLEMENTATION

## PLAN IMPLEMENTATION

This section of the plan outlines a timetable for implementing its recommendations. Implementation of the plan will require the strengthening of a variety of community partnerships in the town. Building and maintaining these working relationships should be a central thrust of plan implementation. This will involve the use of cooperative, incentive-based techniques. These will range from zoning incentives to collaborating planning processes. It will also mean looking for ways to work cooperatively with property owners to bring about many of the plan recommendations.

One of the most important elements of implementing the plan will be revising Rosendale's zoning regulations to make them consistent with the plan recommendations. This effort should begin immediately. The Town should consider appointing a committee to work with a professional consultant on the zoning issues. Those involved in or consulting during the process should include representatives of the planning board, zoning board of appeals and the code enforcement officer/building inspector. NOTE: As zoning changes are considered, land owners who could be potentially affected should be notified through a mailing or other appropriate form of notification prior to the zoning committee beginning its discussions.

The implementation schedule given below groups actions in three priority areas. "Immediate priority" actions should be initiated immediately. Whenever possible, such projects should be completed within the first six months after plan adoption. "Secondary priority" actions should be initiated within the first year after plan adoption. These projects should be completed within the first two years after plan adoption. "Long-term" actions should be initiated after the first year following plan adoption. They should be completed within five years of plan adoption. The plan itself should be subject to review and update within three to five years after its adoption by the Town board.

<b><u>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</u></b>			
<b><u>RECOMMENDATION</u></b>	<b><u>SUGGESTED LEAD RESPONSIBILITY</u></b>	<b><u>ACTION</u></b>	<b><u>CRITERIA FOR EVALUATING SUCCESS</u></b>
<b><u>Immediate Priority Actions</u></b> <b><u>(implemented within the 1<sup>st</sup> Year)</u></b>			
Adopt Conservation Subdivision Practices	Zoning Review Committee/Town Board	Incorporate Conservation Subdivision into Zoning /Subdivision Regulations	Regulations/policies adopted in consultation with public and/or property owners
Ensure that Land Use Policies Recognize and Respond to Significantly Constrained Lands	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create Route 32 Strategy	Economic Development Committee	Create Plan	Plan Adopted by Town Board
Create a Town-wide Open Space Plan, including Viewshed protection and a Parks & recreation strategy	Environmental Conservation Commission	Create Plan	Plan Adopted by Town Board
Create catalogue of easement, deed restrictions and other legal covenants protecting open space	Town Board	Task assigned to appropriate committee/consultant	Catalogue created
Implement riparian protection policies	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Implement currently adopted stormwater management plan	Town Board/Employees	Responsibilities for actions assigned to appropriate Town positions	Policies and practices changed to reflect management plan recommendations
Ensure clearing and grading standards under site plan review and subdivision review provide sufficient protection	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create protection strategies for important natural resources	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Identify Historical Resources in need of special care	Historic Preservation Committee	Compile inventory and recommendations for improved care	Inventory compiled including actions for improving care of resources
Adopt design guidelines for industrial and commercial development	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create a Gateway Overlay Zone	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create a unified approach for Economic Development	Town Board	Board assigns responsibility to appropriate party	Committee/group charged with econ. dev. responsibilities

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create and fully fund long-term plan to upgrade sewer and water systems	Water/Sewer Commission	Commission established & begins planning process	Plan approved & initial funding secured
Establish capital improvement planning process	Town Board	Create Capital Planning Committee	Multi-year capital plan in place
Review Town Code Enforcement Capabilities	Building Department/Zoning Review Committee	Review practices and policies and fee structure to identify and correct deficiencies	Recommendations referred to Town Board for adoption
Review logging regulations	Ad hoc committee	Town Board appoint committee	Recommendations forwarded to Town Board for adoption
<b>Secondary Priority Actions (implemented by the end of the 2<sup>nd</sup> Year)</b>			
Provide incentives for cluster development in appropriate locations	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Review and as necessary revise agricultural district designation	Town Board	Appoint committee to conduct review and make recommendations in concert with farmers and landowners	Revisions forwarded by Town Board to County Farmland Protection Board
Create overlay zone for important recreation water bodies	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create water resources planning overlay	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Charge Economic Development Commission to Provide Support to Existing Businesses	Town Board	Commission tasked by Board	Commission holds meetings with employers in Town & reports results to Town Board

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create Tourism Committee to coordinate promotional efforts	Town Board	Town Board appoint committee	Coordinated program of tourism promotion implemented by local business community
Request Annual feedback from UCDC about local economic development plans and goals	Town Board/Economic Development Commission	Seek regular meetings with UCDC representatives	Establishment of regular meeting schedule with UCDC
Maintain existing Business & Industrial Zones along routes 32 and 213 as compact nodes	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Final zoning revisions provide for nodes of commercial/ industrial development
Establish and/or maintain pedestrian connections among business and residential areas in Rosendale hamlet	Town Board/Highway Superintendent	Identify and implement improvements in pedestrian connections in those areas	Improvements approved and funded
Develop Town-wide parking plan	Town Board/Highway Superintendent	Identify and implement improvements in parking, signage and access in and around commercial areas	Improvements approved and funded
Create overlay zones to recognize and nurture small mixed-use hamlet centers	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create opportunities for broadening the range of housing choices/ Explore options for housing affordability	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Commission a water resources study	Town Board	Create committee and retain consultant	Study concluded and recommendations implemented
Ensure and actual and perceived sense of safety and security in public spaces	Town Board/Police Commission	Police Commission make recommendations for strategies and staffing	Recommendations approved and adopted
Create regulatory system that emphasizes cooperation and incentives	Town Board	Ongoing	Resident feedback indicates that Town policies becoming more "user-friendly"



# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create design standards and/or design process for multi-family housing	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
<b>Long-term Actions (implemented by the end of the 5th Year)</b>			
Enable conservation density subdivisions as a tool for Town Policy	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Encourage Community Supported Agriculture in Rosendale	Town Board	Logistical support offered (e.g., meeting space, links to Town website)	CSA entrepreneurs hold meetings; disseminate information
Create an official plan for public access to outdoor recreation areas	Town Board	Committee appointed to create plan (could be ECC)	Plan recommendations adopted
Create and maintain inventory of sites important to Rosendale's history	Historic Preservation Committee	Compile inventory	Inventory presented to Town Board
Enhance local awareness of and understanding of existing historic districts	Historic Preservation Committee	Compile documentation on districts and present to planning board and other agencies	Documentation on historic districts presented to planning board and other agencies
Encourage development of interpretive themes for coordinated programs among historic sites and local history courses	Historic Preservation Committee	Work with sites and local school districts	Local Rosendale history unit included in school courses
Encourage private organizations and/or individuals to preserve local cemeteries	Historic Preservation Committee	Inventory local cemeteries and contact local families and organizations	Local cemeteries each under care of appropriate private interests
Include agriculture in Town's economic development efforts	Economic Development Commission	Invite participation from farmers in actions	Farm representative included on Commission
Conduct study of Zoning on eastern end of Main Street in Village Hamlet	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
			property owners
Encourage efforts to build stronger relationships among hamlet businesses for joint marketing/cross promotion	Economic Development Commission	Consider creating Business Improvement District or other mechanisms for joint marketing	Hamlet merchants regularly undertaking joint marketing and cross promotion
Minimize light pollution by establishing lighting standards	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Update the Noise Ordinance	Town Board	Committee appointed to recommend updates	Committee recommendations adopted
Promote better enforcement of speed limits and/or traffic calming	Highway Superintendent/Police Commission	Review conditions and make recommendations to Town Board	Recommendations adopted
Review current burning regulations	Town Board/Building Inspector	Town Board appoints committee to work with Building Inspector to make recommendations	Recommendations adopted
Ensure adequate facilities to support use of mass transit	Town Board/Highway Superintendent	Review adequacy of "Park and Ride" arrangements	Designation of permanent, well marked park and ride area
Explore intermunicipal agreements to share services	Town Supervisor	Discuss possibilities with Ulster Co. Supervisors	Establishment of intermunicipal agreements
Seek more efficient lay out of Town offices	Town Board/Capital Planning Committee	Make recommendations for inclusion in long-term capital plan	Recommendations included in long-term capital plan
Adopt a comprehensive approach to development and location of all public facilities	Town Board/Capital Planning Committee	Facilities plans are included in long-term capital plan	Facility plan become part of long-term capital plan
Seek to expand rewards and incentives available to community volunteers	Town Board	Encourage all Town departments to seek	New incentives/reward system created for community

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b><u>RECOMMENDATION</u></b>	<b><u>SUGGESTED LEAD RESPONSIBILITY</u></b>	<b><u>ACTION</u></b>	<b><u>CRITERIA FOR EVALUATING SUCCESS</u></b>
		opportunities to reward volunteers	volunteers
Maintain an adequate coverage for emergency services	Town Board	Annual review of response times of emergency services to ensure adequate coverage	Annual report issued by Town on response time of emergency services
Maintain and enhance access to the Rosendale Library	Town Board/Highway Superintendent	Review condition of pedestrian walkways and areas of pedestrian/vehicular conflict	Recommendations for improvement included in long-term capital plan
Town policies should respond to the needs of an aging population	Town Board	Appoint committee to recommend actions to improve access by aging population	Recommendations adopted
Encourage community meetings to monitor plan implementation	Town Board	Meetings scheduled throughout Town to review plan progress	Meetings held on a regular basis
<b>REVIEW COMPREHENSIVE PLAN FOR UPDATING</b>	<b>TOWN BOARD</b>	<b>APPOINT COMMITTEE TO REVIEW</b>	<b>COMMITTEE APPOINTED</b>

## ***PLAN APPENDICES***

Appendix A. Inventory/Basic Studies

Appendix B. Overview of Public Outreach

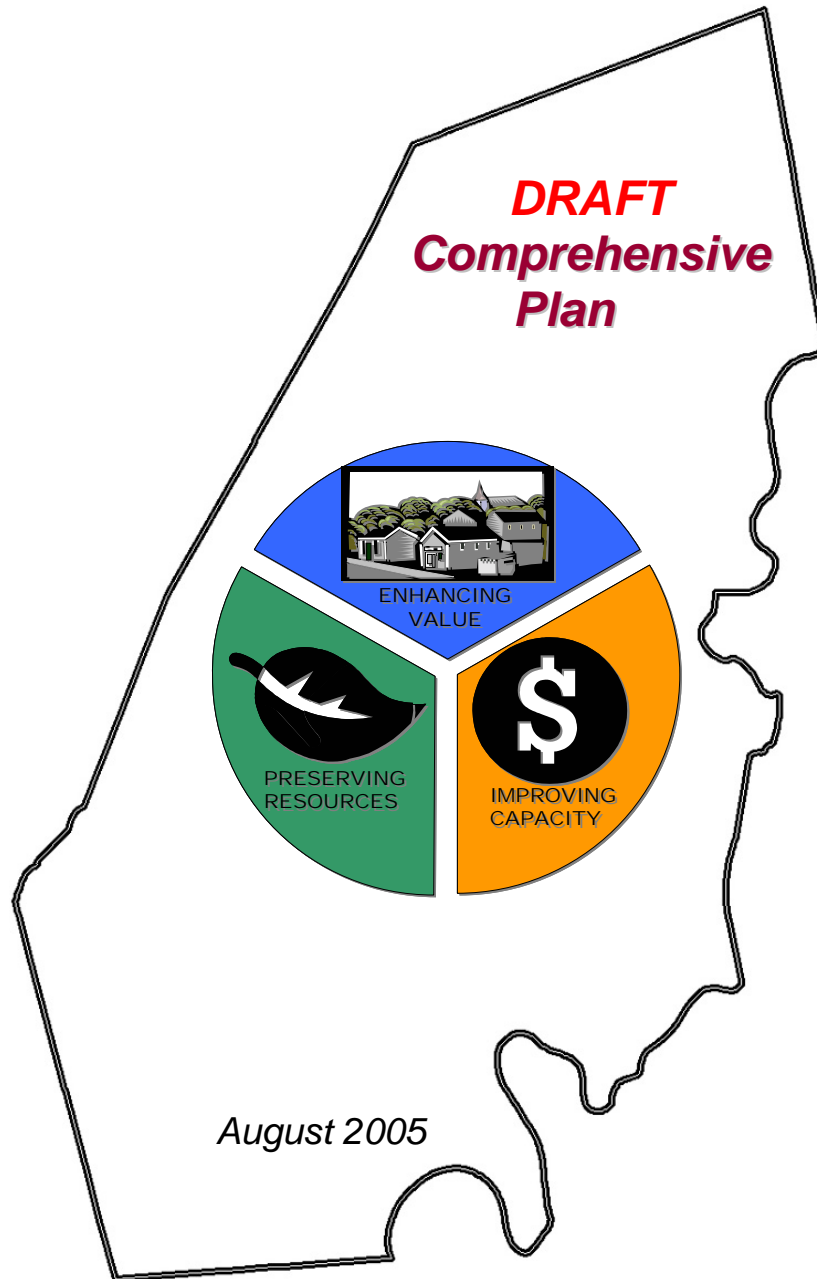
Appendix C. Comments on Draft Plan at Public Information Meeting of April 11, 2005 and Official Public Hearing of July 11, 2005

Appendix D. Resources for Planning: These documents are provided as examples of resources that can be used by local government, residents and others to achieve the goals and recommendations of this plan.

1. Sample Design Guidelines from the Dutchess Land Conservancy
2. Listing of Grants for Infrastructure and Downtown Revitalization for which Rosendale may be Eligible
3. Hamlet Design Guidelines from the New York Planning Federation
4. The Draft Biodiversity Assessment Report completed by the Rosendale Environmental Commission
5. Materials created through the Rondout Creek Access Trail Study

Appendix E. Glossary of Key Terms Used in this Plan

# ***TOWN OF ROSENDALE***



## **PLAN APPENDICES**

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## Appendix A. Inventory/Basic Studies

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## ***I. Introduction***

Rosendale was built on limestone. The ancient Rondout formation that underlies much of the town contains a very high quality limestone. This limestone was once used in extensive production of an early type of cement and was mined extensively. In fact the township owes its existence in part to the presence of this resource.

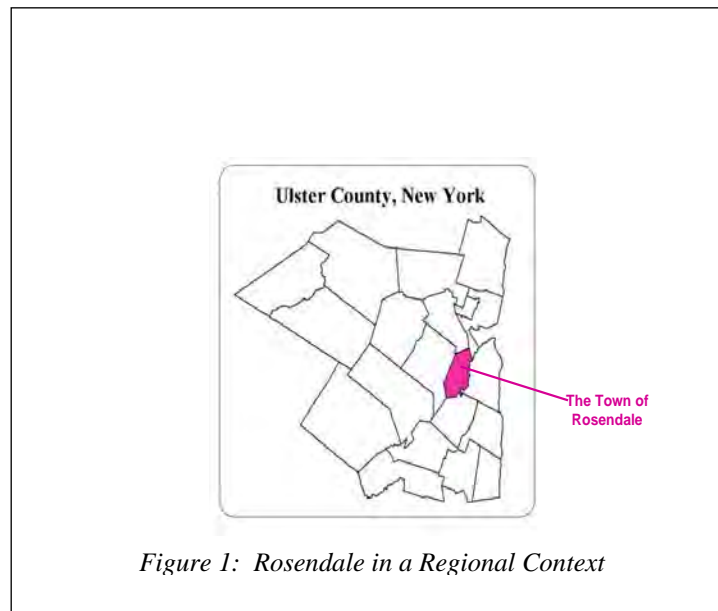
“The discovery of cement during the building of the Delaware and Hudson Canal in 1825 led directly to the formation of the township of Rosendale in 1844. Taking lands that had been formerly in the towns of Hurley, Marbletown, and New Paltz, the state intended to place the booming cement industry under the control of one political body. At its peak, during the second half of the eighteenth century, the cement business involved the operation of at least 19 large companies and several smaller ventures and employed more than 5,000 men. Four million barrels of cement a year were produced which was 50 percent of the total production of natural cement in the United States.”

- courtesy of Ann Gilchrist: Rosendale Town Historian

Thus ancient limestone deposits set the stage for Rosendale’s development and early economy. As that economic base has changed, especially during the latter half of the twentieth century, we are recognizing other amenities provided by the limestone. These include “state-of-the art” records storage facilities, scenic beauty, opportunities for outdoor recreation, and wildlife habitats that support a high biological diversity of life, including several rare species of plants and animals.

One of the smaller towns in Ulster County, Rosendale covers

51,646,634 square meters of rolling farmland and forest. It includes the Hamlets of Rosendale and Tillson, and part of High Falls.

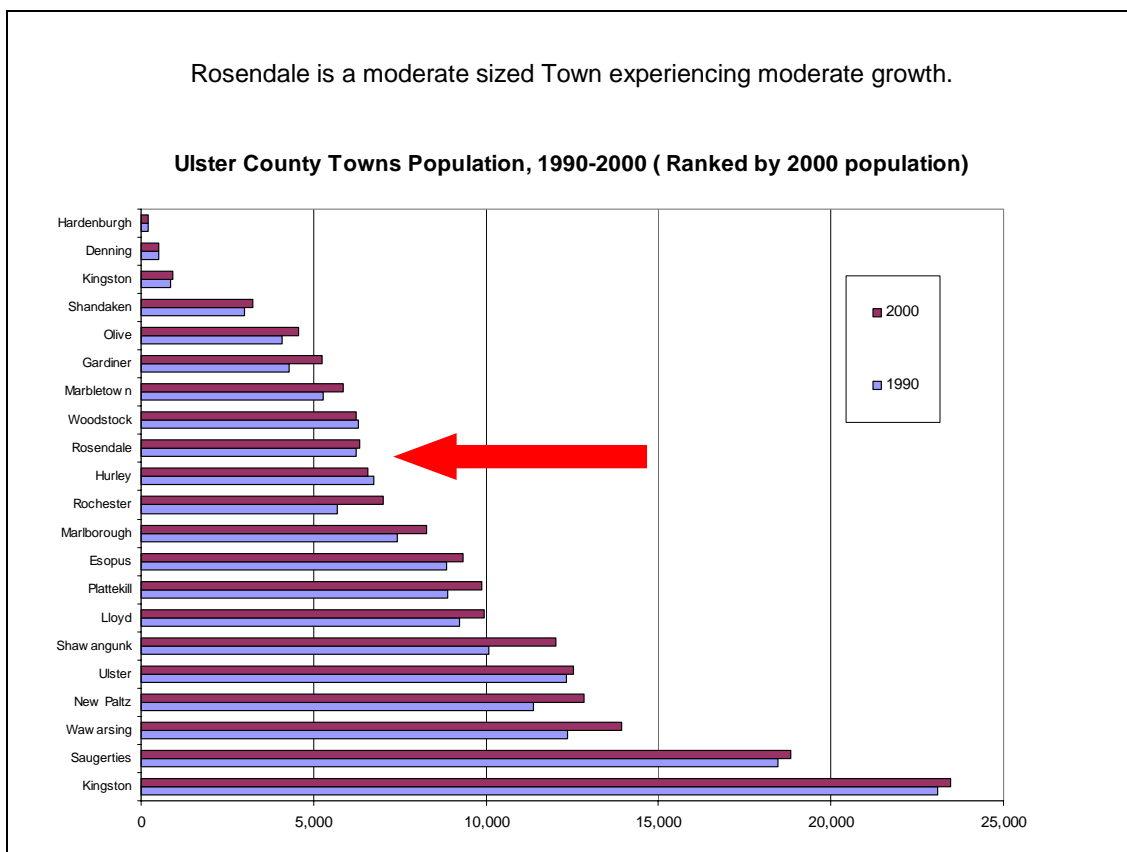


*Figure 1: Rosendale in a Regional Context*

## II. Demographic Trends

### *Population Growth*

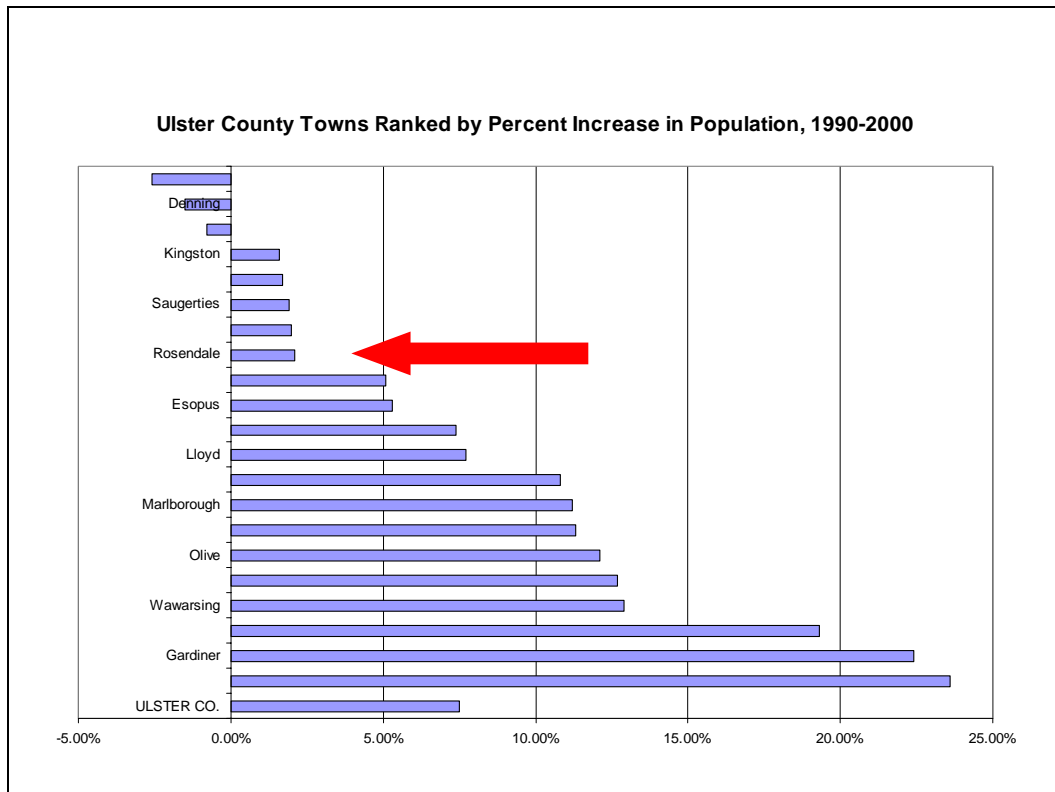
Rosendale is a moderate-sized town experiencing moderate growth. According to Census data, Rosendale supports a population of 6,352, up from 6,200 in 1990. The chart below shows all towns within Ulster County, and indicates Rosendale's comparative position with respect to overall population. According to census data, in 2000 Rosendale was the 13<sup>th</sup> most populous township in Ulster County.



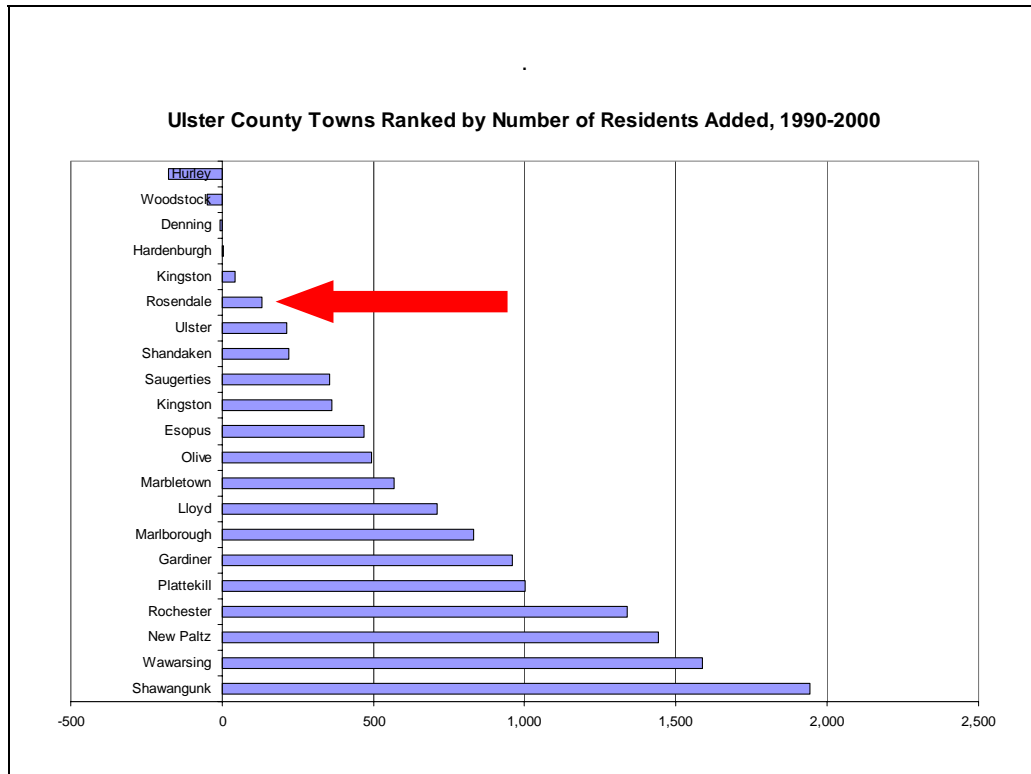
*Figure 2: Ulster County Towns: Population*

The Town's largest hamlet is Tillson, with a population of 1,709 in 2000. The Hamlet of Rosendale is slightly smaller than Tillson, with a population of 1,374, and the portion of High Falls that lies within the town includes 479 residents. An additional 2,790 persons reside within the remainder of the town.

Over the past decade, the Town of Rosendale has seen slow-to-moderate population growth relative to the county. Between 1990 and 2000, Ulster County's population grew by 7.5 percent. Growth in the town was slower, at a rate of about 2 percent for the same period. This rate of growth places the town fourteenth among the twenty-one towns in the county.



*Figure 3: Ulster County Towns: Increase in Population*



*Figure 4: Ulster County Towns: Number of Residents Added*

Rosendale ranks sixteenth in the county in terms of number of residents added from 1990-2000.

### *Population Change*

Rosendale's early economy was dominated by cement operations. Once the cement mines had been abandoned, the town saw little growth for several decades. Subsequent changes in the Township in terms of housing stock, population age, employment and occupation, education, and household income are documented in the following section and illustrated by figures 5-14.

Rosendale's slow growth is evidenced by the age of the town's housing units. As such, the majority of the housing stock in the town was built during the earlier half of the twentieth century.

Nearly 60 percent of the owner-occupied housing units in Rosendale were constructed before 1960. In comparison, nearly 60 percent of the owner-occupied units in New Paltz and Ulster were built after 1960. Rosendale has an especially large number of homes built before 1940, as depicted in Figure 5. The Town experienced slower-than-average construction activity in the town between 1960 and 1990.



Within the town, housing in the Hamlet of Tillson is somewhat newer than the remaining regions, with a median construction date of 1959 according to 2000 data.

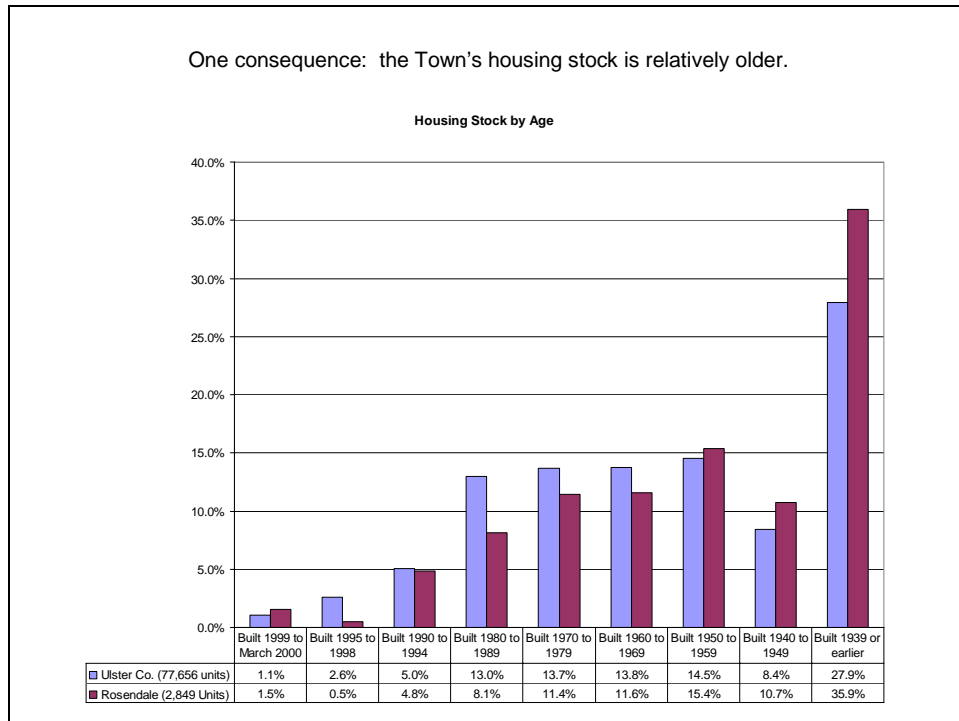
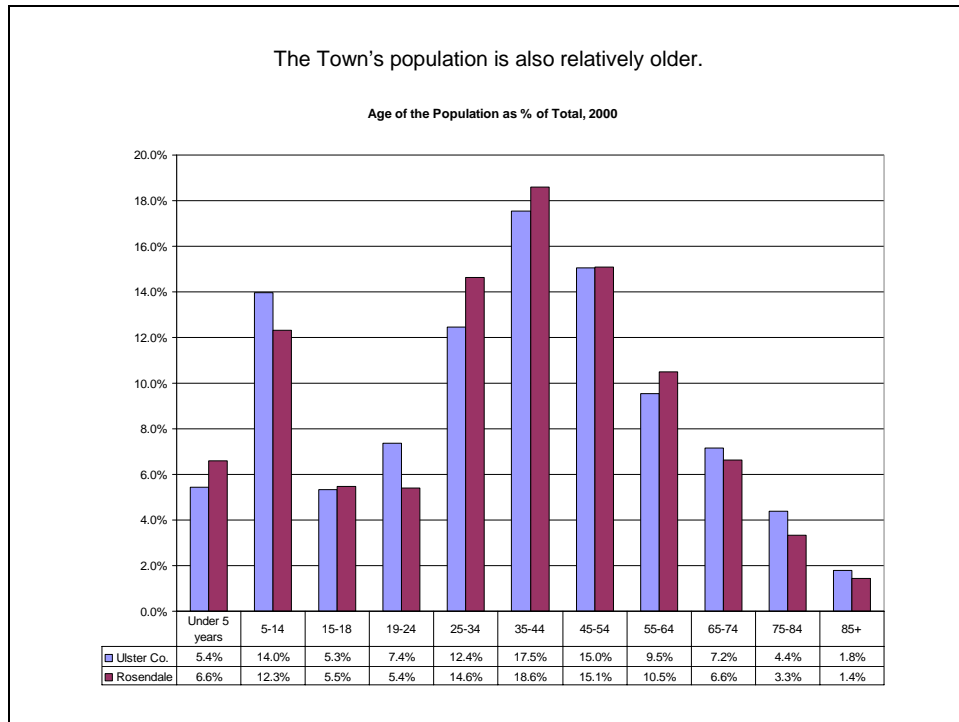


Figure 5: Housing Stock by Age

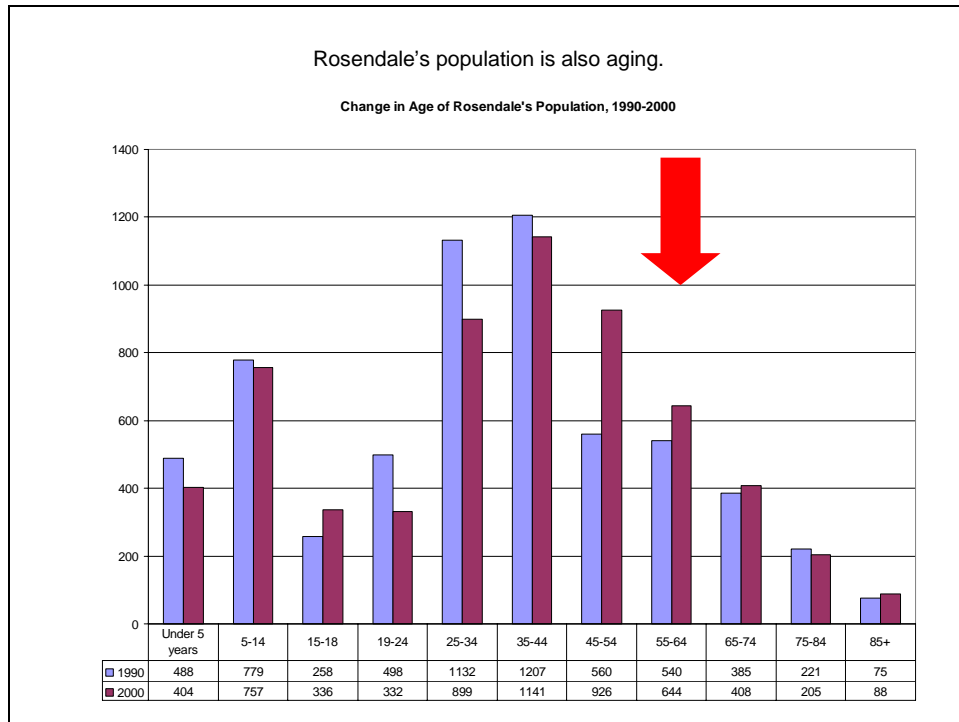
As another consequence of relatively slow growth, Rosendale's population is slightly older compared to that of Ulster County, although general age trends in the Town generally parallel those of the county.



*Figure 6: Population Age*

Changes in the town's overall population age are similar to trends within the entire nation. The "baby boomer" generation comprises the bulk of the region's population, and as these residents age, younger age classes shrink. The majority of Rosendale's residents were born between 1950 and 1960. In 1990, these residents filled the 25 – 29, 30 – 34, and 35 – 39 age classes. Predictably, in 2000, these same residents filled the 35 – 39, 40 – 44, and 45 – 49 age classes. These trends are illustrated in figure 7.

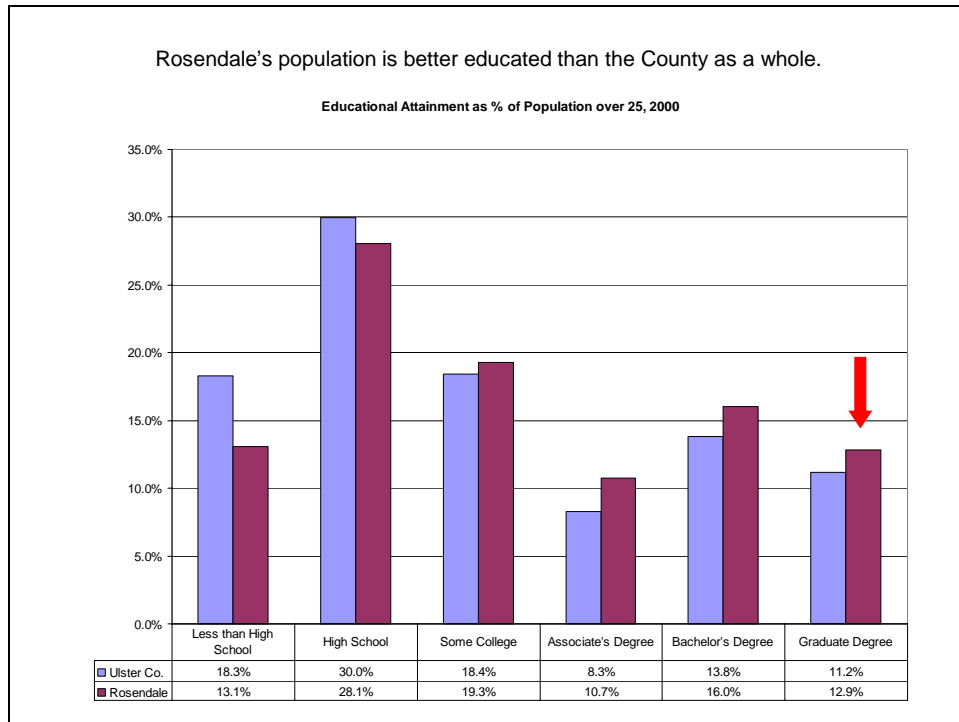
A similar trend is evident throughout Ulster County. This gradual aging of the region's population is amplified by a significant out-migration of residents in the age classes between 18 and 24. The town of New Paltz is a notable exception to this general trend due to the presence of the State University of New York campus.



*Figure 7: Change in Age of Rosendale's Population 1990-2000*

### *Education*

From 1990 to 2000, one of the most significant changes in Rosendale's population reflected increasing levels of education. Changes in the past decade have been positive, and Rosendale's overall educational attainment levels remain on par with the surrounding region. The southern portion of the town, within the boundaries of Census Tract 9528, has a slightly higher proportion of residents with less than 9 years of education, and a slightly lower proportion of residents with a Bachelor's degree or higher education.



*Figure 8: Educational Attainment*

Within the town and the surrounding areas, the frequency of Bachelor's, Master's and Doctoral degree-holders has increased dramatically in the past decade. Offsetting the growth in these categories, the region saw significant declines in the number of residents with no college education. Between 1990 and 2000, the number of residents without a high school diploma decreased by 29 percent .

In Rosendale, the proportion of residents with Graduate or Professional degrees grew from 11 percent to 13 percent. While the population over 25 has declined, Rosendale has increased its highly-educated population at a rate that is faster than both the county-wide rate and the rate of the surrounding towns.

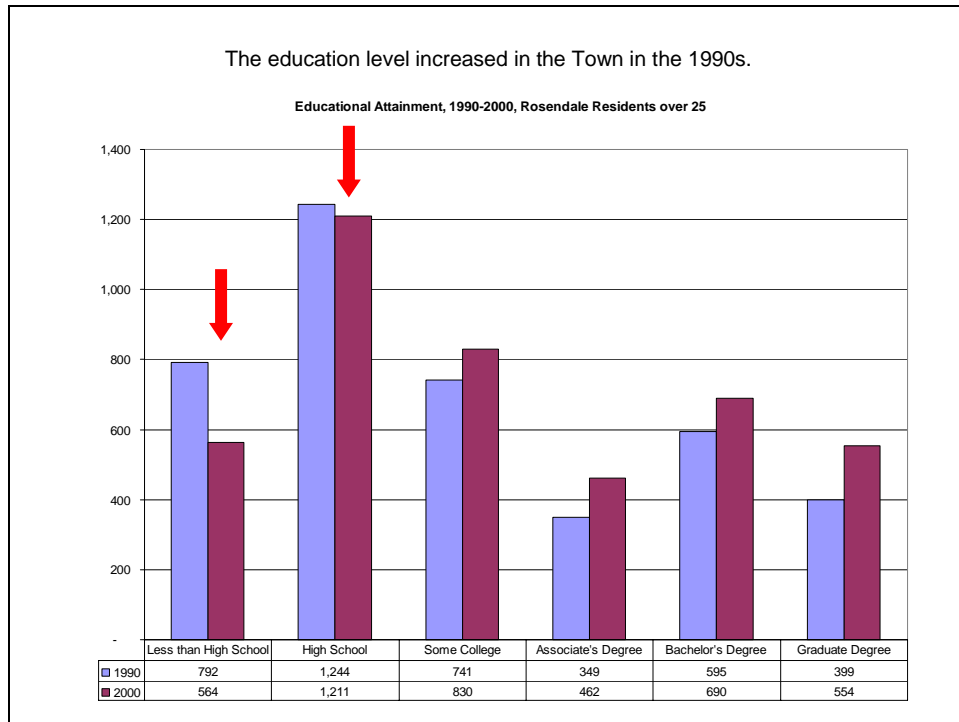


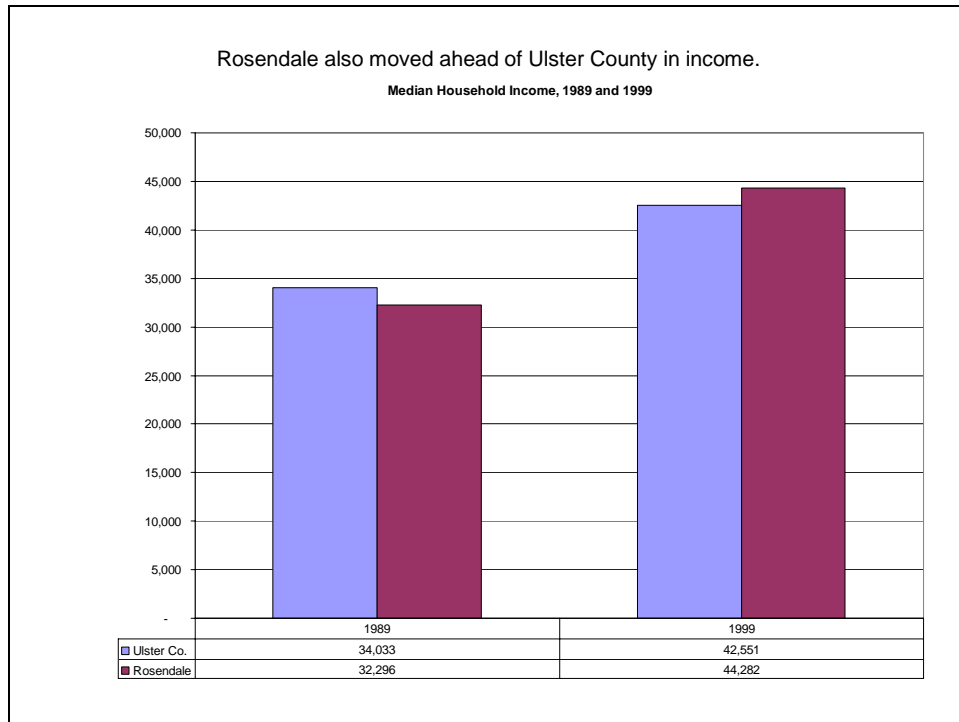
Figure 9: Educational Attainment, 1990-2000

### *Household Income*

Coupled with increasing educational attainment, the increasingly skilled occupational makeup of the town suggests an overall increase in affluence. This assumption is supported by recent changes in Rosendale's median household income.

In 1989, households in the town commonly realized an annual income of \$32,000, compared to the county of \$34,000 in 1989. By 1999, however, Rosendale had surpassed the county median of \$42,500 with a town median household income of \$44,000—a 37 percent increase over the 1989 level.

Within the town, there is some disparity with regard to median household income. Around Tillson and throughout southern portions of the town, median household income grouped by ZIP Code approaches \$50,000. In northern portions, median household income is closer to \$30,000.



*Figure 10: Median Household Income*

### *Travel Time to Work*

With Rosendale's proximity to several larger urban areas, including Kingston, Poughkeepsie, Newburgh, Albany and New York City, residents are traveling increasing distances to work each day. In 1990, 71 percent of Rosendale's commuters traveled less than 30 minutes to work, and only 4 percent traveled more than 60 minutes. By 2000, only 63 percent were within 30 minutes of their workplace, while the number who commuted more than an hour had doubled to 8 percent of all commuters. This suggests that residents find Rosendale an attractive place to live and are willing to travel to work in order to live there.



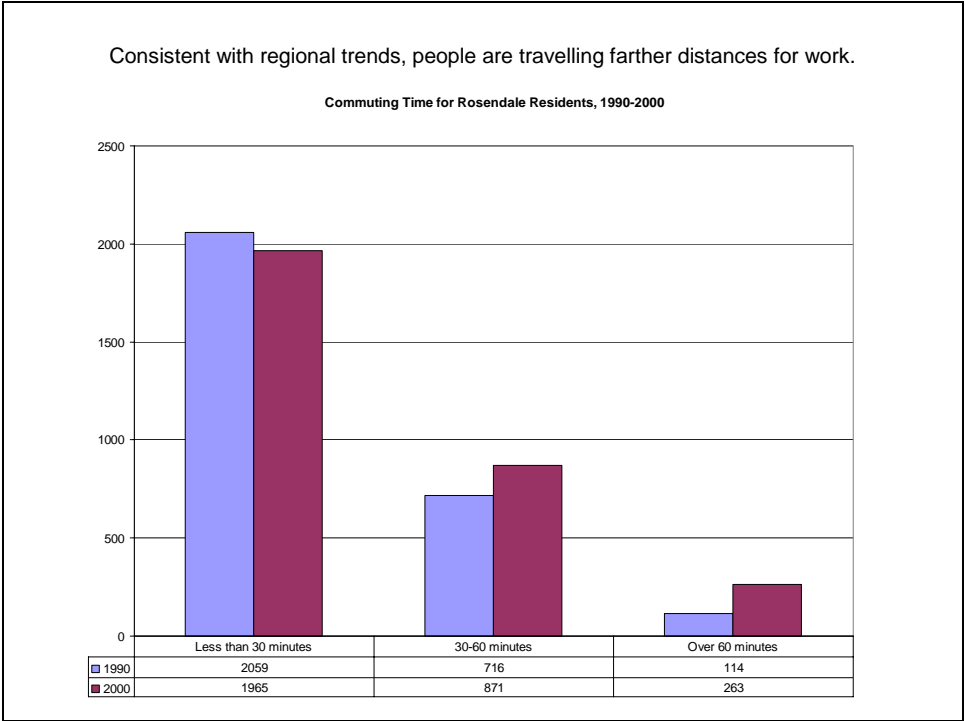


Figure 11: Commuting Time

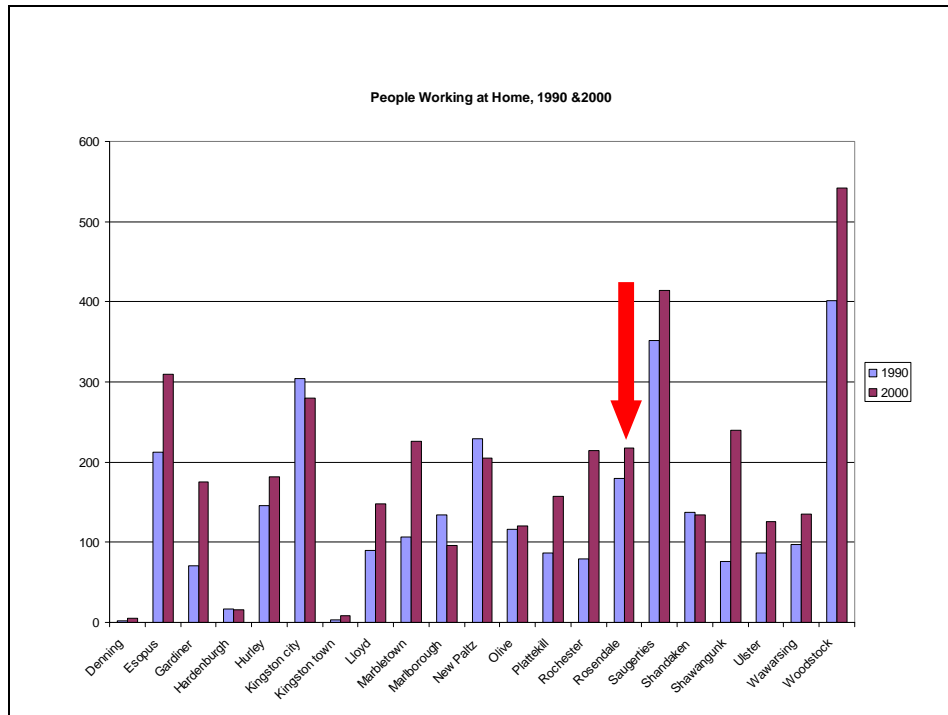
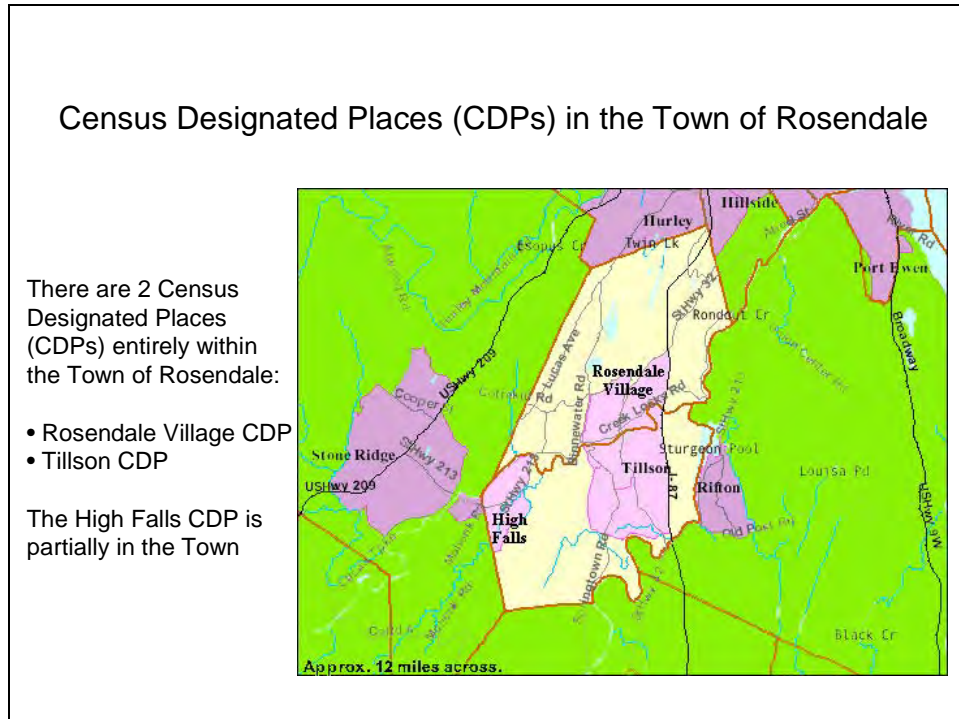


Figure 12: People Working at Home

Sixteen of Ulster County's townships have experienced an increase (from 1990-2000) in the number of people working at home. In Rosendale, this increase was not as dramatic as for a number of other townships, but nevertheless reflects regional trends of growth in home occupations.

### ***III. Housing and Neighborhoods***

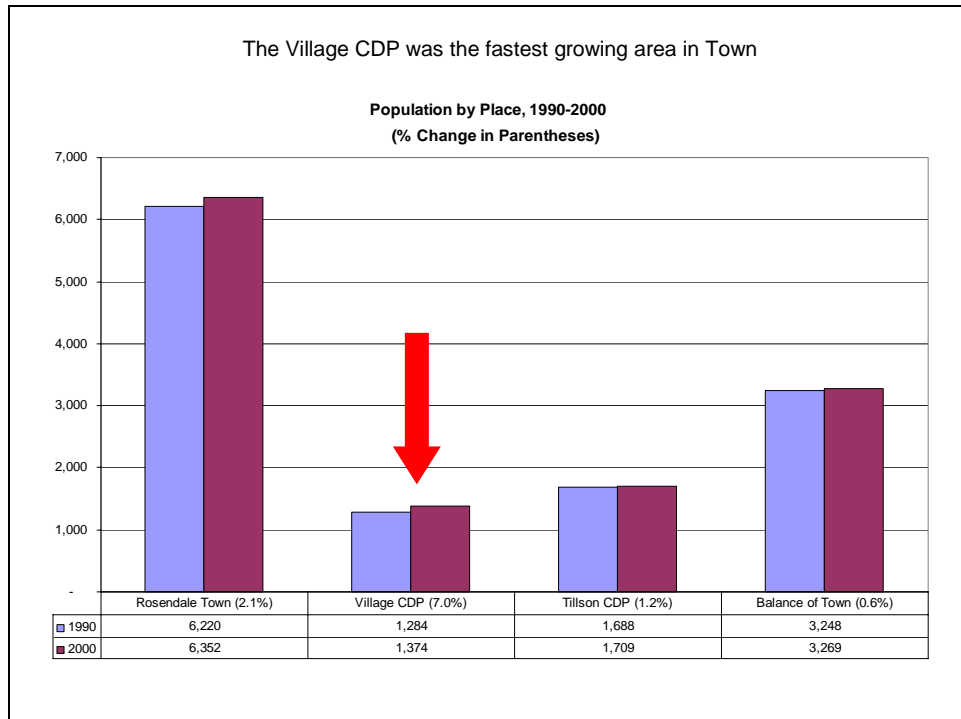
Two Census Designated Places (CDPs), the Village of Rosendale and Tillson, are located entirely within the Township of Rosendale. The High Falls CDP is partially in the Town. All other census information in the township applies to those areas not included in these three CDP's (the Town Balance).



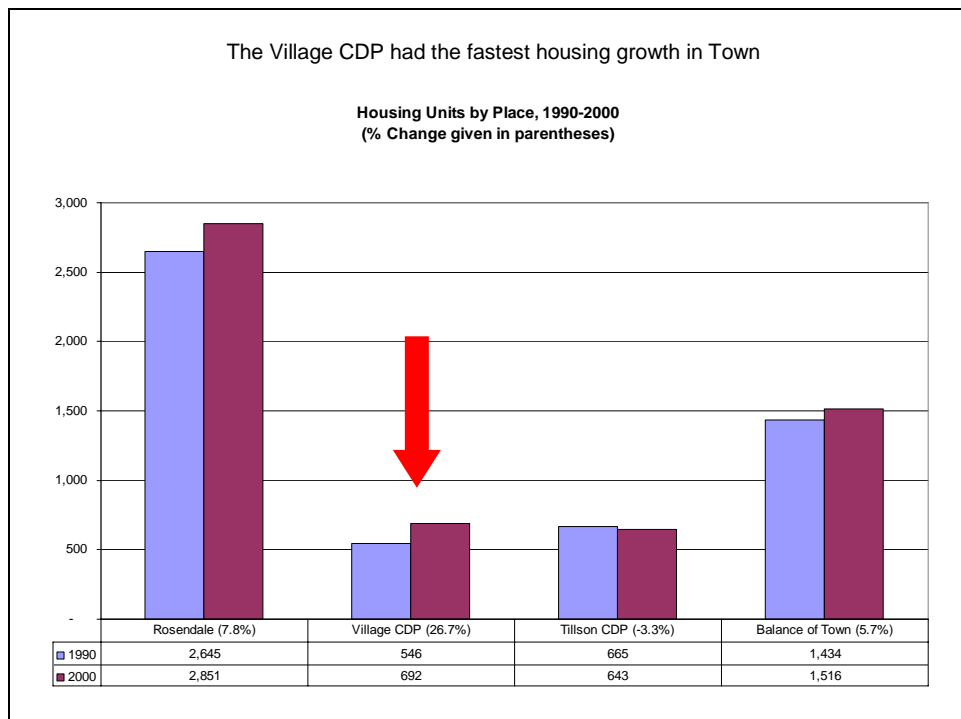
*Figure 13: Census Designated Places (CDP's ) in the Town of Rosendale*

#### ***Population Growth***

Within the township, there is some variation in population and housing among the different CDP's. The Rosendale Village CDP is the fastest growing area, accounting for most of the growth in the township with a 7 percent increase from 1990-2000. The Tillson CDP and the Town Balance showed very small increases in population during that time. Housing growth paralleled population growth; the Village CDP again had the fastest growth in the township, while the Tillson CDP showed a loss in total number of housing units.



*Figure 14: Population by Place*



*Figure 15: Housing Units by Place*

*Population changes*

99.6 percent of the town's population resides in households; only 0.4 percent of the town's residents are housed in group quarters. The town comprises 2,587 households with an average household size of 2.45 persons per household, just above the county mean of 2.44 persons per household.

Other housing trends reflected in the following graphs include a slight decline in household size between 1990 and 2000 (Figure 18), consistent with national trends.

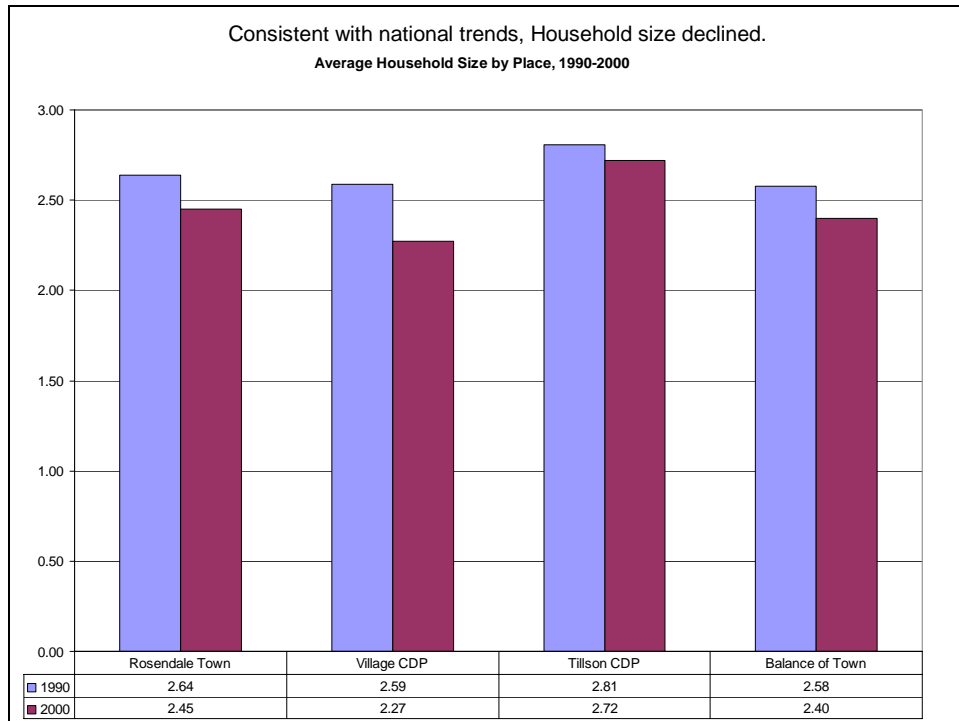


Figure 16: Average Household Size by Place

Vacant housing units in the Ulster County region are classified as seasonal, recreational, or occasional use structures. These units, then, are not abandoned, and are generally not for sale or rent.

Throughout Ulster County in 2000, the ratio of vacant housing units to total housing units stood at 1:7.5, or roughly 13 percent. In the townships adjacent to Rosendale, vacancy rates ranged from a low of 5 percent in New Paltz to a high of 16 percent in Marbletown. Rosendale's rate was just over 9 percent in 2000, well below the county's rate.

During the 1990s, vacancy rates in the county declined. Within Rosendale, this decline was echoed with emphasis in Tillson, which saw a drop in vacancy rate of 8 percent during the decade. On the other hand, the Hamlet of Rosendale's vacancy rate increased by 3 percent during that time.

Between 1990 and 2000, the proportion of vacant units classified as seasonal, recreational, or occasional use grew quickly from 36 percent to 54 percent. In total, the town added 35 such units, even as the total number of vacancies declined by 34 units.

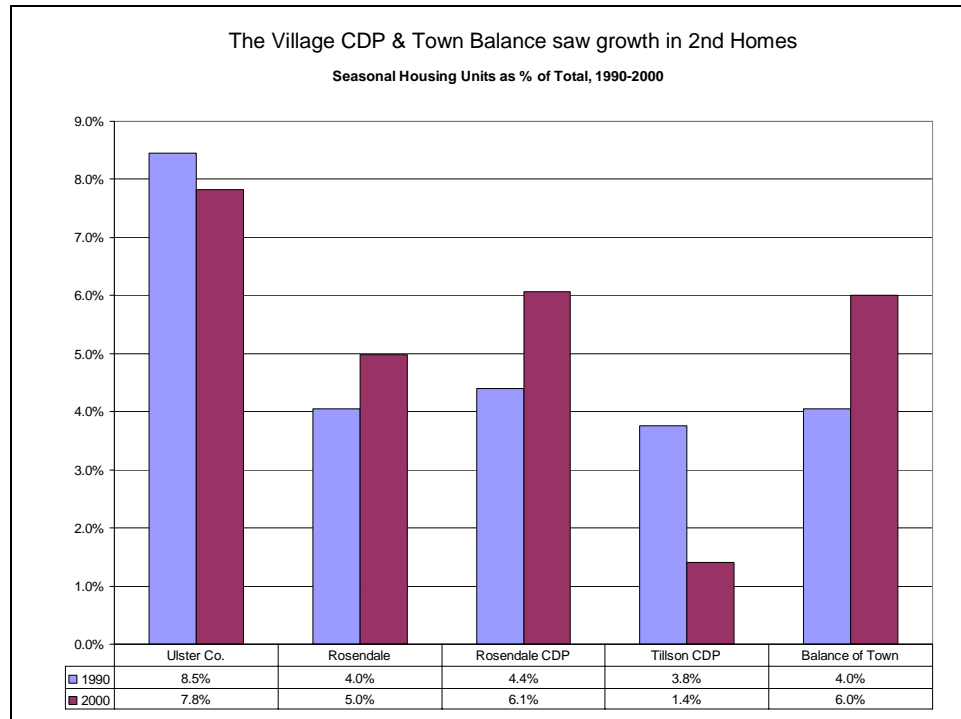
While Ulster County experienced an increase in seasonally vacant housing of only 0.2 percent between 1990 and 2000, the Town of Rosendale's increase was 32.7 percent. Again, different areas within the township exhibited differences in the rate at which seasonally vacant housing has changed. This increase was most pronounced in Rosendale Village (75.0 percent) and the Town Balance (56.9 percent), while Tillson experienced a significant decline (64 percent) in seasonal housing units.

The Town experienced a change in housing mix.

Housing Units by Occupancy and Vacancy Status, 1990 & 2000					
	Ulster Co.	Rosendale	Rosendale Village CDP	Tillson CDP	Balance of Town
<b>Housing Units</b>					
1990	71,716	2,645	546	665	1,434
2000	77,656	2,851	692	643	1,516
% Change	8.3%	7.8%	26.7%	-3.3%	5.7%
<b>Occupied</b>					
1990	60,807	2,347	492	601	1,254
2000	67,499	2,587	602	629	1,356
% Change	11.0%	10.2%	22.4%	4.7%	8.1%
<b>Vacant: Seasonal</b>					
1990	6,064	107	24	25	58
2000	6,077	142	42	9	91
% Change	0.2%	32.7%	75.0%	-64.0%	56.9%
<b>Vacant: Other Reason</b>					
1990	4,845	191	30	39	122
2000	4,080	122	48	5	69
% Change	-15.8%	-36.1%	60.0%	-87.2%	-43.4%

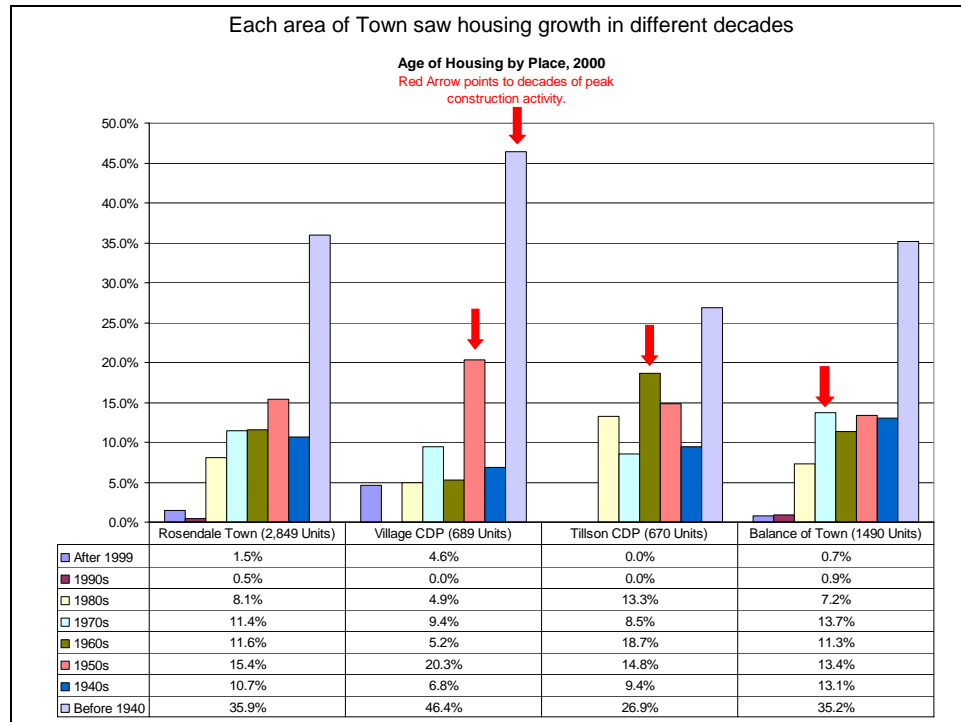
Figure 17: Housing Units by Occupancy and Vacancy Status





*Figure 18: Seasonal Housing*

The figures 19 and 20 illustrate the age of housing in the different areas within the township. Each of these areas has experienced significant housing growth at different times. More than a third of the township's housing stock was built before 1940, probably reflecting economic conditions related to the town's cement industry. Secondary growth spurts occurred during the 1950's in the Village, the 1960's in Tillson, and the 1970's in the Town Balance.



*Figure 19: Age of Housing by Place*

Nearly 60 percent of the owner-occupied housing units in Rosendale were constructed before 1960. In comparison, nearly 60 percent of the owner-occupied units in New Paltz and Ulster were built after 1960.

The age of the town's aggregate housing stock hides the fact that the oldest buildings are concentrated in the Hamlet of Rosendale and the included part of High Falls. Tillson and the remainder of the town have housing compositions similar to the surrounding towns.

Figure 20 supports this information in terms of the mix of housing construction by decade. It is apparent that in all areas of the township, older housing is most prevalent. However, it is also interesting that the Village CDP experienced more new housing construction (32 units) after 1999 (i.e. between 1999 and 2002), than it did between 1990 and 1999 (15 units). Housing construction after 1999 in Tillson is zero, and for the Town Balance, relatively slow compared to the Village.

## Housing types



Figure 20: Mix of Housing Construction by Date and Place

The next five figures depict trends in Rosendale with respect to housing types. In the Town as a whole, single family housing remained the dominant housing type between 1990 and 2000, with a significant increase in larger multifamily (10-49 units) housing and mobile homes during that time (Figure 23). During the 1990's, growth in the number of mobile homes in the Town increased by 10.6 percent, and the number of multifamily units (10-50+ units) grew from 5 units in 1990 to 82 units in 2000.

Single-family housing remained the dominant housing type, although it declined in the Town Balance.

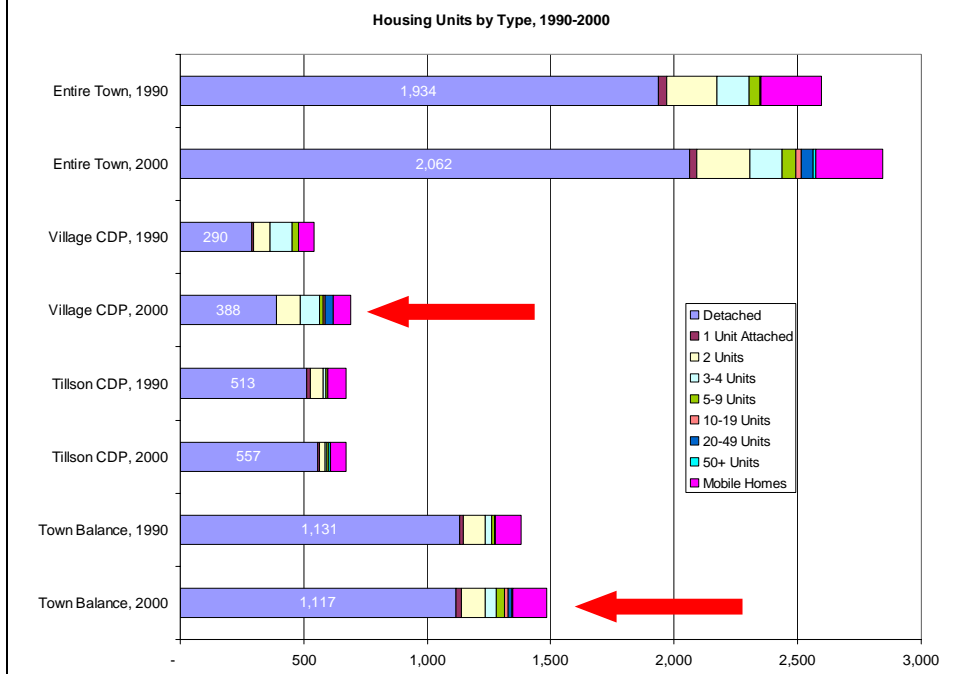


Figure 21: Housing Units by Type

The Town saw growth in multi-family housing and mobile homes.

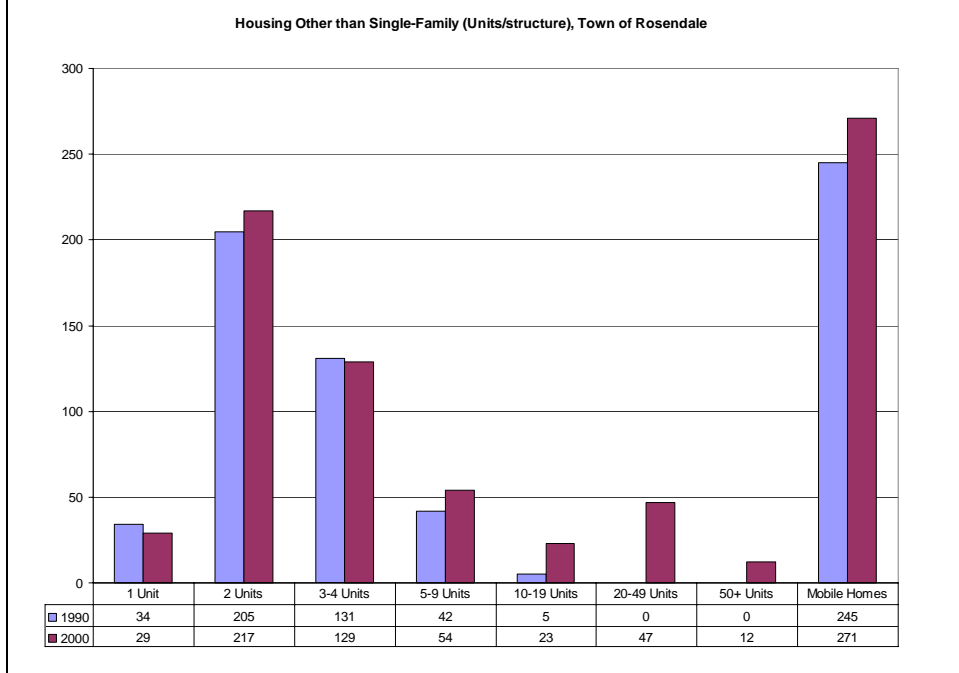


Figure 22: Housing Other than Single-Family

These trends are reflected in all three areas within the township between 1990 and 2000 (Figures 25-27) The Village CDP shows growth in duplexes (up by 52 percent), and an increase in the number of large multifamily units (10-49 units/structure) which grew from zero to 40 during that time. A small increase in mobile homes is also apparent. Also during this decade, 3-9 unit/structure multifamily housing decreased, as these were consolidated into fewer units/structure.

Between 1990 and 2000, Tillson also experienced a significant decrease in duplexes (61 percent), along with decreases in mobile homes and 3-4 unit housing. With no 10-49 unit structures, this CDP gained six large multifamily structures (50+ units/structure) during the 1990's. The Town Balance experienced some growth in duplexes, with greater growth in 3-19 unit/structure housing and mobile homes, and growth in large multifamily structures (20-50+units/structure) from zero in 1990 to 21 in 2000.

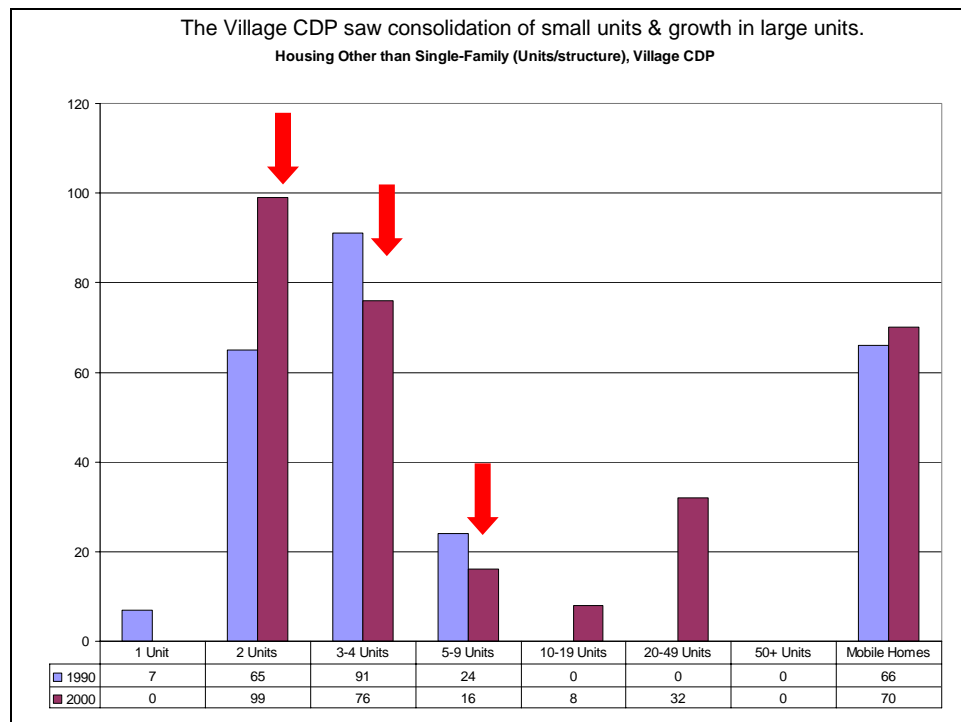


Figure 23: Housing Other than Single-Family, Village CDP

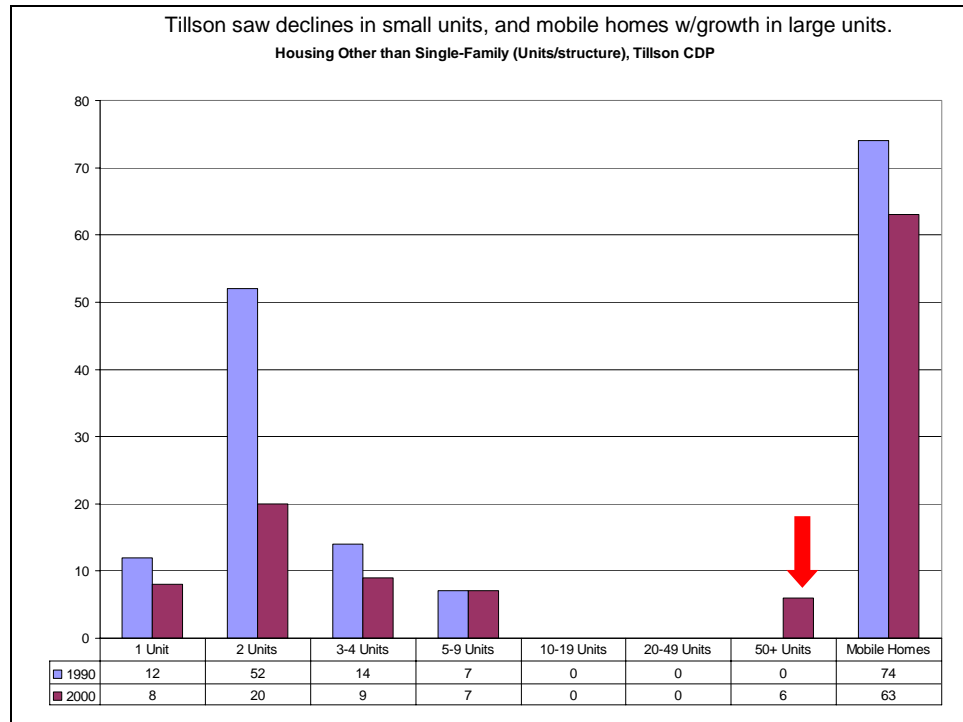


Figure 24: Housing Other than Single-Family, Tillson CDP

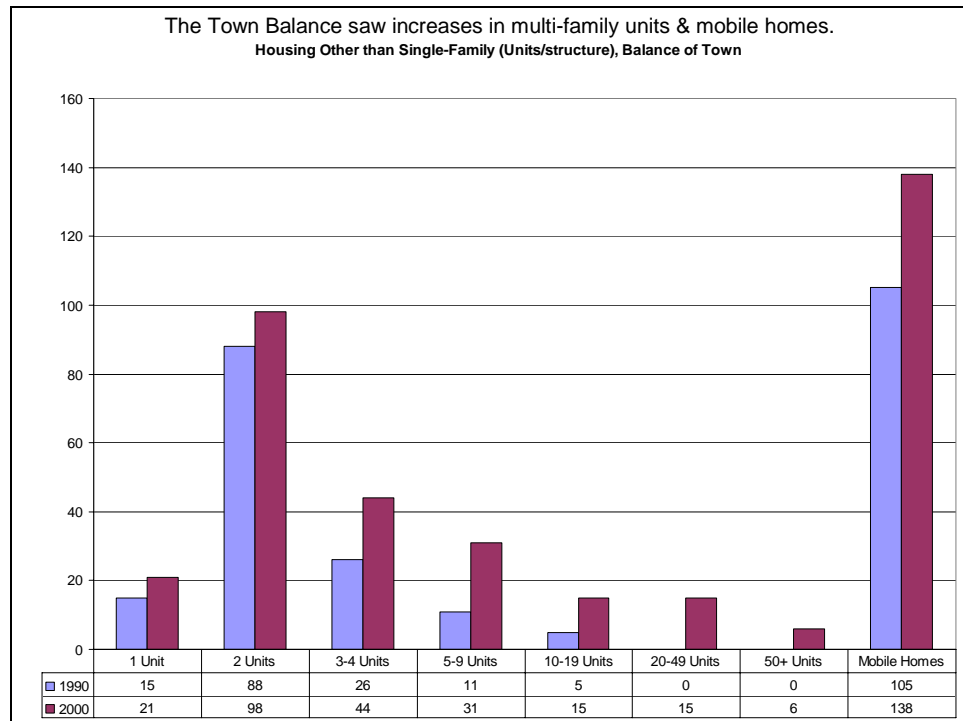


Figure 25: Housing Other than Single-Family, Balance of Town

Thus, especially since 1999, Rosendale has experienced dramatic growth in large multifamily housing units.

### *Education, Income and Occupation*

From 1990 to 2000, one of the most significant changes in Rosendale's population reflected increasing levels of education. Within the town and the surrounding areas, the frequency of Bachelor's, Master's and Doctoral degree-holders has increased dramatically in the past decade. Offsetting the growth in these categories, the region saw significant declines in the number of residents with no college education.

In Rosendale, the proportion of residents with Graduate or Professional degrees grew from 11 percent to 13 percent. While the population over 25 has declined, Rosendale has managed to grow its highly-educated population at a rate that is faster than both the county-wide rate and the rate of the surrounding towns.

While the changes in the past decade have been positive, Rosendale's overall educational attainment levels remain on par with the surrounding region.

In 1990, the Village population included a relatively lower proportion of high school graduates, and was the only portion of the township where the percentage of those without a high school diploma (26 percent) exceeded the percentage of those with diplomas (20.2 percent). This was markedly different from the township as a whole, with 19.2 percent of the population at less than high school compared to 30.2 percent for high school graduates.

By 2000, dramatic changes had occurred. The proportion of high school graduates throughout the township increased; in the Village, the number of residents who had not completed high school dropped by 34 percent, while at the same time those who graduated rose by 40 percent.

Between 1990 and 2000 Rosendale gained residents with college degrees; this is due to increases in the number of residents with a BA or graduate degree in the Village CDP and the Town Balance; Tillson lost residents with advanced degrees during this time period.



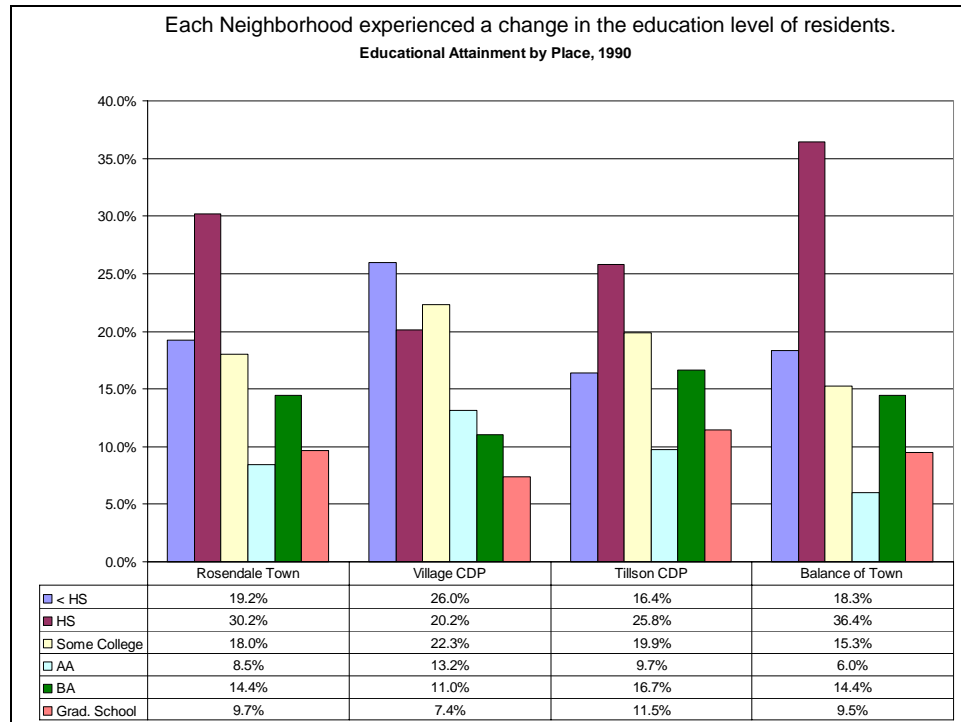


Figure 26: Educational Attainment by Place

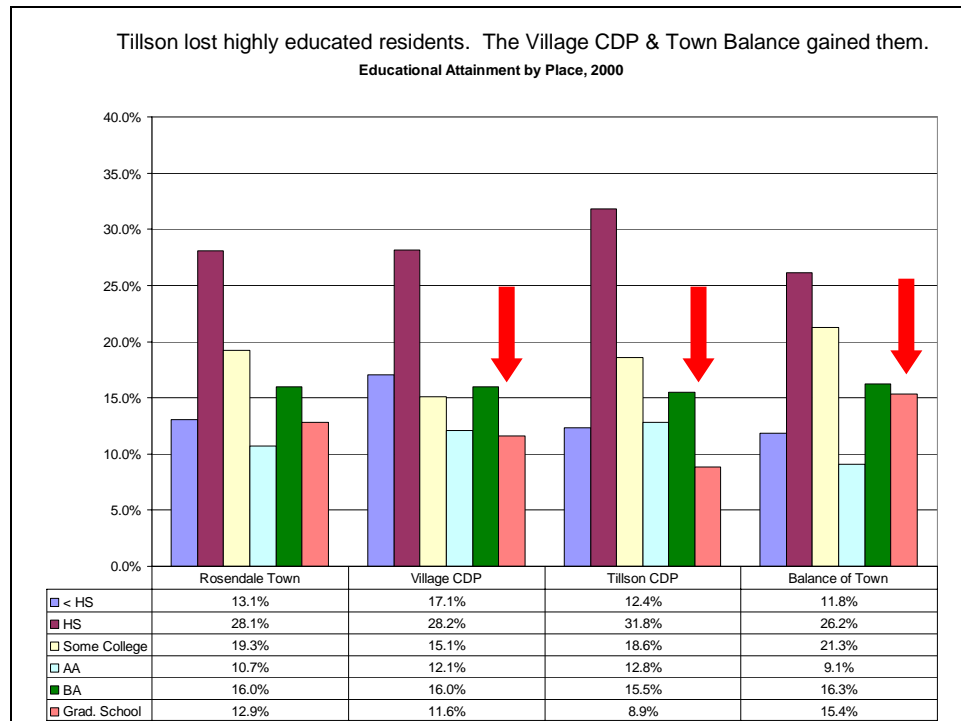


Figure 27: Educational Attainment by Place, 2000

Like the surrounding areas, Rosendale's population is composed almost exclusively of single-race, white residents. Nearly 96 percent of the town's population identified as white alone or white in combination with one or more other races.

However, since 1990, the town's population appears to have seen significant diversification. While some of the increases in minority races may be the result of differences between the 1990 and 2000 censuses, the increases are highly substantial and probably indicate real diversification of the town's population. The Tillson CDP is more ethnically diverse than the remainder of the township, while the Village is least diverse.

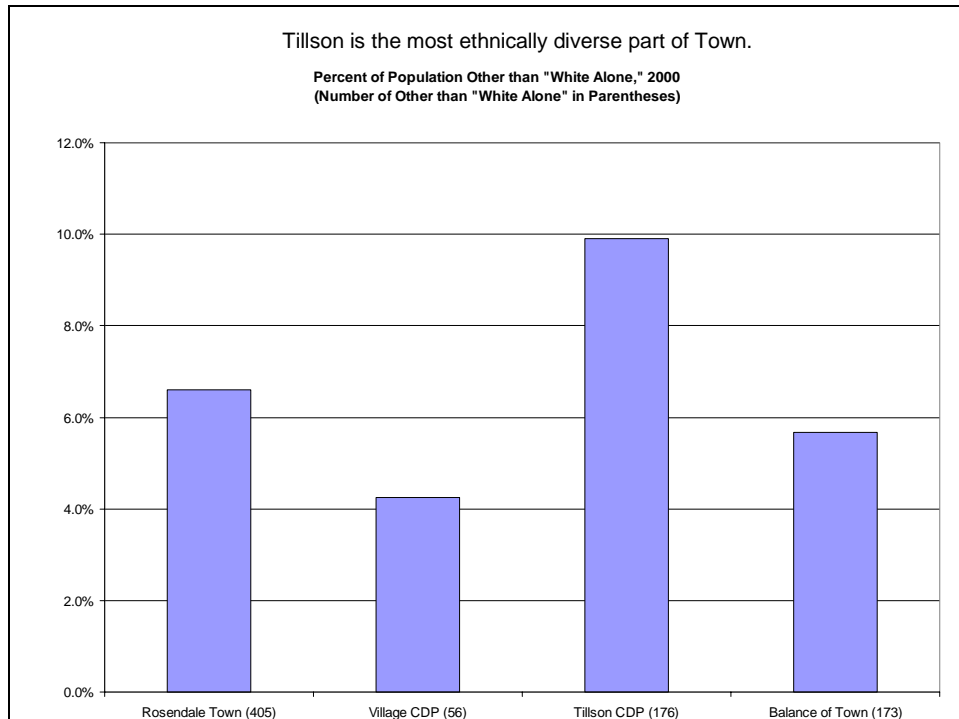
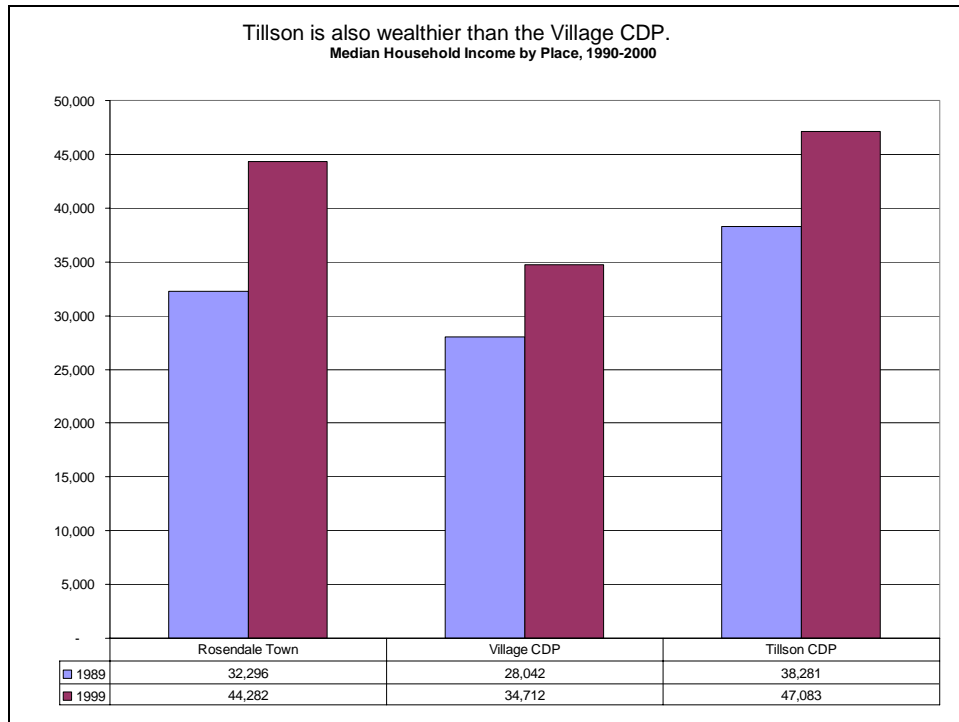


Figure 28: Percent of Population Other than "White Alone", 2000

Income levels in Rosendale increased by 37 percent between 1989 and 1999. While incomes rose in all portions of the township during this time, they remained relatively lower in the Village, and higher in Tillson. Tillson has a higher percentage of residents earning more than \$45,000 than the rest of the township (Figure 29).



*Figure 29: Median Household Income by Place*

Between 1990 and 2000, occupational changes were evident among the different CDPs. These changes are no doubt related to accompanying changes in the age and education composition of the population, and the trend toward greater commuting distances to work for more residents. The Village and Tillson both gained management professionals and service occupations. The Village also gained residents employed in construction and maintenance, while Tillson lost residents in sales and office occupations. The Town Balance showed a dramatic increase in management professionals, and a loss of residents employed in production, transport, sales and office occupations.

In 1990, Tillson supported the majority of Rosendale's farming with 36 'occupations'; by 2000, this number was reduced to zero. The Town Balance also lost farming occupations, dropping from 13 to 9 during this same time period (Figures 30 and 31).

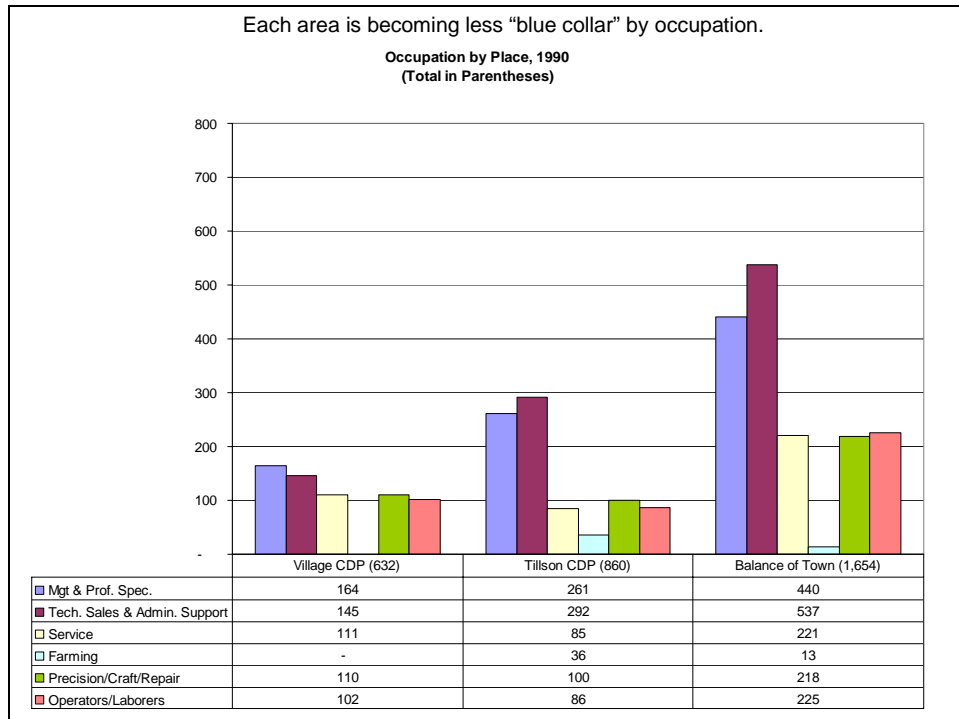


Figure 30: Occupation by Place, 1990

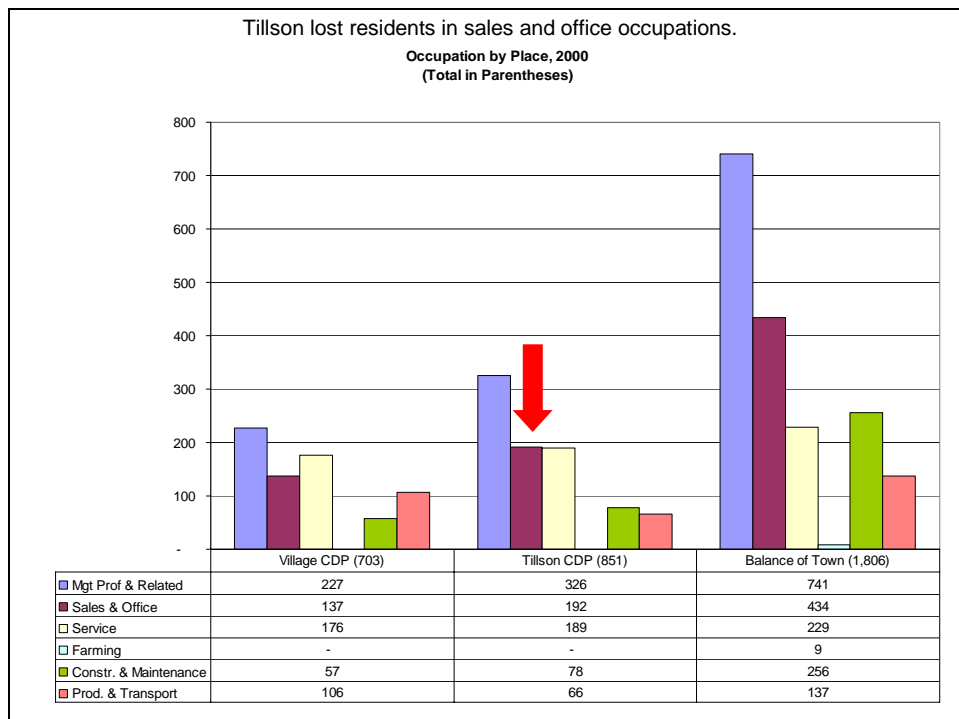
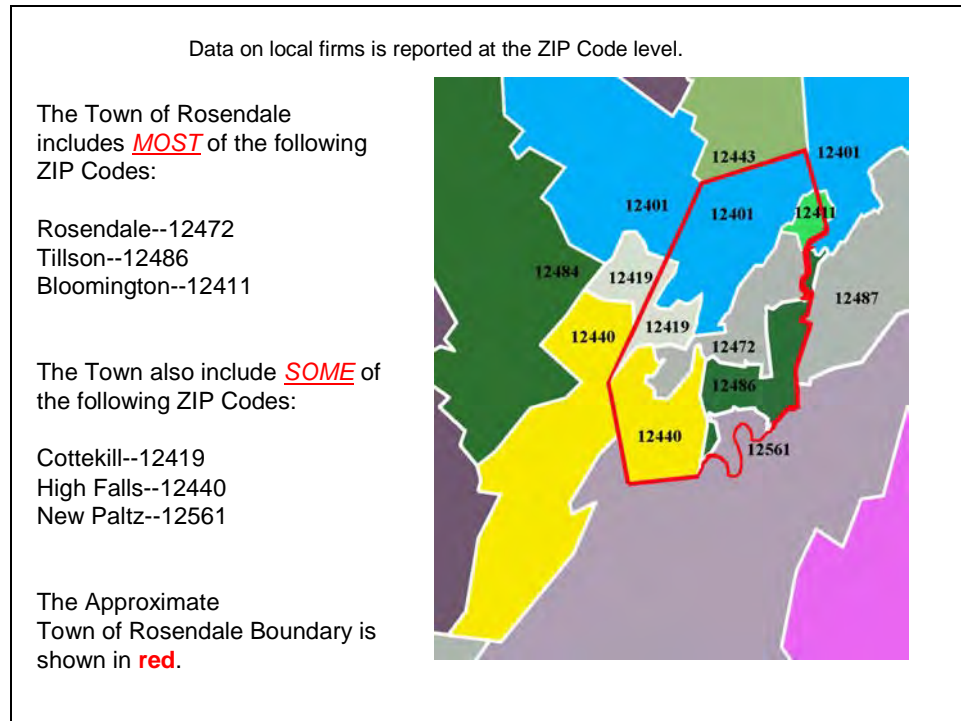


Figure 31: Occupation by Place, 2000

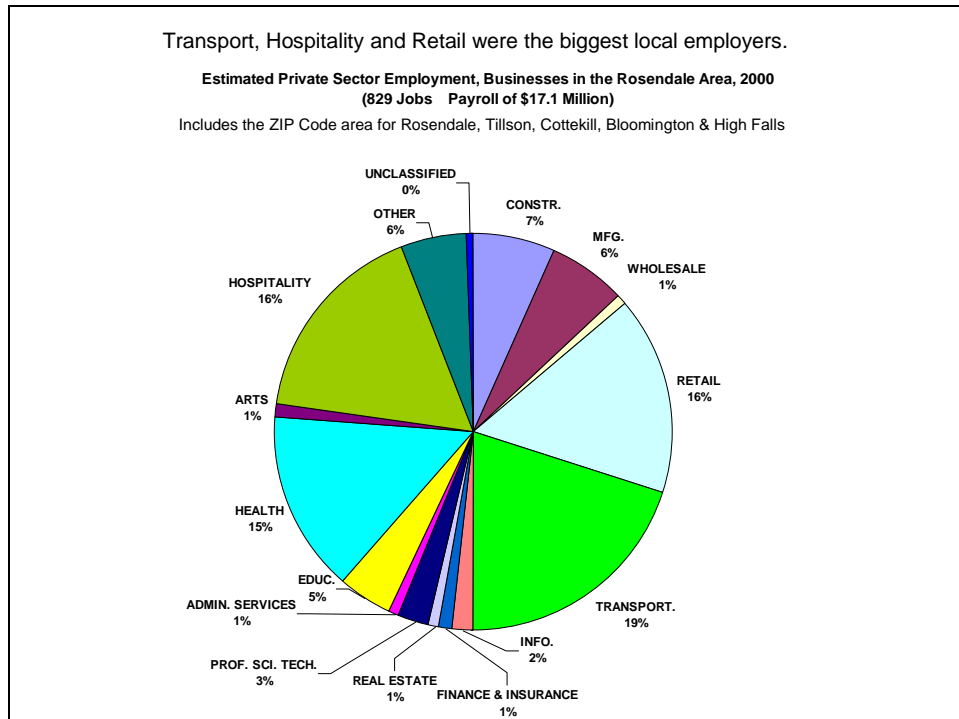
## IV. Local Businesses

Local employment data is not reported by municipality. Consequently, the data used for the graphs in this section comes from business information reported by zip code. The following figure indicates which zip codes are found within the Township of Rosendale.



*Figure 32: Data on Local Firms is Reported at the Zip Code Level*

According to year 2000 data, the four leading local employment sectors in Rosendale comprise 66 percent of the jobs in the township: Transportation: 19 percent , Hospitality (i.e. accommodations and food services): 16 percent , Retail: 16 percent and Health: 15 percent .



*Figure 33: Estimated Private Sector Employment*

The next three largest employers (comprising 18 percent of the total) were: Manufacturing (6 percent), Construction (7 percent), and Education (5 percent).

The locations of these employers within the township are illustrated in Figure 36. Rosendale supports the greatest number of business establishments in the township (39 percent of the Town's total).

Transportation employment is found primarily in Rosendale and Tillson; hospitality (i.e. accommodations and food services) in Rosendale and High Falls; retail in Rosendale; and health services in Cottekill and Rosendale. Rosendale also supports businesses providing construction, manufacturing, and educational services; High Falls supports some construction and manufacturing, and Cottekill some construction.

Transport employment is found largely in Rosendale and Tillson. Retail is largely in Rosendale. Hospitality (accommodation & food svcs.) is concentrated in Rosendale & High Falls

#### Estimated Private Sector Employment, Businesses in the Rosendale Area, 2000

Geographic Area:	Rosendale Area	Rosendale ZIP 12472	Tillson ZIP 12486	Cottekill ZIP 12419	Bloomington ZIP 12411	High Falls ZIP 14440						
Annual Payroll (\$millions)	\$ 17.5	\$ 7.0	\$ 2.4	\$ 2.5	\$ 0.4	\$ 5.2						
	Establish ments	Estimated Employment	Establish ments	Estimated Employment	Establish ments	Estimated Employment	Establish ments	Estimated Employment	Establish ments	Estimated Employment	Establish ments	Estimated Employment
Total	131	829	51	379	23	150	9	83	7	15	41	202
Construction	19	54.3	5	14.0	3	5.8	2	12.2	3	5.1	6	17.3
Manufacturing	8	53.7	1	11.9	1	1.9			2	6.5	4	33.4
Wholesale trade	3	6.0	2	4.1	1	1.9						
Retail trade	23	135.5	13	87.5	3	9.3	1	1.8			6	37.0
Transportation & warehousing	7	165.8	2	63.2	5	102.6						
Information	3	13.3	2	11.5							1	1.8
Finance & insurance	3	9.6	2	7.8							1	1.8
Real estate & rental & leasing	1	5.7	1	5.7								
Prof. Sci. & Tech. Svcs.	11	21.2	5	10.3	1	1.9	2	3.6			3	5.4
Admin. Support	3	5.7	1	2.1	1	1.9			1	1.7		
Ed. Services	4	38.1	3	36.1	1	1.9						
Health Care	13	121.2	4	37.8	3	5.8	3	60.4			3	17.3
Arts & Entertainment	5	9.2	1	2.1							4	7.2
Accommodation & Food Svcs.	15	140.4	5	69.4	2	13.1	1	5.0			7	52.8
Other Services	11	45.6	4	15.6	2	3.9			1	1.7	4	24.4
Unclassified establishments	2	3.6									2	3.6

Source: Estimates of Employment by Fairweather Consulting. Data from US Census Bureau, Zip Code Business Patterns, 2000.

Figure 34: Estimated Private Sector Employment, Businesses

### Employment

In 2000, 3,360 residents of the Town of Rosendale were employed. In terms of sheer numbers of employed residents, Government, Health, Education, and Retail were the leading industries, each employing greater than 10 percent of the town's labor pool. These industries were also major players in the county's overall economy.



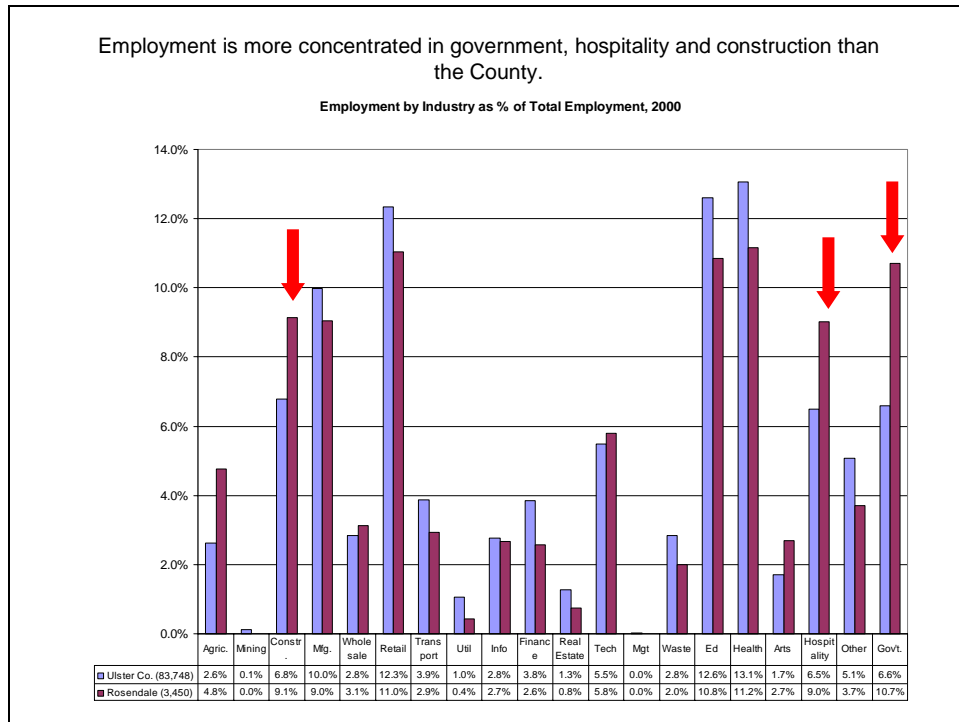


Figure 35: Employment by Industry

Rosendale's early economy depended on the production of cement and the town's proximity to the Delaware and Hudson Canal. During the 1970s, the last of the cement mines closed, signaling the end of Rosendale's historical connection with the industry.

As economies shift away from traditional post-industrial sectors, it is common for employment in manufacturing and agriculture to decline and for employment in retail, education, health, social services and government to rise. While Rosendale's manufacturing and agricultural sectors did see declines, retail also dropped. Furthermore, a notable increase was recorded in arts, entertainment, and hospitality (lodging and restaurants).

The town's occupational composition shifted during the past decade. Declines in manufacturing and technical, sales, and administrative support occupations were met with increases in skilled occupations. Service occupations also increased between 1990 and 2000.

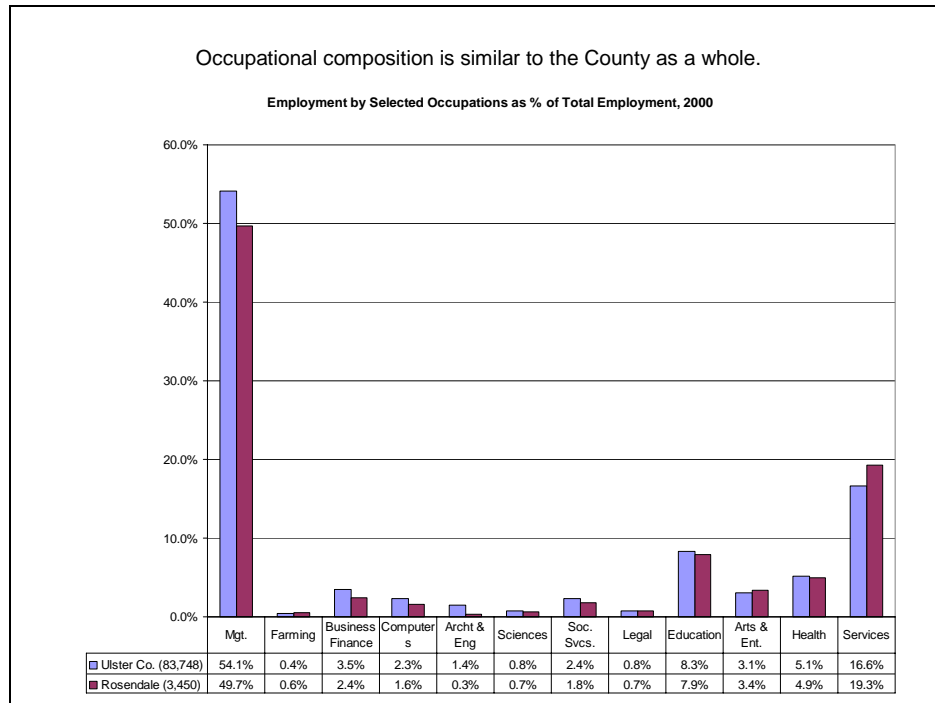


Figure 36: Employment by Selected Occupation

A brief sampling of businesses operating in the Town illustrates the relative diversity of small-scale enterprises in the Town. While this list is not intended to be comprehensive, it does provide an indication of the range of businesses in Rosendale.

Figure 37:  
Sample of Businesses in Operation for at least 10 Years

32 Laundramat	Cumberland farms	Rosendale Car Wash
32 Lunch	DHL Excavating & Construction	Rosendale Carpet Store
Am/Pm Sunoco	Dons Towing	Rosendale Elementary School
Artic Adventure	Gordon's Fire Equipment	Rosendale Hardware
Astoria Rentals	Iron Mountain	Rosendale Liquor
Belltower Glass	Li Daniels Reality	Rosendale Post Office
Bill Brooks Barber Shop	Liggins Insurance	Rosendale Theater
Bills Auto	Main Street Laundramat	Rowley Lumber
Bills Garage	Minervini Auto Body	Rural Delivery Antiques
BS Handy Shop	Miss Peggy's	Shaffer's Plastics
Cappy's Happy Hour	Molan's Funeral Home	Stewarts
Chinese take out	Mulligans Bus Company	Tillson IGA
Citgo Gas Station	Otto Tech machine shop	Turco Machine Shop
Cottekill Post Office	Postage Inn	Turco Water
Cottekill Village	River Road Rentals	Valley Video
Cross Roads Deli	Rosendale Cafe	Williams Fence
		Williams Lake
		Zachary's Pub

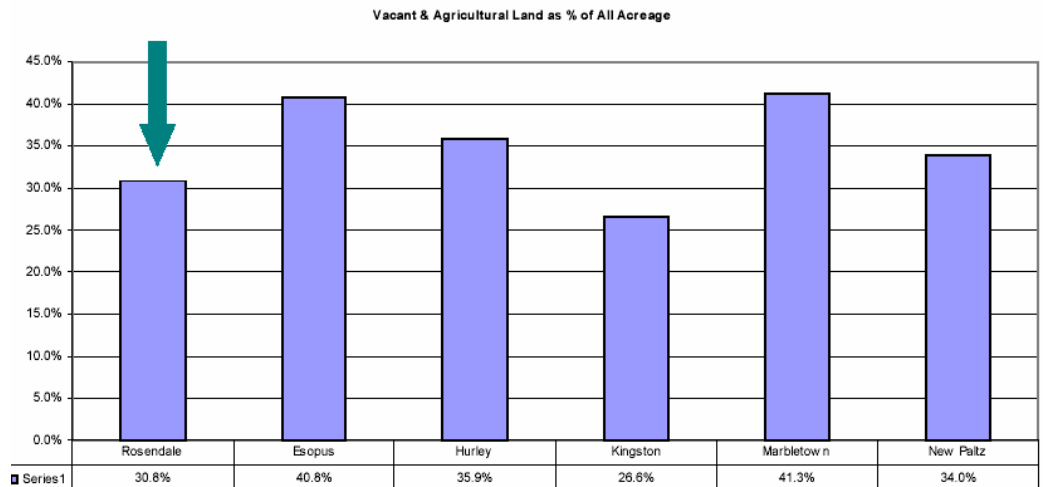
Source: list provided by Joseph Havranek

## V. Analysis of “Fiscal Capacity” of Vacant Commercial/Industrial Land in Rosendale

Fiscal capacity is a term used to describe the ability of a municipality to raise the tax revenues it needs to provide services. If a Town has a great deal of value in its commercial and industrial tax base relative to the costs of services it provides, it is said to have adequate fiscal capacity. If the low relative to its service costs, it needs to improve its fiscal capacity.

As shown in the graph above, Rosendale has relatively little vacant land available for development compared to neighboring municipalities. This relative shortage of vacant land is intensified by the fact that so much of this land is also constrained by steep slopes, wetlands or other factors. (See map on right.)

### ROSENDALE HAS VERY LITTLE LAND AVAILABLE FOR NEW DEVELOPMENT



Source for Data: Ulster County Information Services/Real Property Services

### Vacant land tends to be constrained by slopes, wetlands, etc.

#### Vacant Land & Development Constraints

##### Legend

- Buildings
  - Road Center Lines
  - Zoning Districts
  - Agricultural District
  - State Regulated Wetlands
  - Federally Regulated Wetlands
  - Tax Parcels
- Slope Values**
- Value
- 0 to 10 Percent Slope
  - 10 to 15 Percent Slope
  - Above 15 Percent Slope

##### Zoning Codes

- A-1 Residential
- B-1 General Business
- B-2 Business
- I-1 Light Industrial
- R-1 Residential
- R-2 Residential
- R-2A Residential
- R-3 Residential

Sample areas containing undeveloped land.

Sample areas containing undeveloped land in or near commercial zones.



A cooperative service learning project of Communities in Schools, New Paltz High School, and New York State Education Department.



Created in part by a grant from the

NATIONAL & COMMUNITY SERVICE

Scale: 1:10,000  
1 inch equals 1000 feet

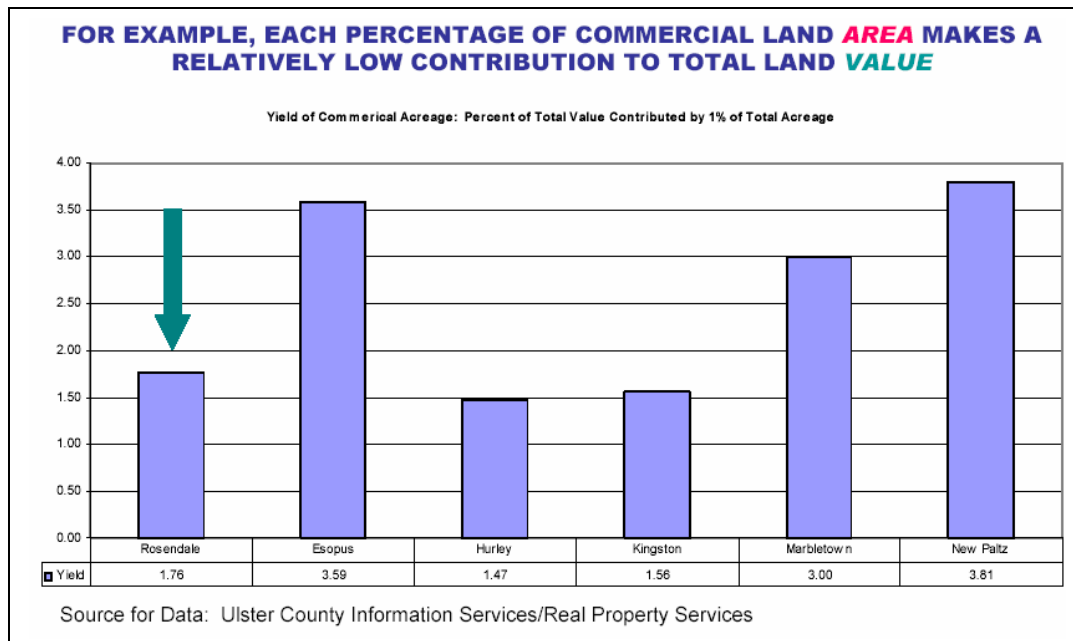
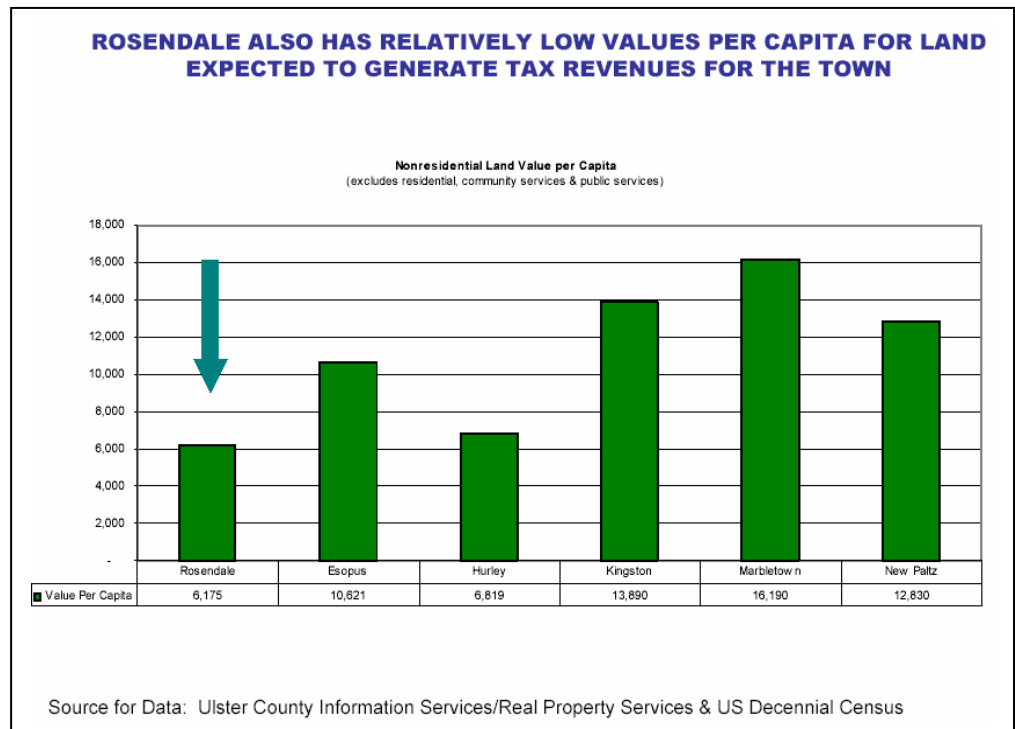
0 0.25 0.5 Miles  
0 0.5 1 Kilometers

At the same time, Rosendale's existing nonresidential property base has values that are lower on a per-acre basis than its neighboring municipalities. (See graph below.)

To further illustrate this, the graph below shows how much each acre of commercial land contributes to the total value of land on a percentage basis. It shows that each acre of commercial land in Rosendale adds 1.76 percent to the total value of land in the Town.

Only the Town of Hurley and the City of Kingston have commercial land that makes

lower contributions to the total tax base. This suggests that one important dimension of improving



the fiscal condition of the Town and providing some relief to tax payers is to support efforts to increase the value of the commercial property tax base in the Town.

## ***V. Natural Features***

Rosendale's hilly, glaciated landscape rests on limestone deposits that have shaped not only its history, but also its natural history. The surface geology of the township consists mostly of limestone bedrock outcrops, but some areas also have deposits of glacial till and outwash sand and gravel. Glacial deposits underlie many of the numerous wetland communities found throughout the township.

The 1969 Comprehensive Plan provided a succinct description of the Town's topography:

The Town of Rosendale is divided approximately in half by the Rondout Creek which flows in a west to east direction. The dominant physical characteristic in the southern portion of the Town is the Shawangunk Mountains. The highest elevation of the Shawangunk Mountains in the Town is 900 feet located near the boundary between the Towns of Rosendale, New Paltz and Marbletown. The Shawangunks then taper down to lower elevations as they approach the Rondout Creek where they end. Another important physical characteristic in the area of the Town south of the Rondout Creek is the flood plain along the Wallkill River. The hamlet of Tillson is located on a plateau approximately 20-40 feet above this flood plain.

North of the Rondout Creek the land form is characterized by a series of irregular ridge lines running generally in a north-south direction. The highest elevation in the Town is the previously mentioned 900 feet above mean sea level in the Shawangunk Mountains. The lowest elevation is approximately 20 feet above mean sea level at the confluence of the Rondout Creek and Wallkill River and northerly along the Rondout Creek.

The Wallkill River and the Rondout Creek form the eastern boundary of the Town. The Wallkill River meanders considerably through the Rosendale Plains and empties into Sturgeon Pool.

In the area of the Town south of the Rondout Creek a series of streams flow from the Shawangunk Mountains toward the Wallkill River and Rondout Creek. North of the Rondout Creek several streams flow from the hilly areas on the north side of the Rondout Creek toward the Rondout Creek. In the area north of the Rondout Creek a series of lakes (Binnewater Lakes) exist. Also several swampy areas extending in a north-south direction exist.

Roads and other man-made improvements have been influenced by the topography. A majority of the roads in the Town have been built in a north-south direction between hills thus respecting topography. Existing residential

development has utilized the areas of gentle slope and plateaus. As previously mentioned the hamlets of Tillson and Bloomington are located on plateaus. The residential development on the east side of Mossy Brook Road is exactly fitted to the topography.

Many areas within the Town have slopes of over 15 percent, particularly in the Shawangunk Mountains in the southwestern portion of the Town . . . . Areas with slopes over 15 percent, particularly where these are large areas can be regarded as unsuitable for close development. Other areas within the Town have slopes of 10% - 15%. Within these areas development is possible but it must be kept in mind that such slopes can present development problems in terms of house location and road and lot grading.

The 1969 Plan noted the extent to which topography contributed to Rosendale's unusual beauty:

The physical setting of the Town and Village of Rosendale is worthy of special recognition. . . .The Shawangunk Mountains . . . .form an impressive view to persons traveling Springtown Road in the Town. . . .The hilly areas north of the Rondout Creek in the Town and Village together with the Binnewater Lakes are another important physical characteristic. . . .Both the Rondout Creek and the Wallkill River add to the esthetics of the Town and Village. . . . Cropland extends along the Wallkill River in the south-eastern portion of the Town and along the Rondout Creek just east and west of the Village. The contrast between these agricultural flat lands along the Wallkill River and the Shawangunk Mountains is impressive.

These dominant physical characteristics give the Town of Rosendale a natural attractiveness. One of the objectives of the development plan will be to preserve these assets as much as possible.

The following development constraints map, soils summary map and the map of flood plains and wetlands document the diversity of the Town's topography. As suggested by the soils map, the Town features upland areas with steep slopes and shallow soils in relatively close juxtaposition to low land areas with deep soils associated with river valleys.

As indicated in the flood plains and wetlands map, the Town is bisected by the Rondout Valley flood plain. Federal and state wetlands are scattered throughout the northern portion of the Town. The Wallkill River flood plain stretches across the southern boundary between Rosendale and the Town of New Paltz.



# Town of Rosendale Development Constraints

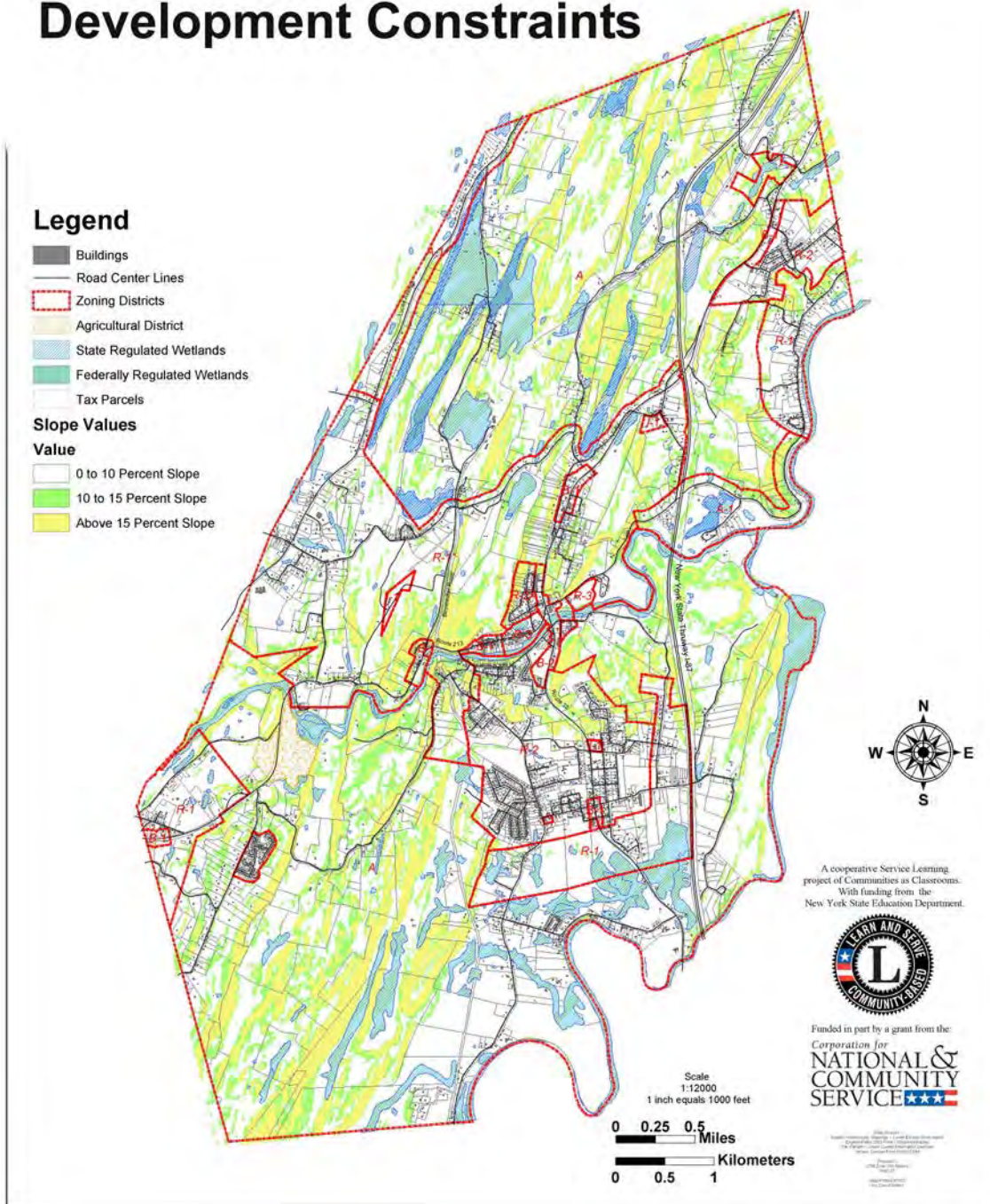
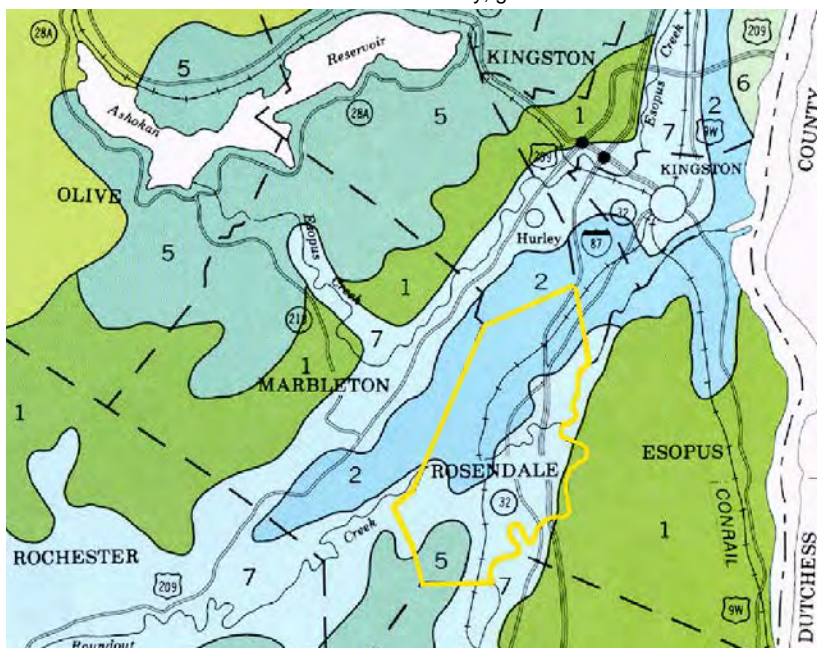


Figure 38: Development Constraints Map



Rosendale's natural environment is shaped by the fact that it is at the confluence of two streams in the midst of a hilly, glaciated area.



#### SOIL ASSOCIATIONS

- 1 Bath-Nassau: Deep and shallow, well drained and somewhat excessively drained, dominantly hilly, medium textured soils underlain dominantly with shale; on uplands
- 2 Stockbridge-Farmington-Bath: Deep and shallow, well drained and somewhat excessively drained, dominantly hilly, medium textured soils underlain dominantly with limestone; on uplands
- 3 Wellboro-Wurtsboro-Swartswood: Deep, moderately well drained and well drained, dominantly gently sloping, moderately coarse textured and medium textured, very bouldery soils; on uplands
- 4 Arnot-Oquaga-Lackawanna: Shallow to deep, excessively drained to moderately well drained, dominantly very steep, medium textured soils; on uplands
- 5 Lordstown-Arnot-Mardin: Shallow to deep, somewhat excessively drained to moderately well drained, dominantly sloping, medium textured soils; on uplands
- 6 Churchville-Rhinebeck-Madalin: Deep, somewhat poorly drained to very poorly drained, dominantly gently sloping, medium textured and moderately fine textured soils; on lowland plains
- 7 Hoosic-Schoharie-Chenango: Deep, somewhat excessively drained to moderately well drained, dominantly gently sloping, moderately coarse textured to moderately fine textured soils; in valleys and on plains

Figure 39: Soil Associations in Rosendale

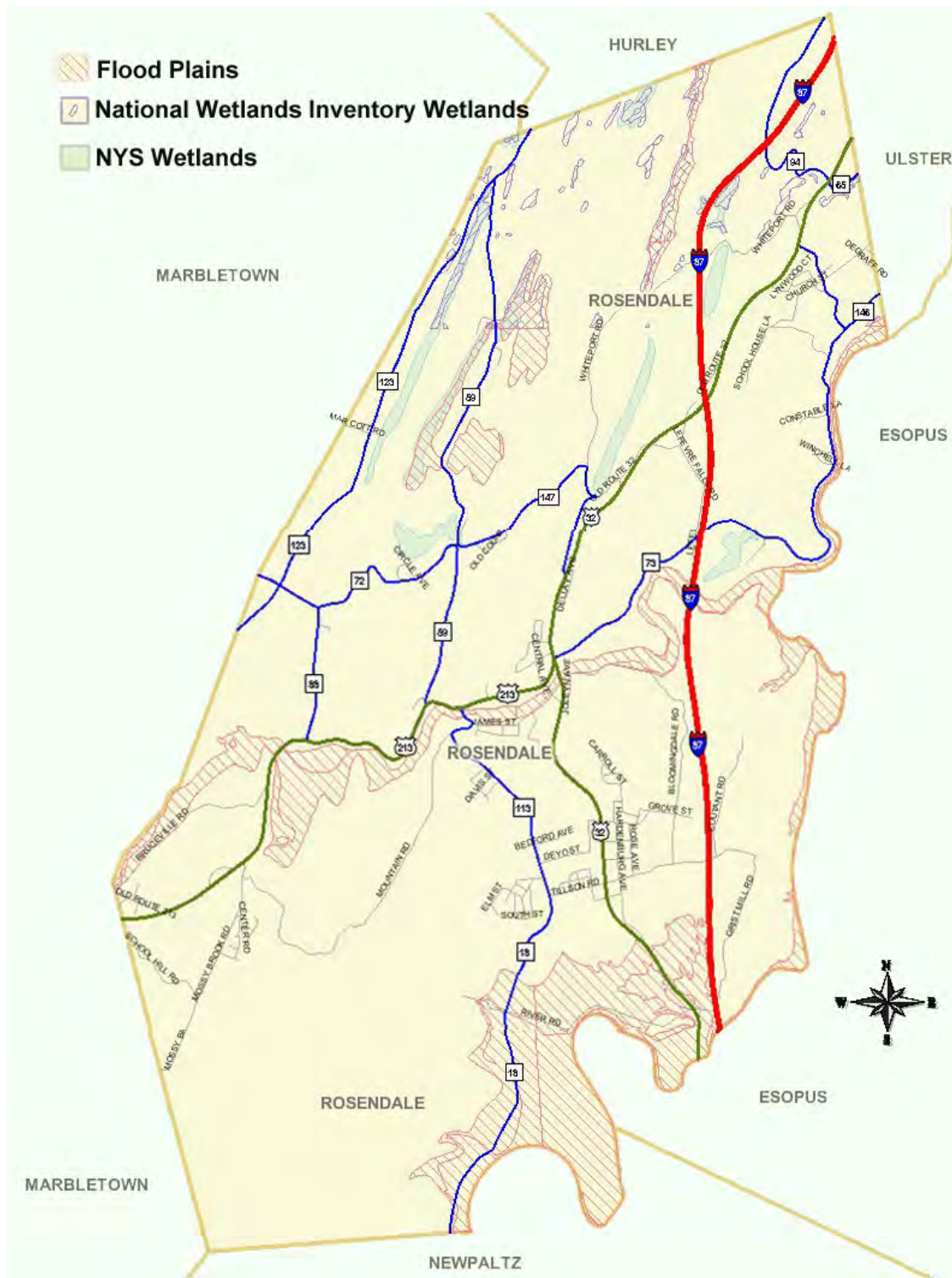


Figure 40: Flood Plains and Wetlands in Rosendale

### *Significant Plant and Animal Habitats*

The New York Natural Heritage Program has identified two significant areas within the town of Rosendale: the Rosendale Limestone Cave Complex, most of which is found within the township in the area between the north shore of the Rondout Creek and Williams Lake, and the Shawangunk Ridge, with its northernmost extension reaching the southern portion of the township.

The significant natural communities associated with the Limestone Cave Complex include: calcareous talus slope woodland, hemlock-hardwood swamp, limestone woodland, red maple-hardwood swamp, and hemlock-northern hardwood forest. Significant natural communities associated with the northern portion of the Shawangunk Ridge include chestnut oak forest, hemlock-northern hardwood forest, floodplain forest and vernal pools. Both areas contain numerous rare species of plants and animals.

For example, goldenseal, a plant often used for its medicinal properties was recently documented within the township. It is usually found in forested landscapes that overlie calcareous soils, and near wet seeps or adjacent to wetlands. It is possible that additional rare plants, specifically those that prefer sites over calcareous bedrock, are also found in the area. Many rare plants are known to occur only on limestone outcrops, and surveys of the outcrops will be important in gaining an understanding of this area's diverse biological resources. Significant natural communities may occur in either the lower wetlands or the outcrop uplands of this area.

Several rare bat species use the Rosendale limestone cave complex for high quality hibernation shelter during the winter, elevating the area to one of regional natural resource importance. Mine shafts and rooms remaining from the town's limestone mining and cement industry are the 'caves' the bats use for hibernation. Caves containing large numbers of Indiana Bats as well as Eastern small-footed bats have been found; one of these is one of the top 10 sites in the nation for Indiana bats (an endangered species).

The northern cricket frog was recently found in wetlands within this township, thus extending its known local range.



## Shawangunk Ridge

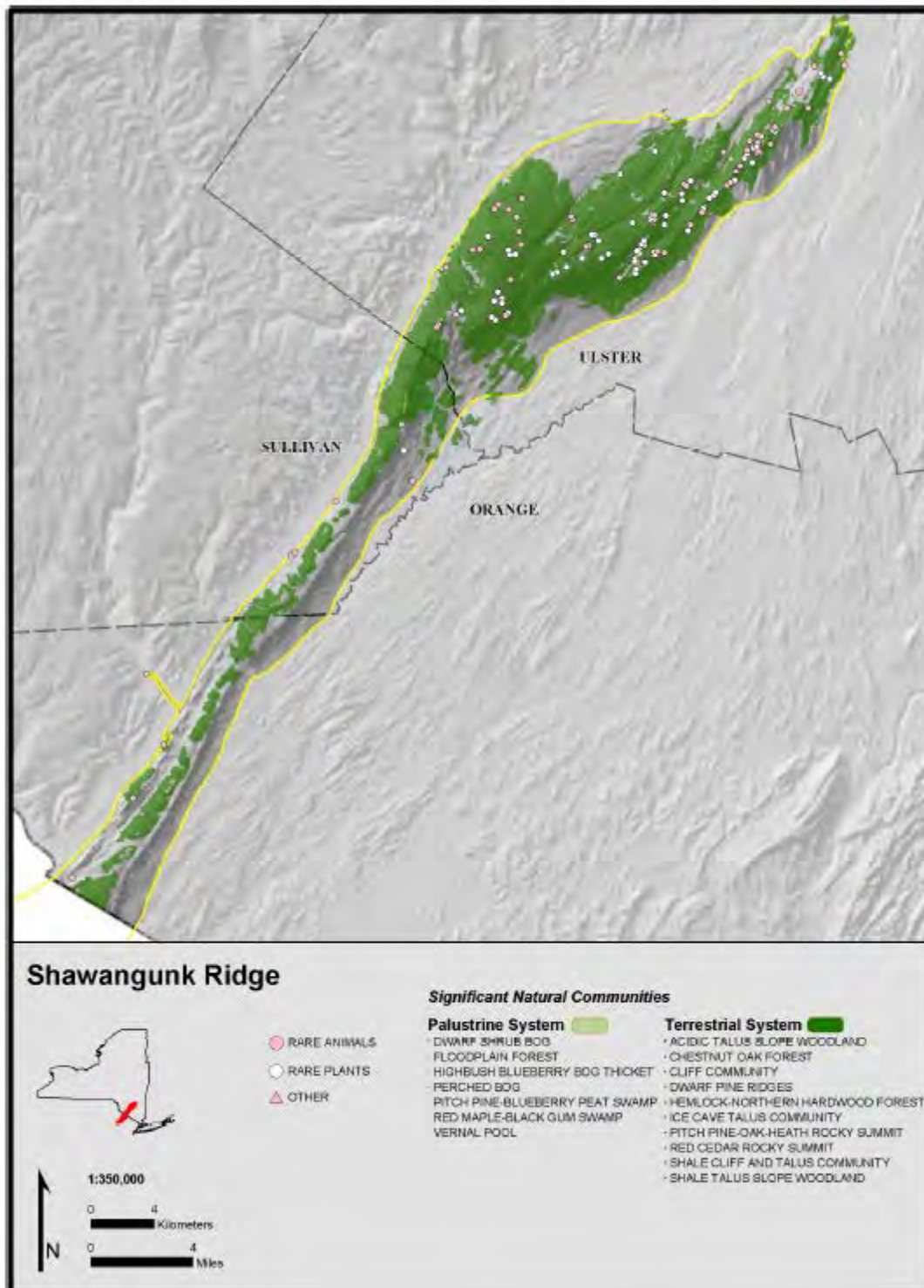


Figure 41: Shawangunk Ridge

Source: NYS Department of Environmental Conservation. *Rare Species and Significant Natural Communities of the Significant Biodiversity Areas in the Hudson River Valley*, 2002.

# Rosendale Limestone Cave Complex

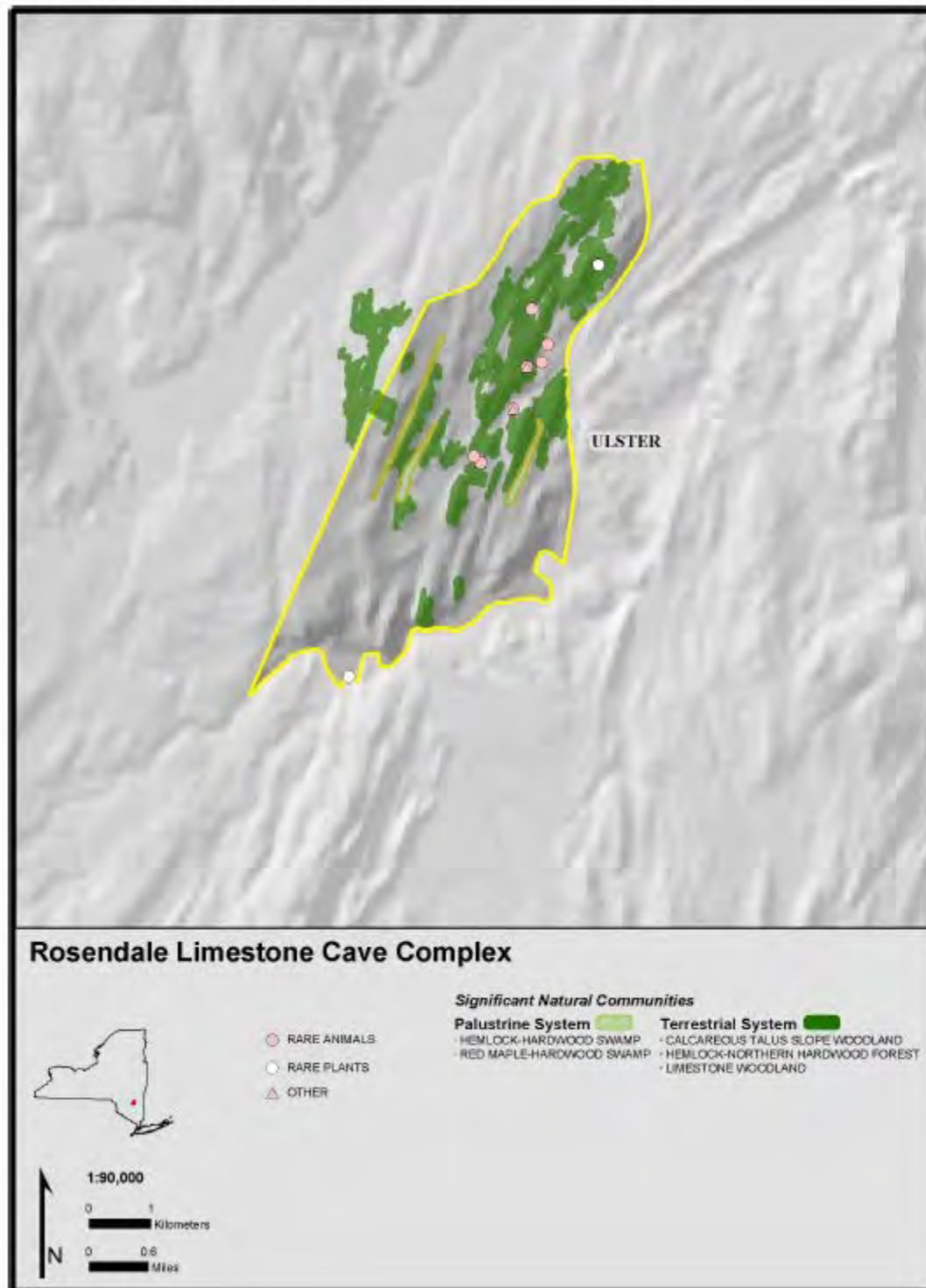


Figure 42: Rosendale Limestone Cave Complex

Source: NYS Department of Environmental Conservation. *Rare Species and Significant Natural Communities of the Significant Biodiversity Areas in the Hudson River Valley*, 2002.

## **VI. Land Use**

The Land Use sections of the 1969 Comprehensive Plan still provide a general description of land-use trends in Rosendale:

The development pattern of the Town has been affected by two factors: first, the Village of Rosendale, being centrally located has traditionally been a focal point and second, development has respected topography. The hamlets of Bloomington, Tillson, Bruceville and High Falls are located on plateaus and gently sloping land. These hamlets plus the residential development on the east side of Mossy Brook Road represent the concentration of development within the Town. The remaining developed areas of the Town are decentralized being scattered along the more important routes of travel.

Business uses do exist in the Town [outside the former Village] but no business center exists. The business uses. . . [outside the Village]. . . are located primarily along the major roads and highways, particularly Route 32. These business uses along Route 32 are highway oriented, that is, they depend upon persons traveling Route 32 for trade, although undoubtedly persons within the Town and Village also patronize these businesses. Restaurants and gasoline stations are the highway oriented uses along Route 32. A motel, another highway oriented use, exists on Route 213. . . .

One of the planning problems which is of concern in developing the master plan will be the future function of the Main Street business area. The fact that new modern stores with off-street parking now exist on Route 32 coupled with the store vacancies, mixed land uses parking and traffic circulation problems indicate that a problem now exists.

The land-use map below shows the extent to which the patterns described 35 years ago still hold. Outside the former village area, development is scattered throughout the Town. Commercial uses are concentrated in the former village as well as along the Route 32 corridor. One noteworthy change is the diminution of land devoted to agriculture. The 1969 Plan described beef and chicken farms in addition to dairy operations and field crops. As the land use map shows, little of Rosendale's acreage remains in agriculture, other than field crops. Areas containing vacant land (e.g., vacant land, farm land, forested land, etc.) are circled.

Following the land use map is a map development constraints (e.g. slopes, wetlands, etc.) to identify the extent to which existing open land is constrained for development by slopes and/or wetlands. In the map, open land is cross-hatched to allow the underlying constraints to be viewed. As the map shows almost every parcel of open land contains at least some steep slopes, wetlands and/or flood plains.



# Town of Rosendale, Land Use

## Land Use

### Legend

- INADEQUATE DESCRIPTION
- INDUSTRIAL
- COMMUNITY SERVICES -- Education, Government, Police, Religious
- COMMERCIAL
- RESIDENTIAL
- AGRICULTURAL LAND

### VACANT LAND

#### Categories

- other rural vacant lands
- residential land incl small improvement
- residential vacant land
- residential vacant land over 10 acres
- rural vacant lots of 10 acres or less

### WILD FOREST LAND

#### Categories

- private wildland forest lands
- state owned forest lands

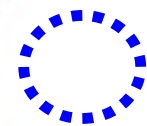
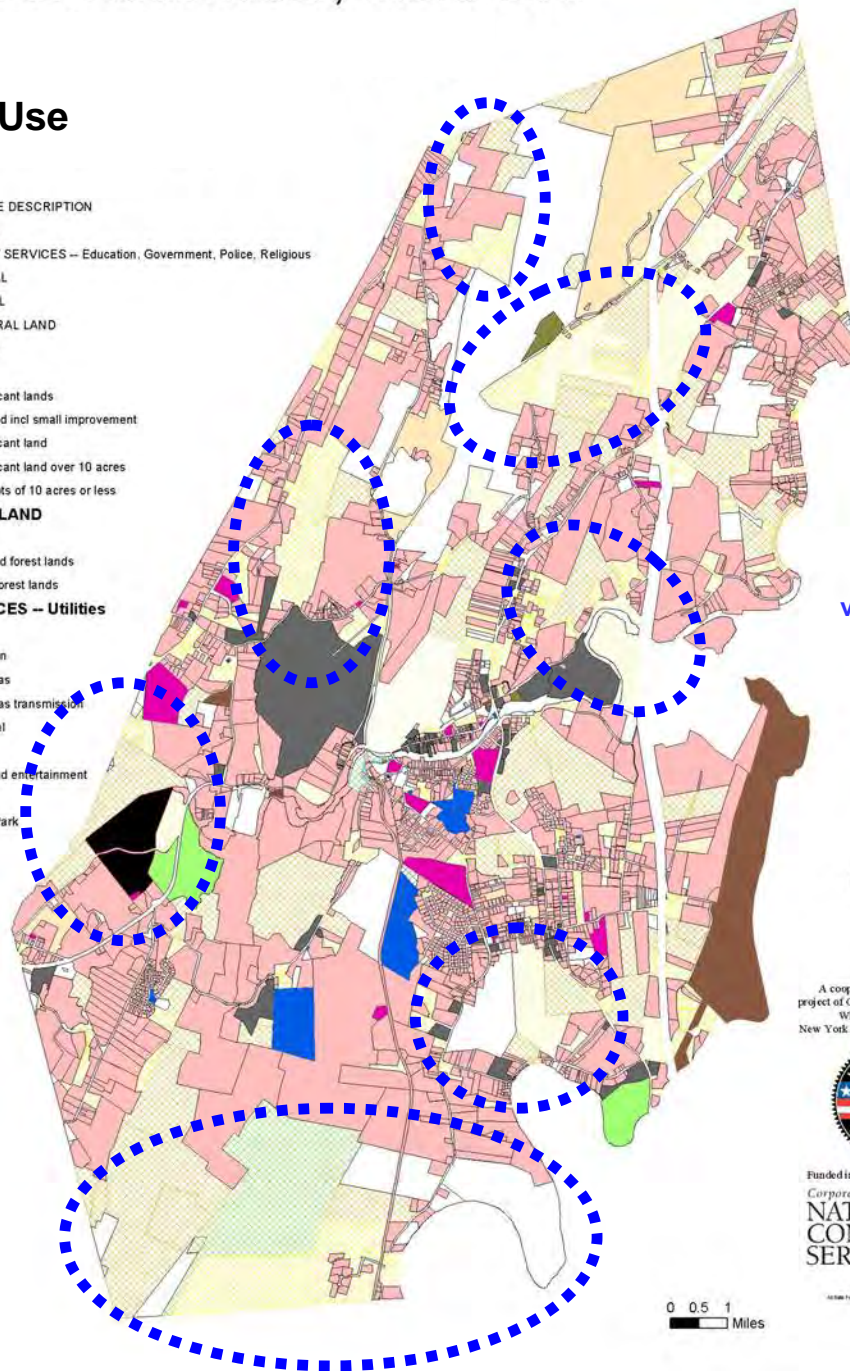
### PUBLIC SERVICES -- Utilities

#### Categories

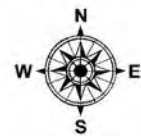
- communication
- electric and gas
- electric and gas transmission
- waste disposal
- water
- Recreation and entertainment

### Town Park

- Hardenburg Park



Sample  
areas  
containing  
vacant land.



A cooperative Service Learning  
project of Communities as Classrooms.  
With funding from the  
New York State Education Department.



Funded in part by a grant from the:  
Corporation for  
**NATIONAL & COMMUNITY  
SERVICE**

0 0.5 1  
Miles

Figure 43: Land Use Summary



# Town of Rosendale

## Vacant Land & Development Constraints

### Legend

- Buildings
- Road Center Lines
- Zoning Districts
- Agricultural District
- State Regulated Wetlands
- Federally Regulated Wetlands
- Tax Parcels

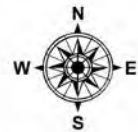
### Slope Values

- Value**
- 0 to 10 Percent Slope
  - 10 to 15 Percent Slope
  - Above 15 Percent Slope

### Zoning Codes

- A Residence
- A-1 Trailer
- B-1 General Business
- B-2 Business
- I-1 Light Industrial
- R-1 Residence
- R-2 Residence
- R-2A Residence
- R-3 Residence

  
Sample  
areas  
containing  
undeveloped  
land.



A cooperative Service Learning  
project of Communities as Classrooms.  
With funding from the  
New York State Education Department.



Funded in part by a grant from the  
Corporation for  
**NATIONAL & COMMUNITY SERVICE**

Scale  
1:12000  
1 inch equals 1000 feet

0 0.25 0.5 Miles

0 0.5 1 Kilometers

Figure 44: Vacant Land & Development Constraints

## **VII. Community Infrastructure**

### *Transportation*

#### Highways and Roads

According to the 2003 Ulster County Transportation Plan, Rosendale has 71.06 miles of roads, almost half (35.41 miles) are under Town jurisdiction. The Town also contains 20.47 miles of County Highways, 9.63 miles of roads under governance of the NYS Department of Transportation, and 5.55 miles of Thruway right-of-way. According to the County study, all of Rosendale's road system is classified as rural roads, serving as either minor collector roads or local roads. (*Moving Forward: the Ulster County Transportation Plan*, April 2003, pp. II-6 - II-7)

In the plan, Route 32 through Rosendale is classified as a "Rural- Minor Arterial," while Route 213 is listed as a "Rural – Major Collector" road. The report indicates that Route 32 through Rosendale is one of the heavier traveled roads in the County, with an estimated annual average daily traffic between 10,000 to 15,000. The Plan also identified the Route 32/Route 213 corridor in Rosendale as a high-volume road that with a ratio of traffic-volume to road-capacity (0.70) that suggested potential to approach but remain below full capacity by 2020 under the most likely growth scenario (0.93 volume to capacity ratio) as well as the "high growth" scenario (0.94 volume to capacity ratio). (*Moving Forward: the Ulster County Transportation Plan*, April 2003, pp. II-6 - II-7)

While traffic growth on these Rosendale corridors is expected to be relatively modest, the plan classified the existing conditions of route 32 and 213 in Rosendale as only "fair/poor." Unless improvements are made, these routes may prove unable to successfully absorb increased traffic volumes. According to the County Transportation Plan, a number of improvements are either scheduled for this corridor or programmed to take place in the near future. These include a bridge replacement for the Route 32 Rondout Creek crossing, a deck replacement for the Route 213 Rondout Creek crossing, an intersection reconstruction at Route 32/Dewitt Mills Road, and repaving of Route 213 from Cottekill Road to Keator Road. [*Moving Forward: the Ulster County Transportation Plan*, April 2003, pp. II-20 - II-21.]

#### Transit

As shown in the table below, for a rural community, Rosendale is relatively well-served by bus transportation. Current service offered by the publicly owned Ulster County Rural Transportation System and the privately owned Trailways Bus Company provides scheduled connections to Ellenville, Kingston, New Paltz and Ulster County Community College. The Trailways bus service offers direct routes to New York City and connections from Kingston to Albany, Oneonta and other points north and west.

<p style="text-align: center;"><i>Figure 45:</i> <b>Bus Service in the Town of Rosendale</b></p>	
<b>Carrier</b>	<b>Route</b>
Ulster County Rural Transportation System	Ellenville to New Paltz via Route 209 – Route 213 – Route 32
Ulster County Rural Transportation System	Ulster County Community College to New Paltz via Route 209 – Route 213 – Route 32
Ulster County Rural Transportation System	Saturday Service, Ulster County Community College to New Paltz via Route 209 – Route 213 – Route 32
Trailways	Inter-city service serving New Paltz, Kingston and Pine Hill with connections to Long Island, Albany and New York City.
<p><i>Source: Moving Forward: the Ulster County Transportation Plan, April 2003, pp. II-31 - II-34.</i></p>	

### Pedestrian/Bicycle Connections

Most of the former Village of Rosendale is well-provided with sidewalk connections, although maintenance and replacement should be considered for some areas. However, such sidewalk connections are not as strong in the areas adjacent to the former Village. In particular, the senior citizens complex and the new community center could benefit from pedestrian links to the downtown area. In addition, the Fann's Plaza area has only informal pedestrian connections to the downtown. On page 30, the Ulster County Transportation Plan encourages Rosendale and other communities to identify pedestrian zones for sidewalk construction/improvements.

There are limited opportunities for bicycling in the Town. Along most of their length, the high traffic-volume roads in the Town (particularly route 32 and 213) have rights of way that are currently too narrow to accommodate cyclists. Even such local roads as Cottekill Road and Binnewater Road (whose steeper terrain favors more devoted cyclists) have narrow rights of way that make bicycling somewhat dangerous.

The Wallkill Valley Rail Trail remains the single best opportunity for cyclists and walkers. Extending the Trail north beyond the Rondout Creek could provide a north-south pedestrian/cyclist connection that could ultimately link Rosendale to the City of Kingston to the north and the Town of Gardiner to the south.

### *Sewer and Water Infrastructure*

The Town of Rosendale's sewer and water systems are operating close to capacity. The information collected during the planning process indicates that both systems will have to be improved to handle any significant new users being added to these systems.

### History of the Water System

The Town of Rosendale Water District began as the Rosendale Water Works Company February 19, 1894. The first source of water was the reservoir on Mountain Road. In 1900, the Still Reservoir (named such because it was a water source for an Apple Jack Whiskey Still) became part of the water supply. The Rosendale Water Company was sold to the Village of Rosendale in 1903. In the 1930's a new dam was constructed for the Mountain Reservoir Supply under the WPA program during the Depression. In the 1950's, disinfections equipment was added to both sources.

When the Village of Rosendale dissolved in 1978, the water supplies and piping became the Town of Rosendale Water District. And in 1981, a the District developed a well supply and treatment plant. The well is frequently referred to as the Renda Well, as that was the name of the previous owner. Between 1978 and 2000 eighty percent of the water mains in the system have been replaced, with the bulk of the money coming from Federal Grants under the Small Cities HUD program.

In 1990 a Federal Law known as the Surface Water Treatment Rule took effect. This law requires all surface water supplies to install filtration equipment (or for New York City, to develop a filtration avoidance criteria program acceptable to the EPA.) The Water District was able to secure HUD Funds to build a filter plant for the Still Pond Reservoir. The Mountain Reservoir had to be abandoned due the expense involved with building a filter plant for a seasonal supply.

The Water District currently uses the Still Pond Filter Plant as its primary supply. The Well Supply is used whenever the filter plant cannot meet all of the water needs of the District. The Well has its own treatment plant and pumping system. Because the Well supply contains sulfur, it appears milky when first drawn from the tap and has a slight odor. The milkiess clears up quickly, but due to the appearance, using the well generates a high number of customer complaints. The District is looking into additional treatment for the Well.

The Water District staff consists of a Superintendent, 2 full time operators, a part time operator trainee, and a clerk. The Superintendent and both operators are fully certified water treatment plant operators. The are responsible for the operation and maintenance of both water treatment plants, the pump station, the water distribution system, collecting and analyzing water samples, reporting to local and State authorities, installing and reading water meters, and responding to customer emergencies and complaints. They are also required to attend continuing education classes to maintain certification and to keep abreast of current technology and regulations. [Source: [www.townofrosendale.org](http://www.townofrosendale.org)]

According to an analysis of the water system by Chazen Engineering, the safe yield from the Still Pond Reservoir is 129,000 gallons per day. The analysis indicated that in the period of 1999 to 2001, the typical demand from the district was 124,000 gallons per day. The analysis indicated that the unknown safe yield of the Renda well was unknown as of October, 2001 and that until a safe yield could be specified, it would be extremely difficult for the Town to get the permits necessary for extending the Town's water district. [Source: Letter from Nancy Clark, PE, Chazen Engineering to Supervisor Jeannie Fleming-Laik, October 3, 2001 provided by Pat Marsh, Town of Rosendale Water & Sewer Superintendent.]



### History of the Sewer System

Up until the late 1970's, all of the properties in the Village of Rosendale were served by individual septic systems. Due to the high population density, many of these systems experienced problems. When the Federal Government passed the first Clean Water Act, funding for municipal sewer systems became available.

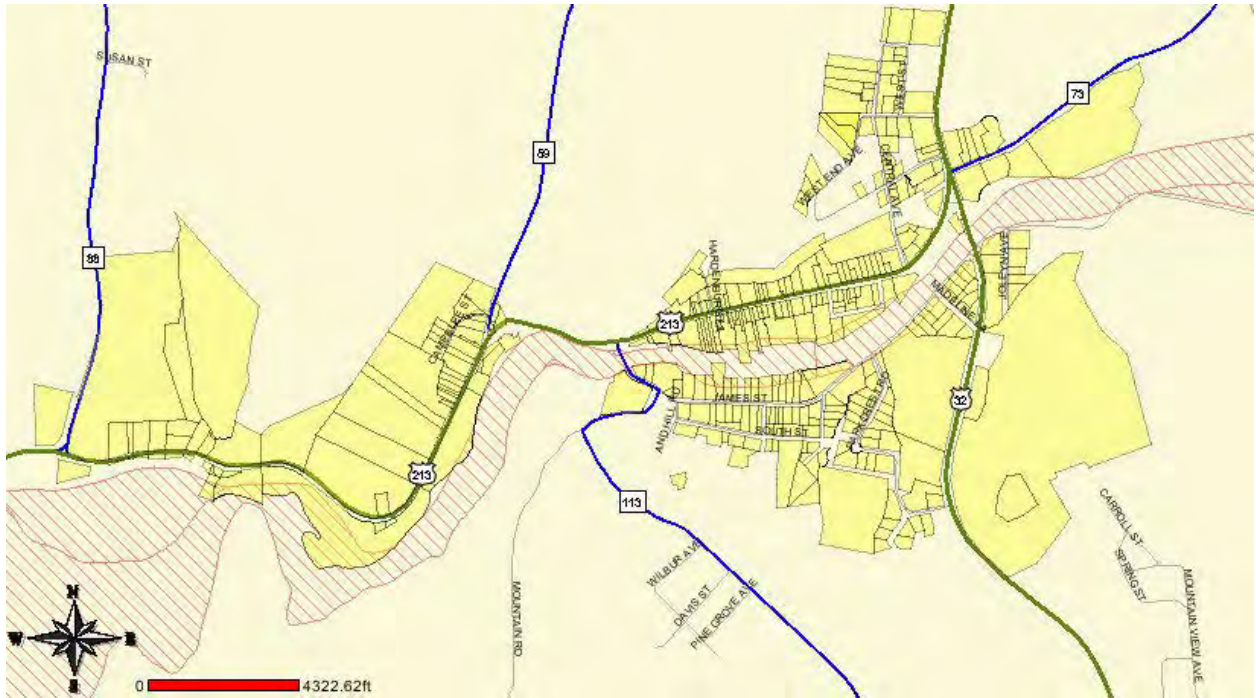
With the help of Federal grants and low interest loans, the Town of Rosendale was able to construct a wastewater treatment plant and install a sanitary sewerage collection system in the areas of the former village where the need was greatest. The Rosendale Sewer Improvement Area was established and became the Rosendale Sewer District. The wastewater treatment plant began operation in 1981. The plant has the capacity to treat 100,000 gallons of wastewater each day. It is currently operating at 80% of its permitted flow. In 1989 the District received a Federal HUD Grant to install a sludge dewatering system at the facility.

The wastewater treatment process is known as an activated sludge system. The Cleaning of the wastewater is done by a variety of micro-organisms. The treatment plant provides the optimum environment for the micro-organisms to do their job. The water leaving the treatment plant is 90 to 95% cleaner than it was upon arrival.

The treatment plant is staffed 365 days a year. There are 2 full time operators, an operator trainee, a superintendent and a clerk. The Superintendent and both operators are fully licensed professionals. They routinely attend classes associated with the wastewater treatment process. The staff is responsible for the operation and maintenance of the treatment plant and associated equipment, the sewer collection system, 3 lift stations, the collection and analysis of samples, and reporting to local and State officials.

The money for the operation and maintenance of the treatment plant and the sewer system is received from the houses and businesses that use the system. The charges are calculated based on the amount of water used. The portion of the initial construction cost that was not covered by Federal Grant money is being paid back through taxes on the properties in the Sewer District. After 20 years of continuous operation, some of the equipment is beginning to wear out. The District is in the process of evaluating plans to upgrade the treatment plant. [Source: [www.townofrosendale.org](http://www.townofrosendale.org)]

According to a September, 2001 analysis of the wastewater treatment plan by O'Brien and Gere, Engineers, Inc., the plant has a design capacity of 0.095 million gallons per day, with a State Pollution Discharge Elimination System (SPDES) permit of 0.100 million gallons per day over a 30-day average. This analysis was conducted to assess the ability of the plant to absorb the effluent from a proposed 100-unit housing development. The analysis indicated that the addition of those units to the system would absorb all available capacity and would raise the flow at the plant above the level allowed by the current SPDES permit. The analysis suggested several improvements in the plant processes and equipment to improve operations and eliminate problems with exceeding discharge levels under the current permit an enable plant capacity to be expanded to 0.105 million gallons per day. [Source: Letter from O'Brien and Gere, Engineers, Inc. to Supervisor Jeannie Fleming-Laik, September 4, 2001 provided by Pat Marsh, Town of Rosendale Water & Sewer Superintendent.]



*Figure 46:  
Current Extent of Town of Rosendale Public Water System and Wastewater Treatment System  
[Source: Ulster County Department of Information Services, Parcel Viewer GIS System.]*

According to the New York State Department of Health, three private water districts also exist in the Town. These districts are operated by the Tillson Estates Community Association, the Rosendale Plains Homeowners Association and the River Road Water District.

## Appendix B. Overview of Public Outreach

## AN OVERVIEW OF PUBLIC OUTREACH FOR THE ROSENDALE COMPREHENSIVE PLAN

Since 2001, the Town of Rosendale Comprehensive Plan Committee has been involved in a series of efforts to obtain public comment and input on updating the Town's Comprehensive Plan. The Committee created, administered and compiled a survey of residents in 2002. 1,138 surveys were returned. A full tabulation of all survey responses was prepared by Shuster Associates in October, 2002. An analysis of the responses to the survey (including the "open-ended" questions are included in the first part of this document.

During 2003, two public outreach meetings were held during the month of June. At these meetings, those in attendance were asked to evaluate images representing issues related to quality of life, neighborhoods and development along the Route 32 corridor. In addition, participants were divided into groups and, using a map of the Town, were asked to identify thing in the Town to be protected as well as things to be promoted. The results of these exercises are summarized in the second part of this document.

In September, 2003 by three public outreach meetings were held to garner public comment about draft goals for the comprehensive plan. The comments gathered at each of these meetings are summarized in the final section of this document.

Additional public input will be solicited by the Committee when the plan is in draft form. Once the Committee has forwarded its draft onto the Town Board, there will be at least one additional public hearing prior to its formal consideration by the Board.



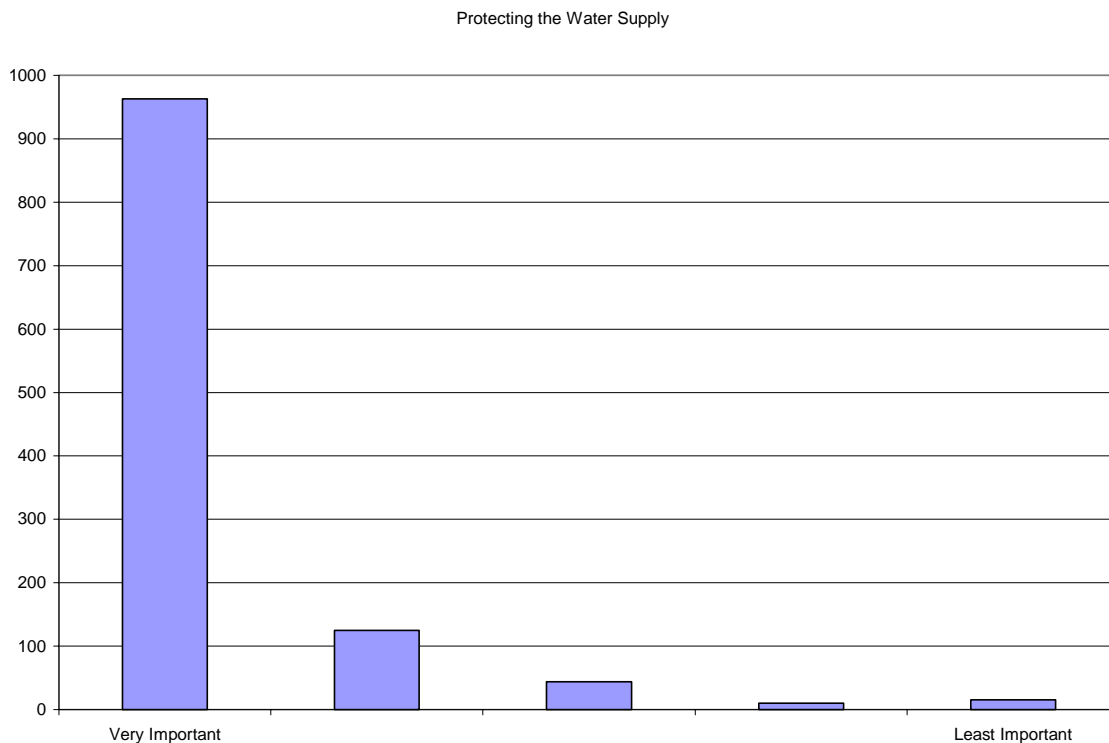
## SECTION 1. OVERVIEW OF THE COMMUNITY SURVEY

This section provides an overview of the results of the Community Survey conducted by the comprehensive plan committee in 2001. The analysis here identifies the strongest positive and negative responses for the major questions included in the survey. The intent is to provide an indication of those issues upon which there appears to be questions for which there were the strongest positive and negative responses.

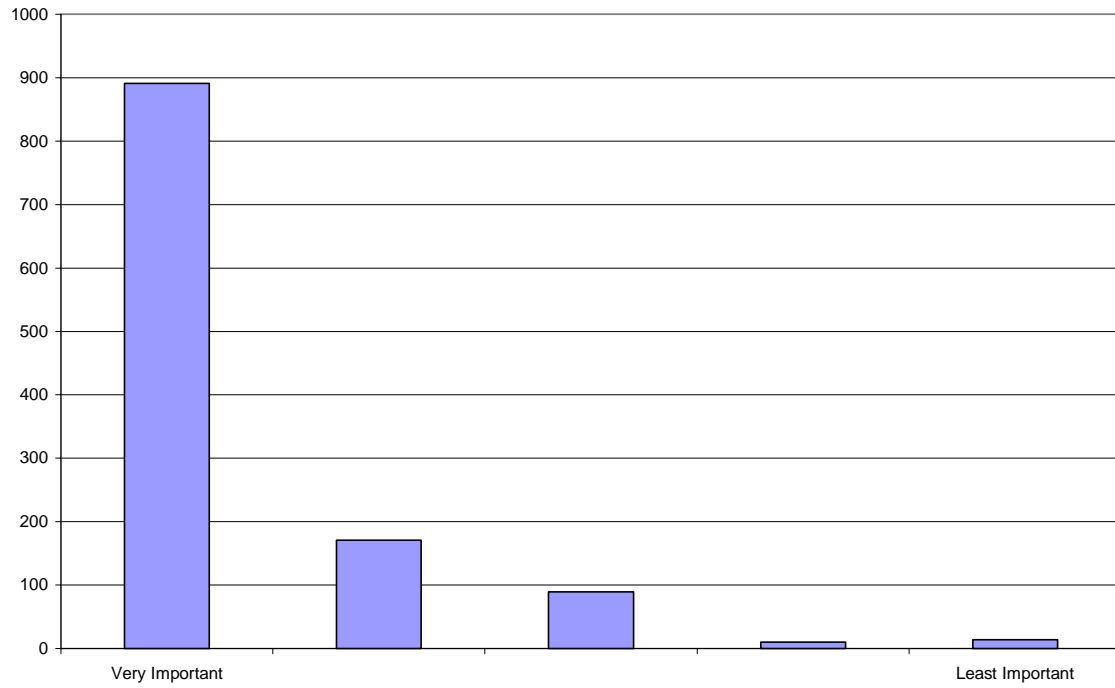
### Question 2: Important Issues in the Next 10 Years

The priorities suggested by the responses to this survey question focus foremost on environmental issues, with issues related to open space protection and controlling taxes gaining sizeable, but slightly lower levels of support. Issues of road maintenance and traffic were at the next level of priority. On the other hand, very few people felt industrial development was important.

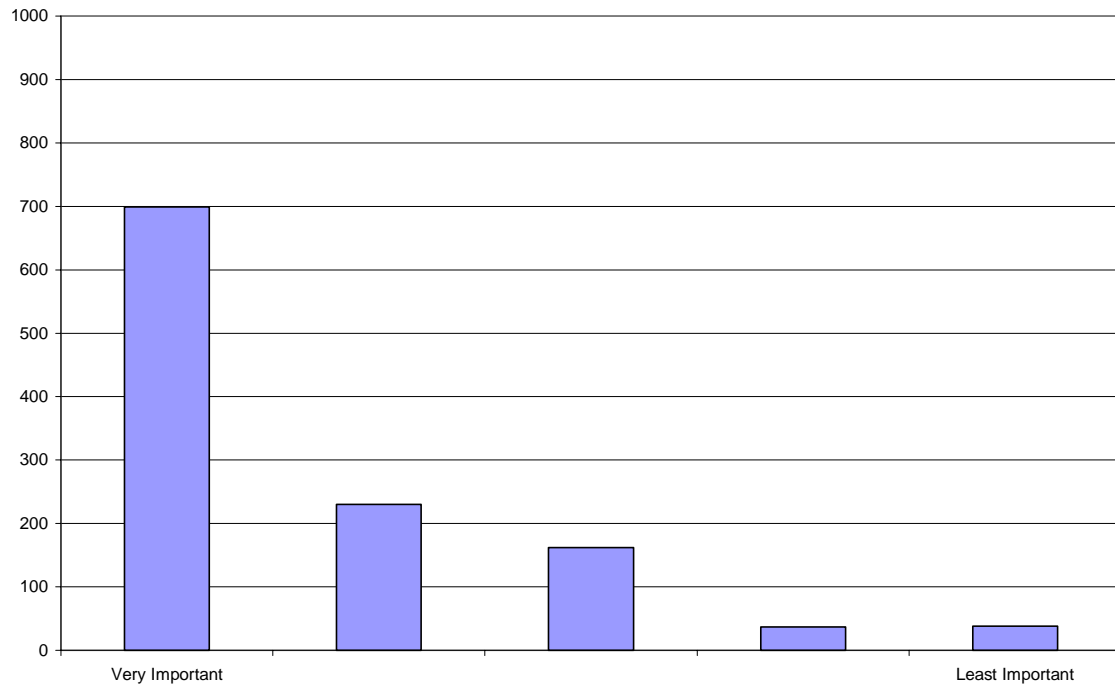
As shown in the charts that follow, in this question, one response was selected by over 900 respondents. They felt that “protecting the water supply” was a very important thing for the Town to do. Slightly fewer than 900 respondents felt it was “very important” to “maintain the environmental quality” of the Town. Approximately 700 respondents felt that it was “very important” to “preserve open space” and “control taxes.” Between 400 and 500 respondents felt that it was “very important” to address road maintenance and traffic issues. Approximately the same number of respondents indicated that industrial development was among the least important issues for Rosendale to address in the next ten years.



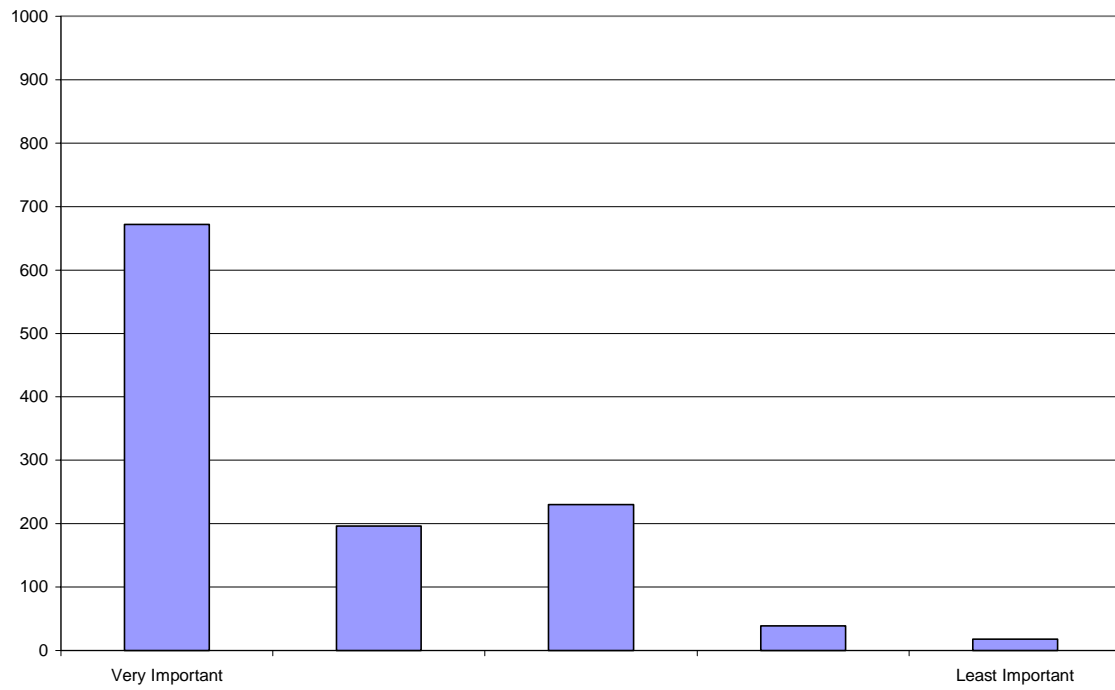
Maintaining Environmental Quality



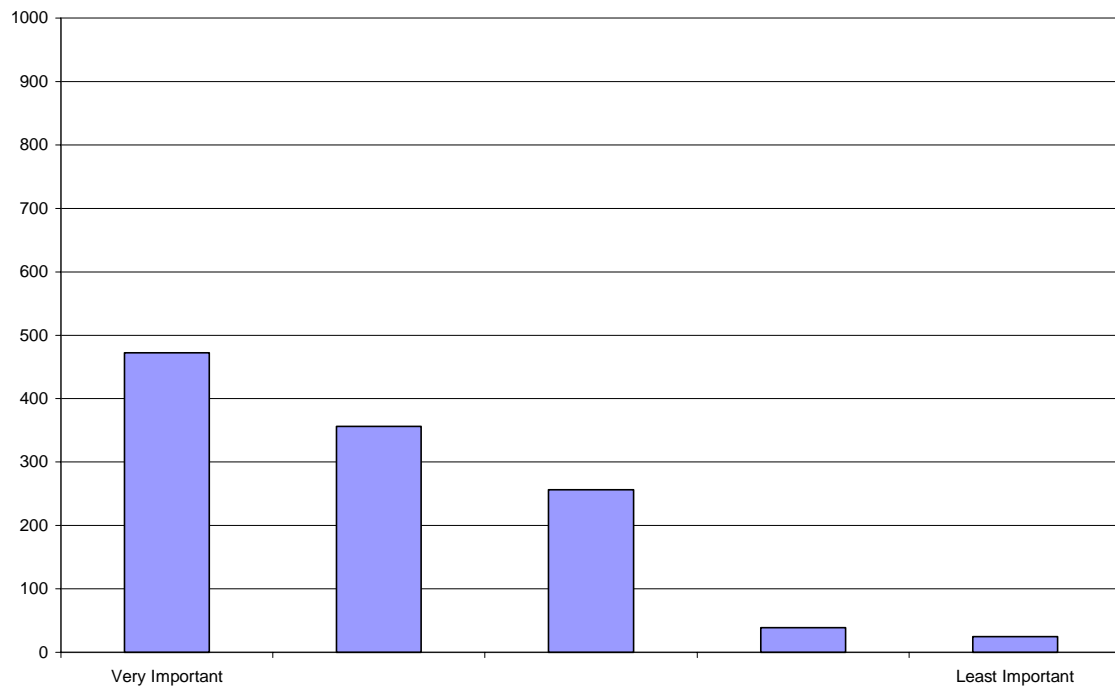
Preserving Open Space

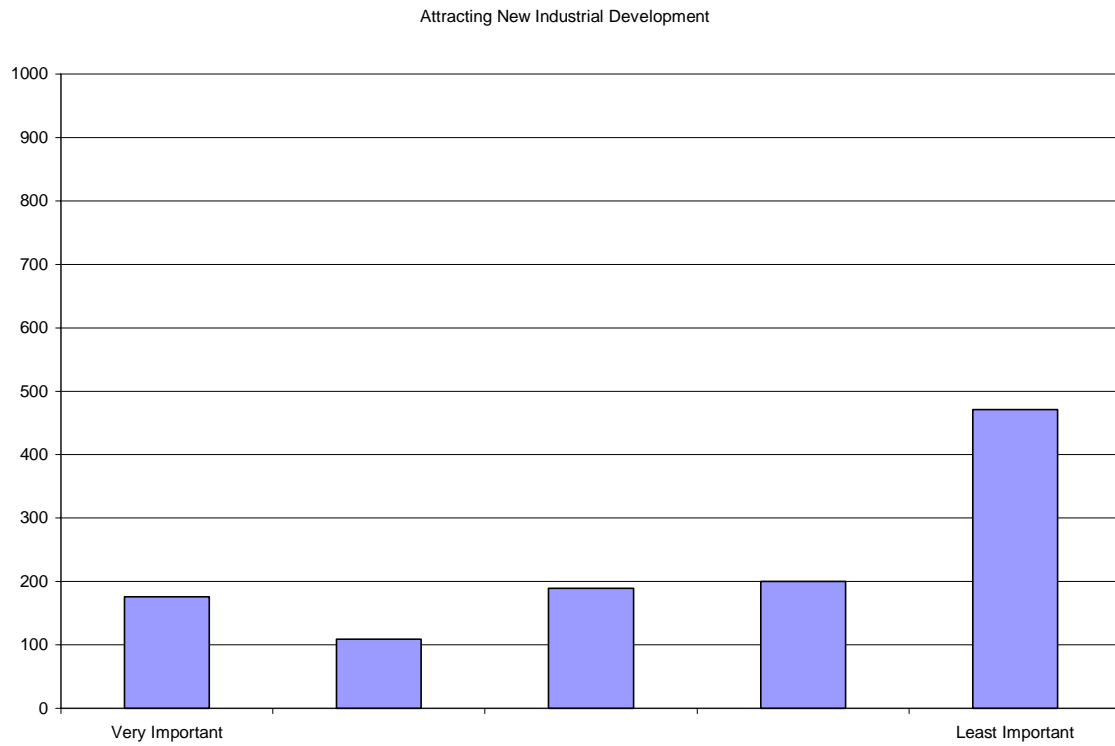
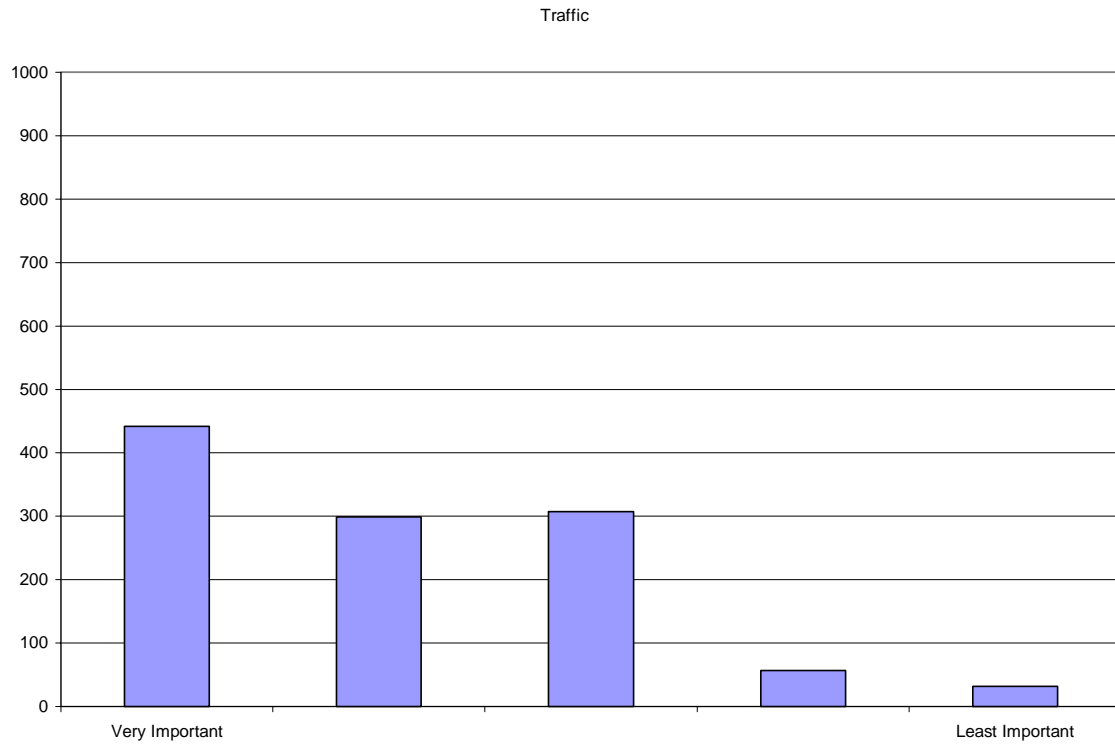


Controlling Taxes



Road Maintenance



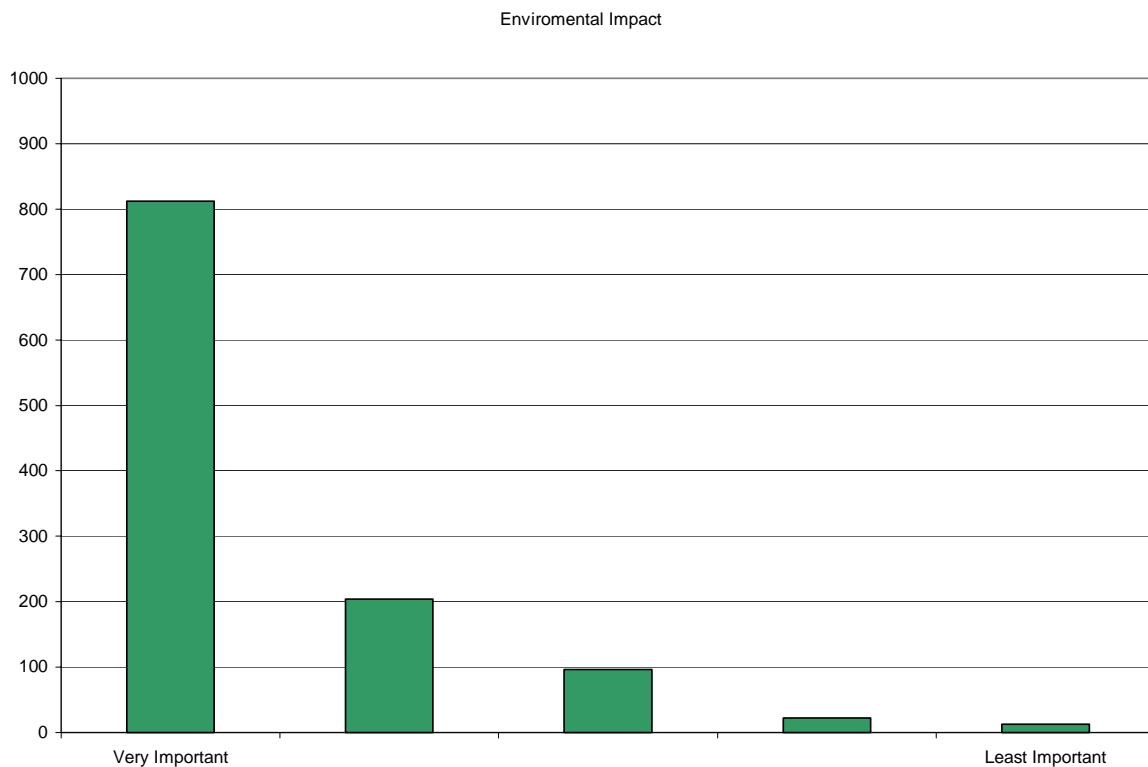


### Question 3: Aspects of Development in Rosendale

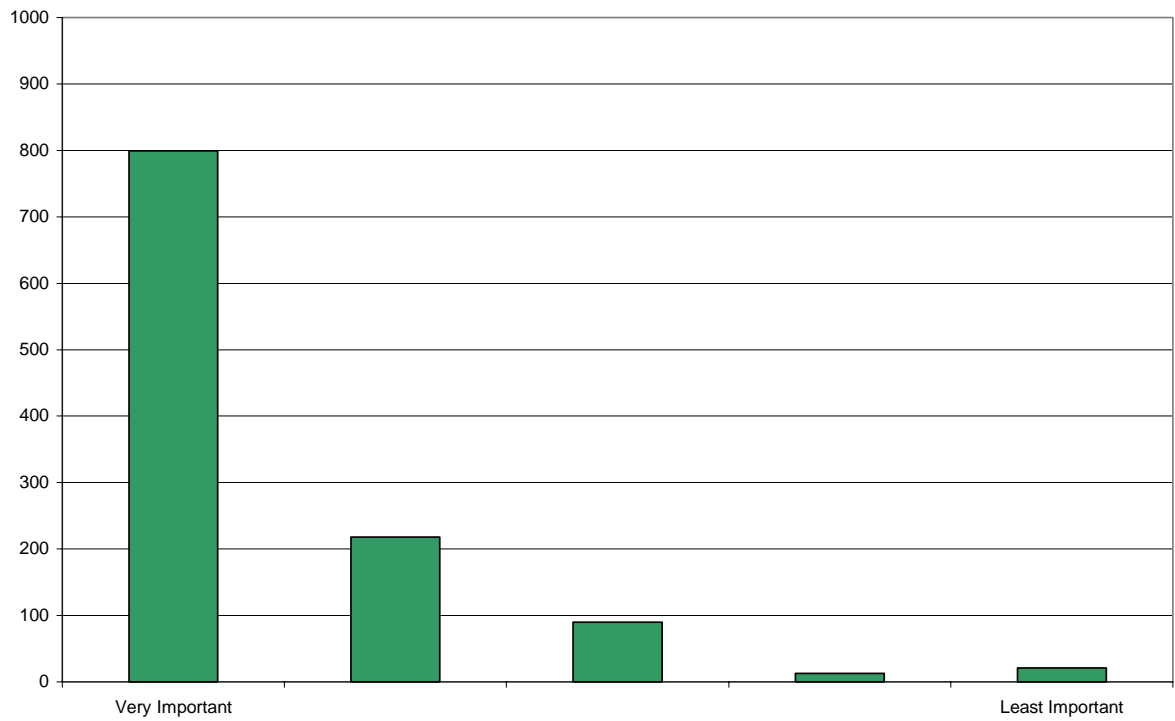
Survey respondents felt that it was “very important” to monitor the environmental impact” and “impact on water resources” of any development in the Town. Each of these responses gained the support of approximately 800 respondents. Over 600 respondents indicated that “rural character” and “visual impact” were “very important” to consider when monitoring development.

Note: the priorities relate once again to environmental issues (including water supply). While the issue of open space was an important priority among the respondents to question 1, rural character was identified as very important in this question.

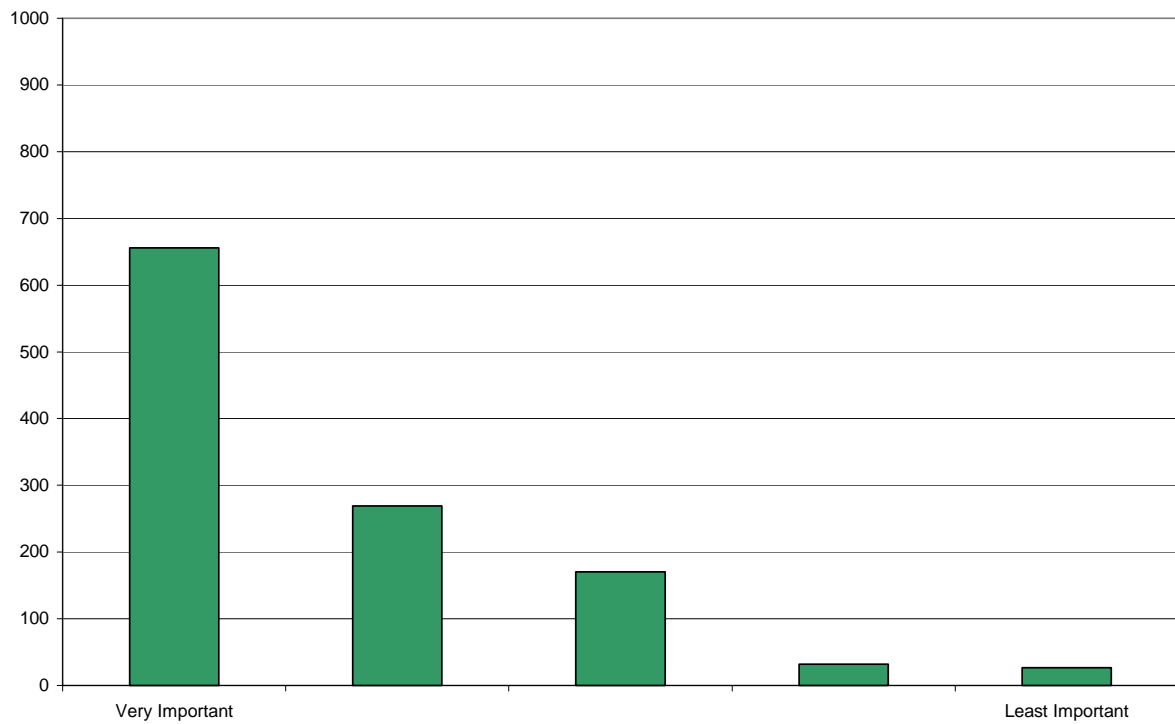
In fact, the aspects of development that were given the lowest priority by the survey respondents were manmade aspects of the environment: historic structures (456 said was “very important”), public services (384), parking and traffic (380), and business signs (with only 270 identifying it as “very important”).

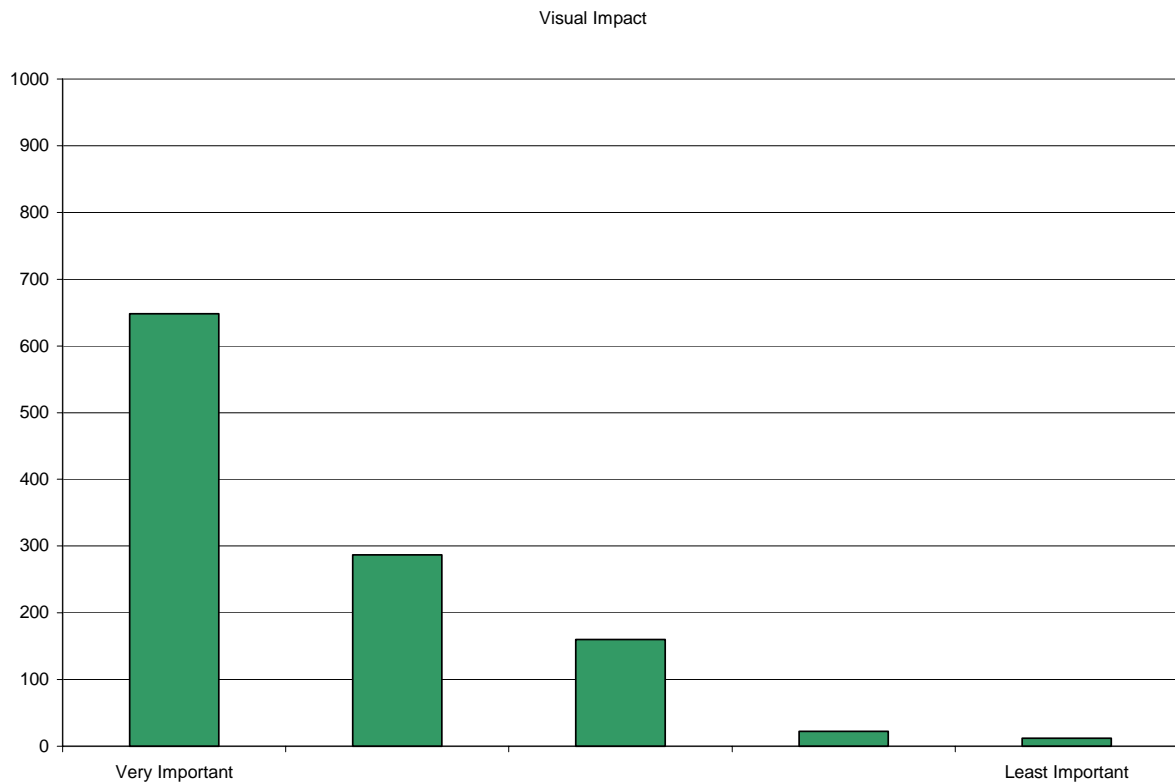


Impact on Water Resources



Rural Character





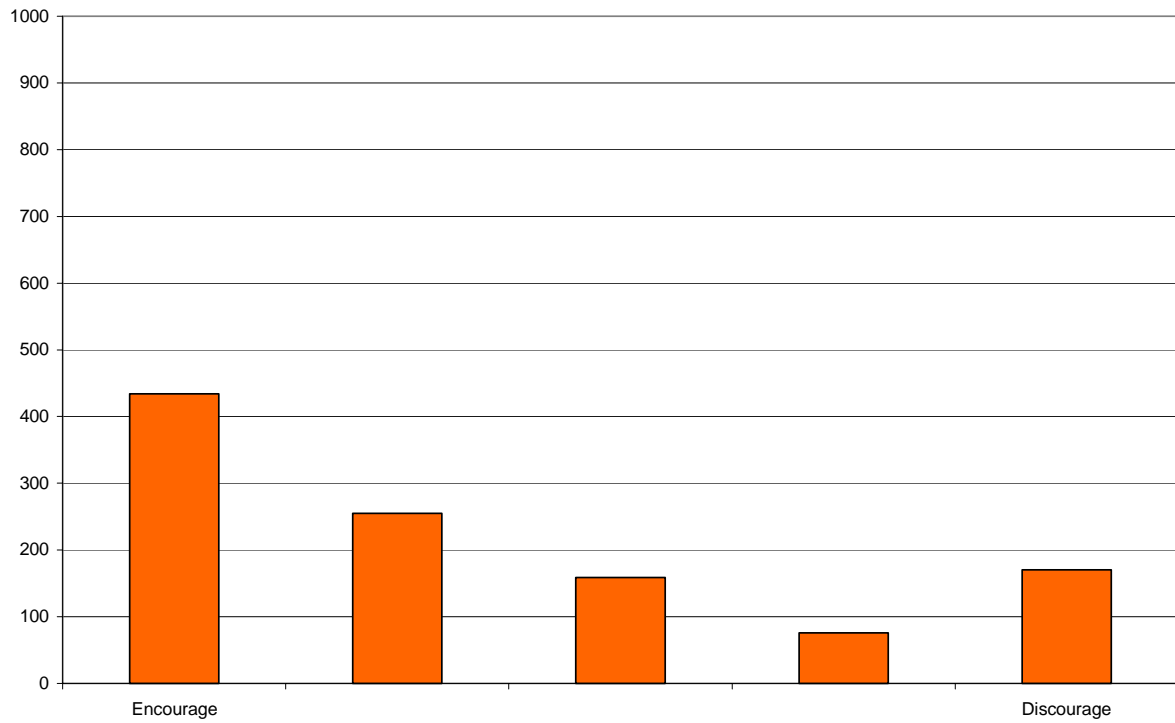
## Question 4: Patterns of Economic Development

Survey respondents were not as supportive of economic development as they were of protecting the water supply and the natural environment. As shown below, the only location for economic development that earned any significant support was “development along Route 32.” The majority of respondents were either neutral or opposed to any other kind of development. When asked if they would encourage “no further development,” almost 400 respondents indicated they would discourage it. However, this question is ambiguous. It is not clear if the respondents wish to discourage further development or if they wish to discourage the idea of no more development. Nonetheless, it is clear that, to the extent that economic development is favored at all, people would prefer it to occur along the Route 32 corridor.

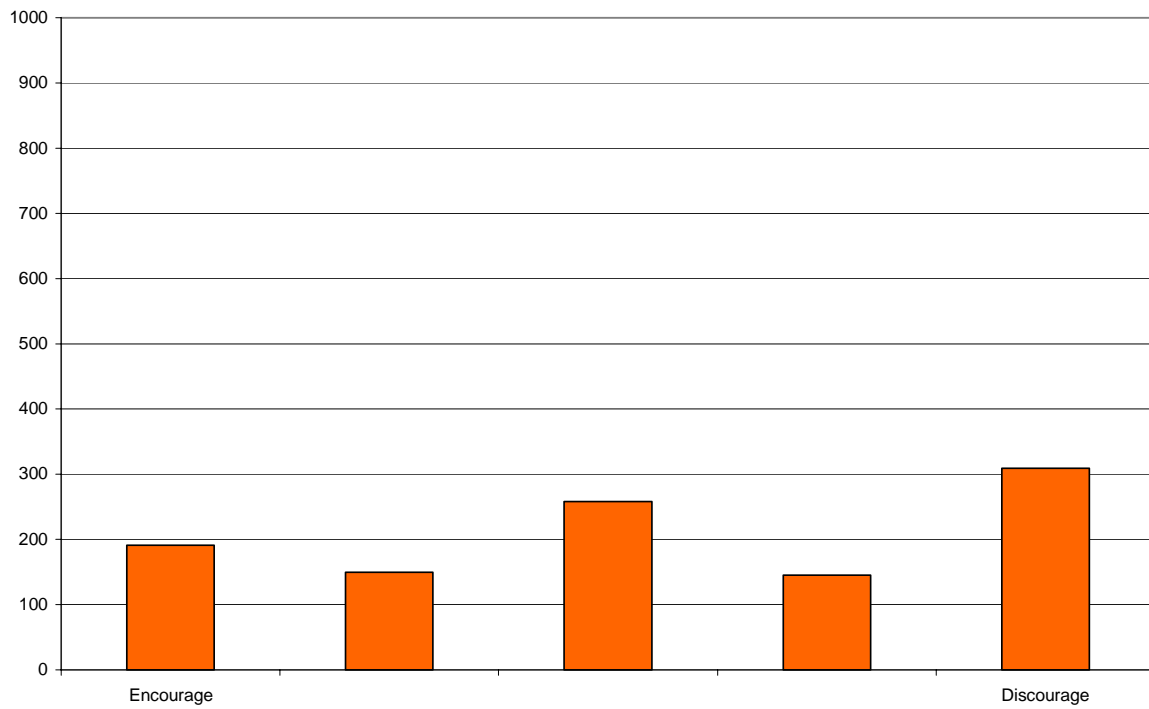
The results of the visioning session about Route 32 suggest that, even along that corridor, people are concerned that development be carefully located, properly screened from residential areas, and be of a small scale consistent with community character.

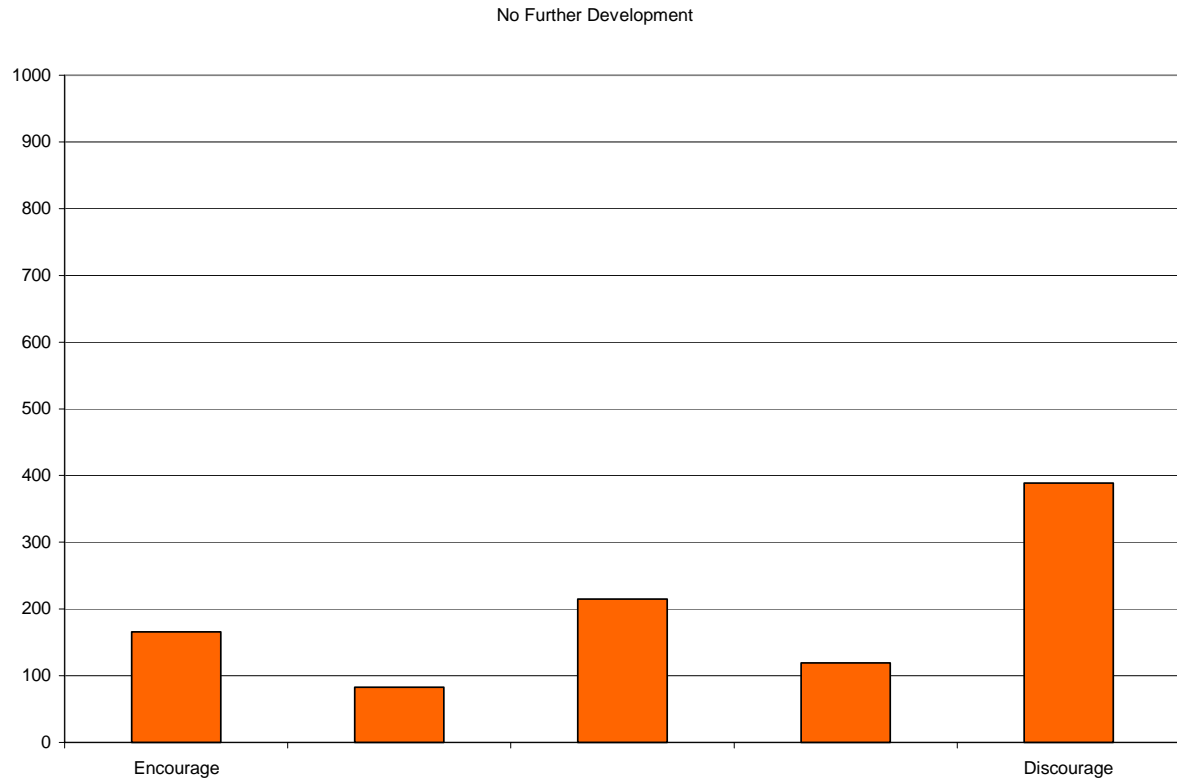


Development Along Route 32



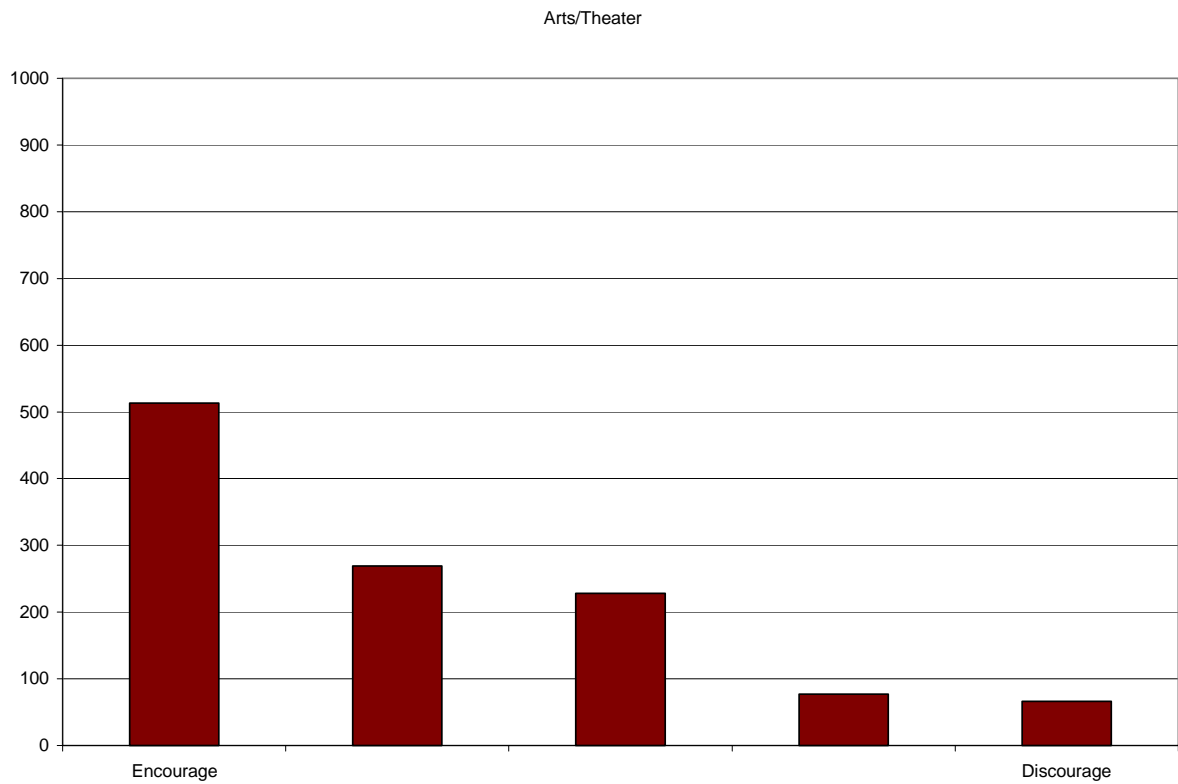
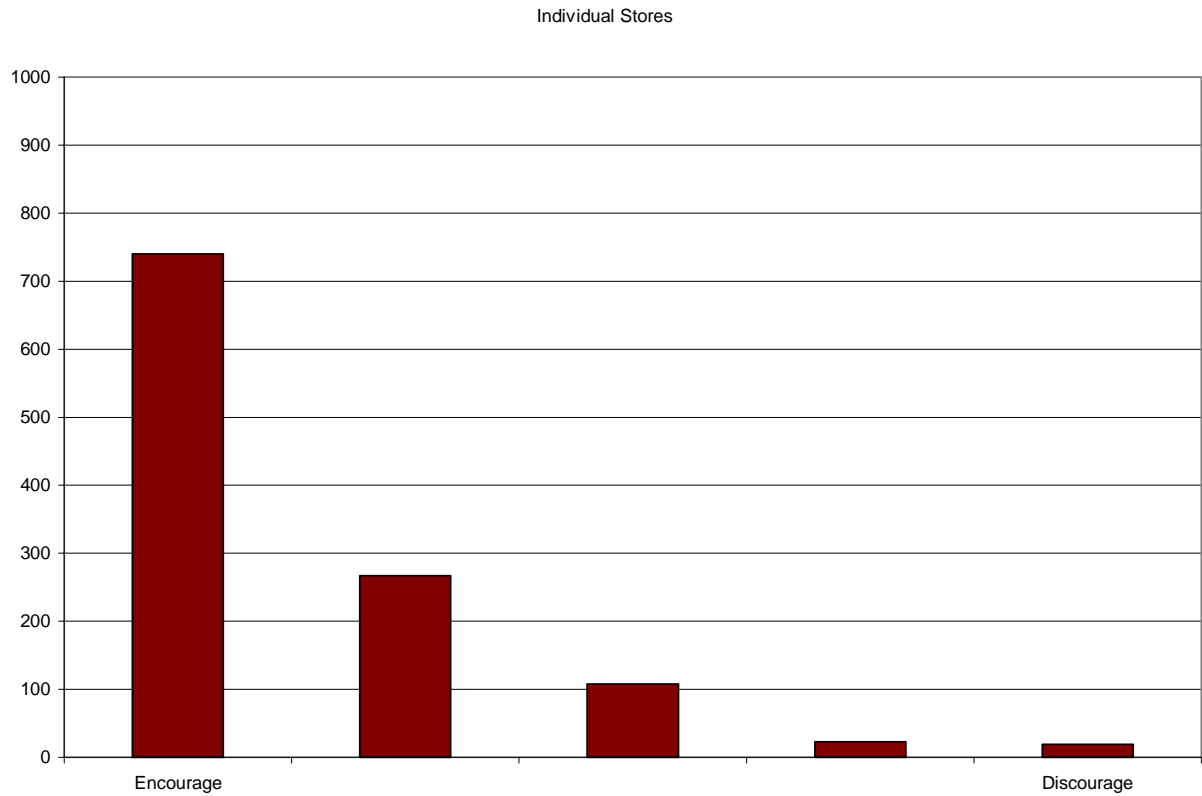
Development Along Route 213



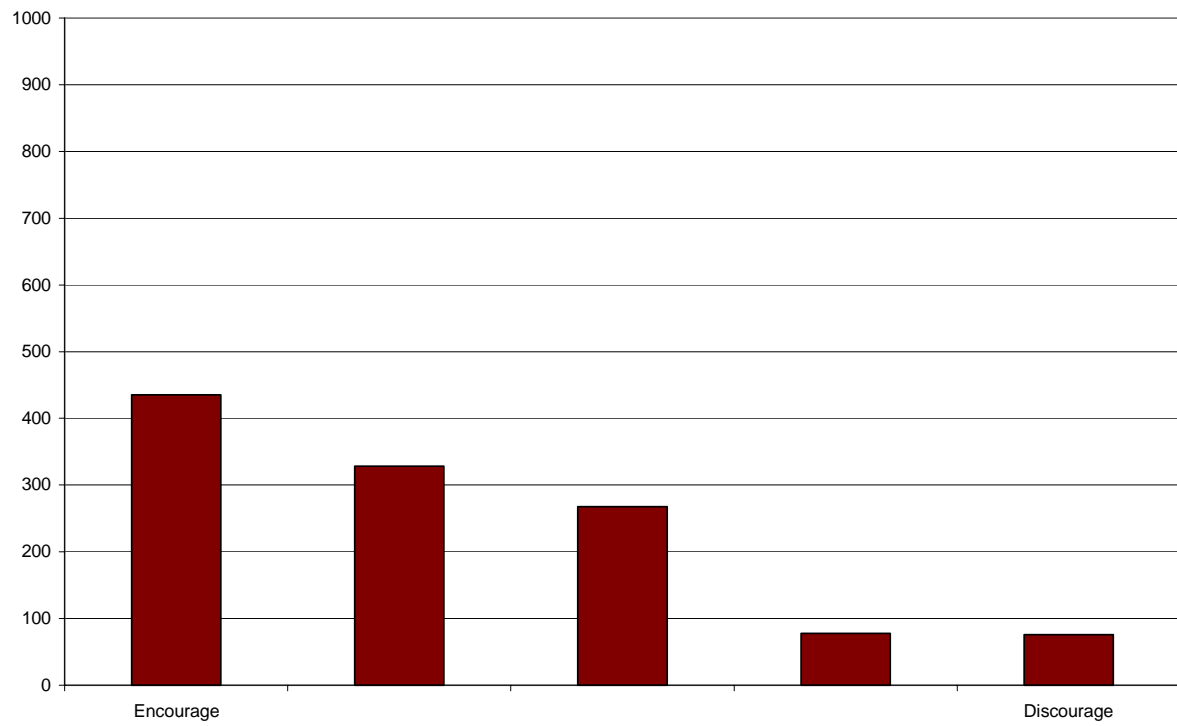


## Question 5: Types of Economic Development

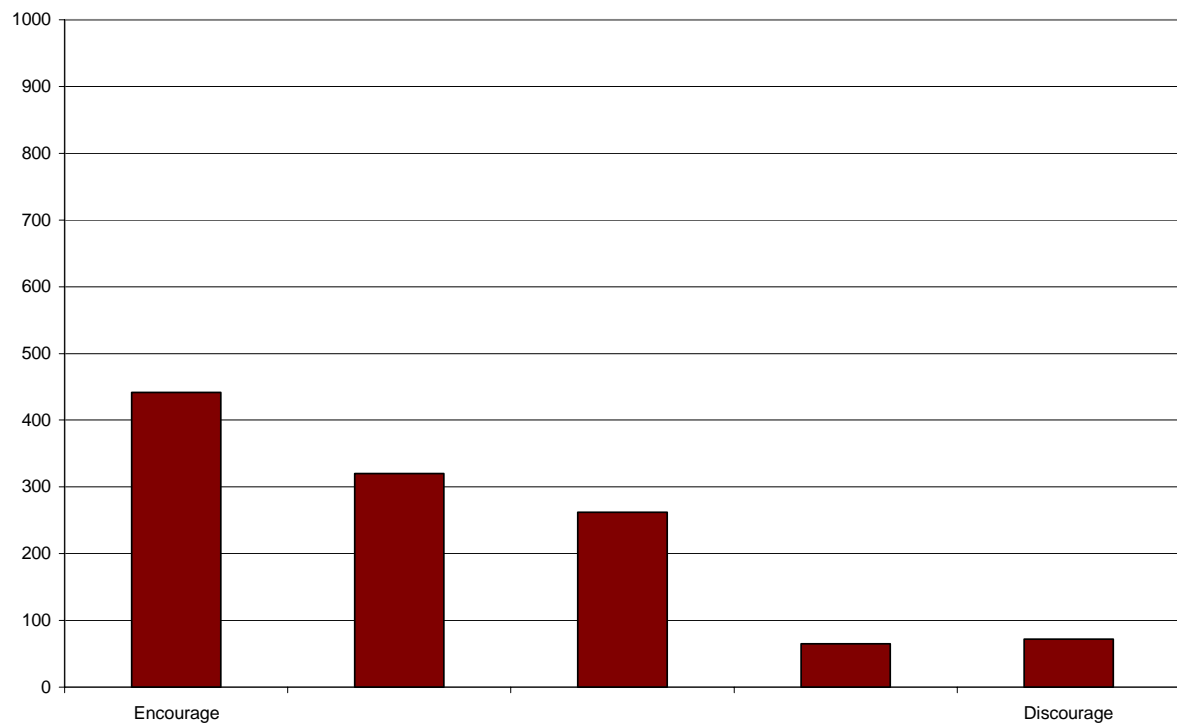
Survey respondents favor small scale economic development focused on retail and services. In addition to single-store retail development, tourism and the arts were identified by 400 to 500 respondents as types of economic development that should be encouraged. Respondents were far less receptive of light industry and actively opposed to large retail outlets and heavy industry.

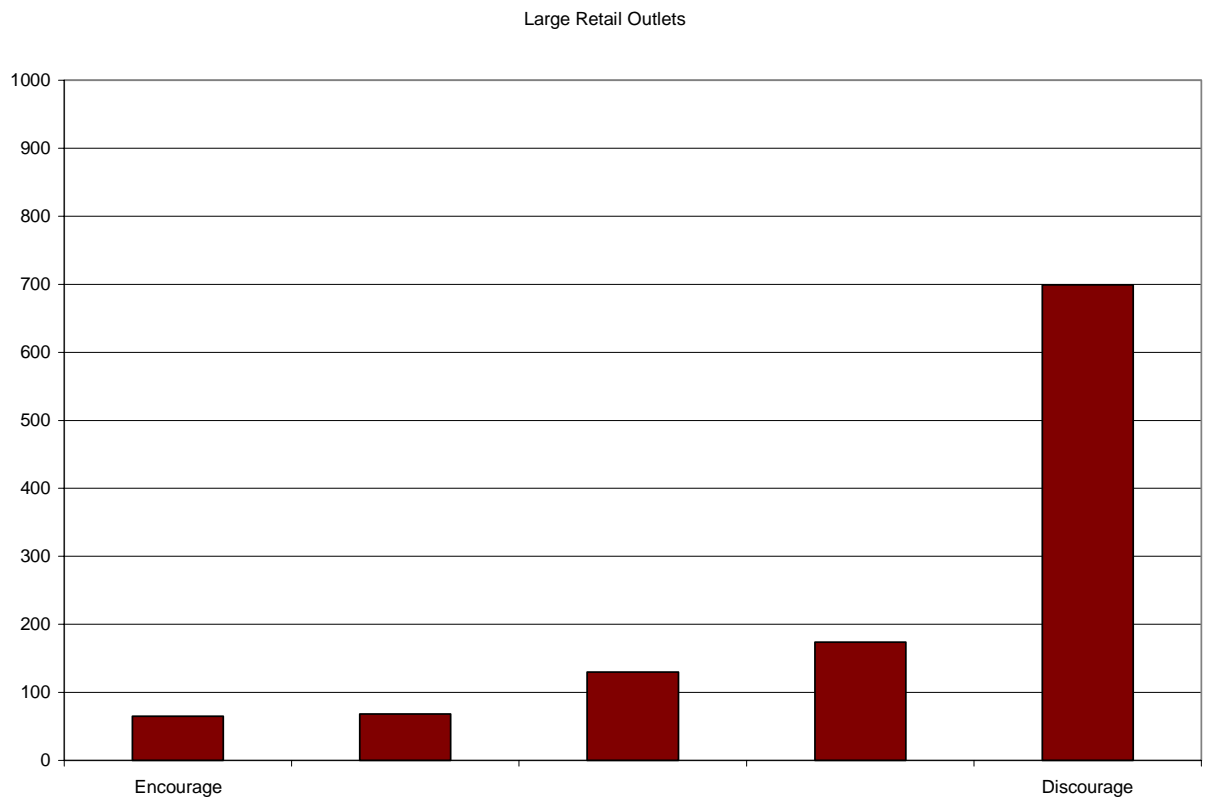
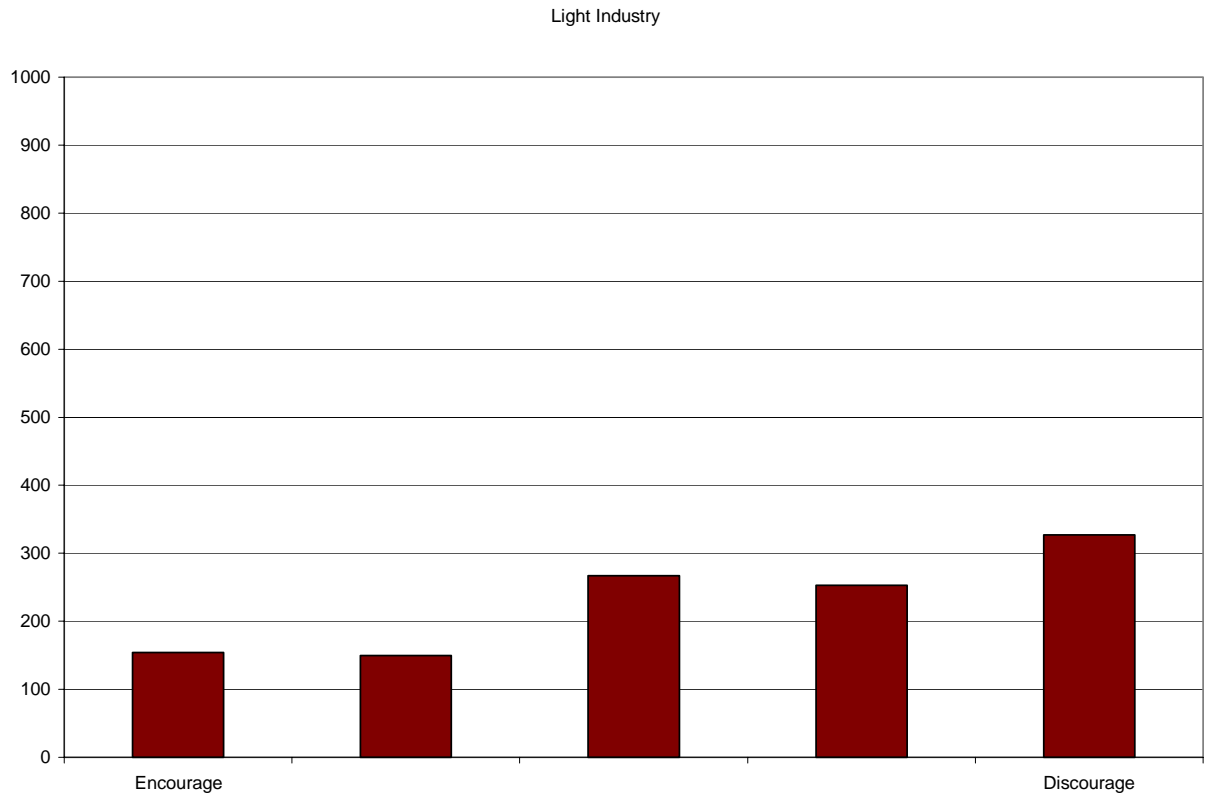


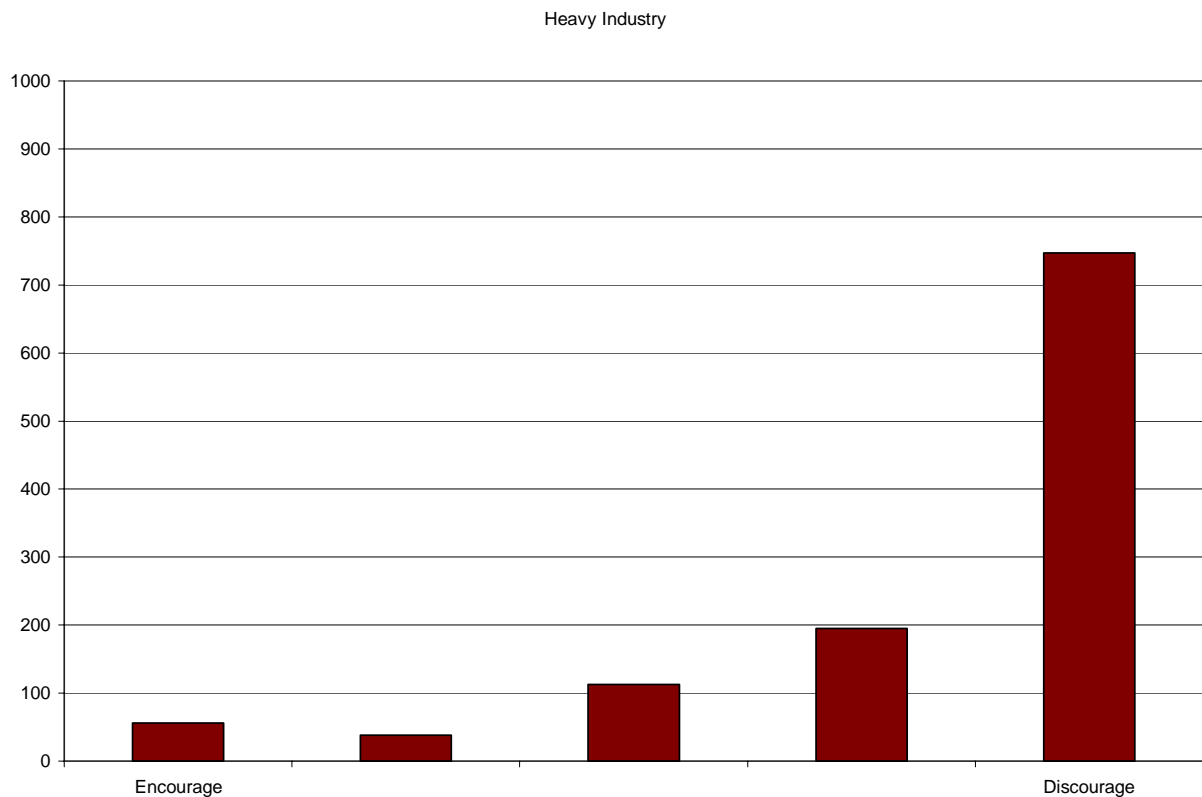
Small Inns/B&Bs



Tourism



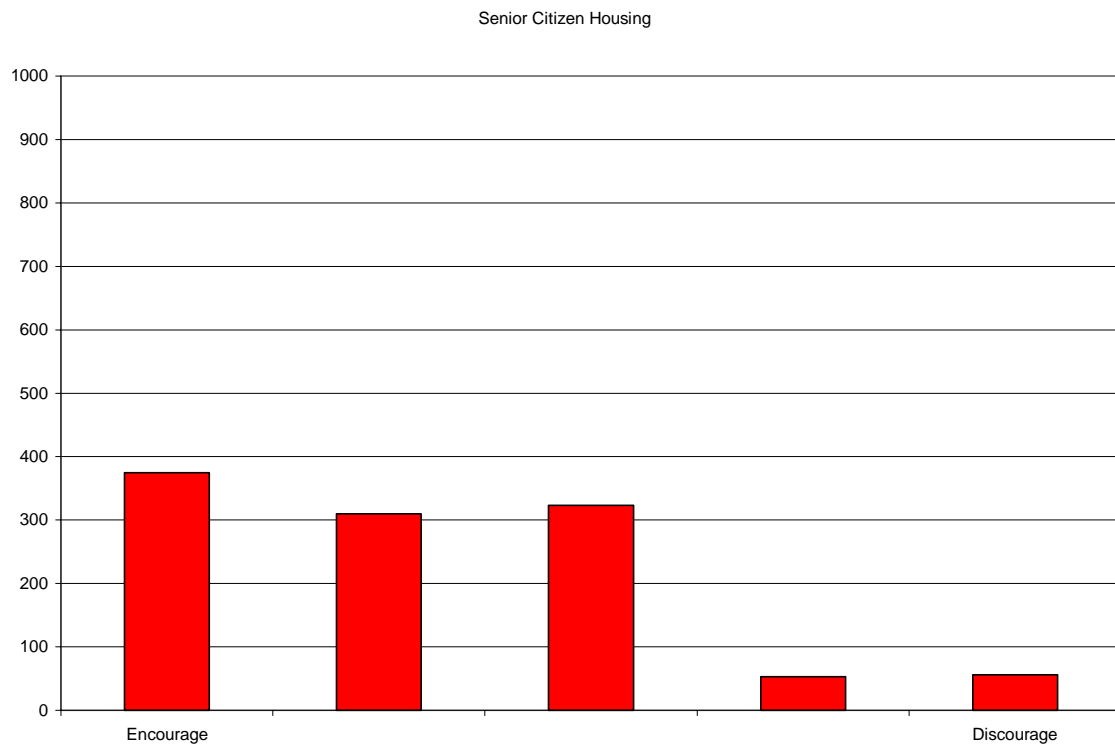
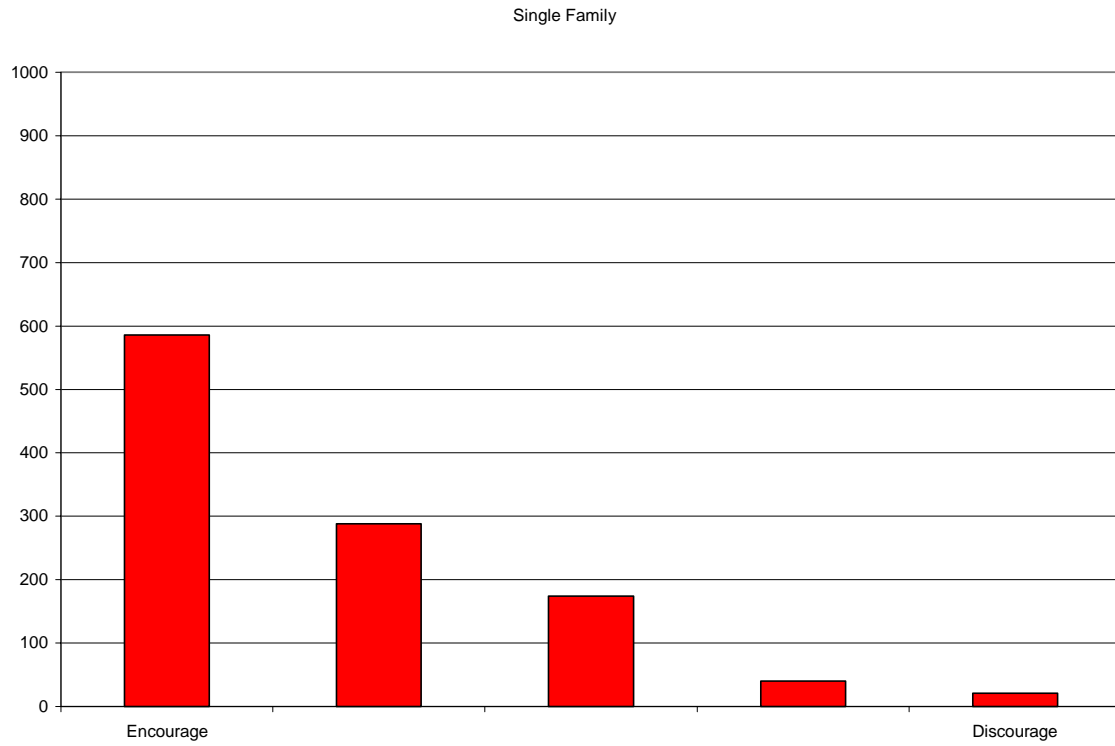




### Question 9: Types of Housing

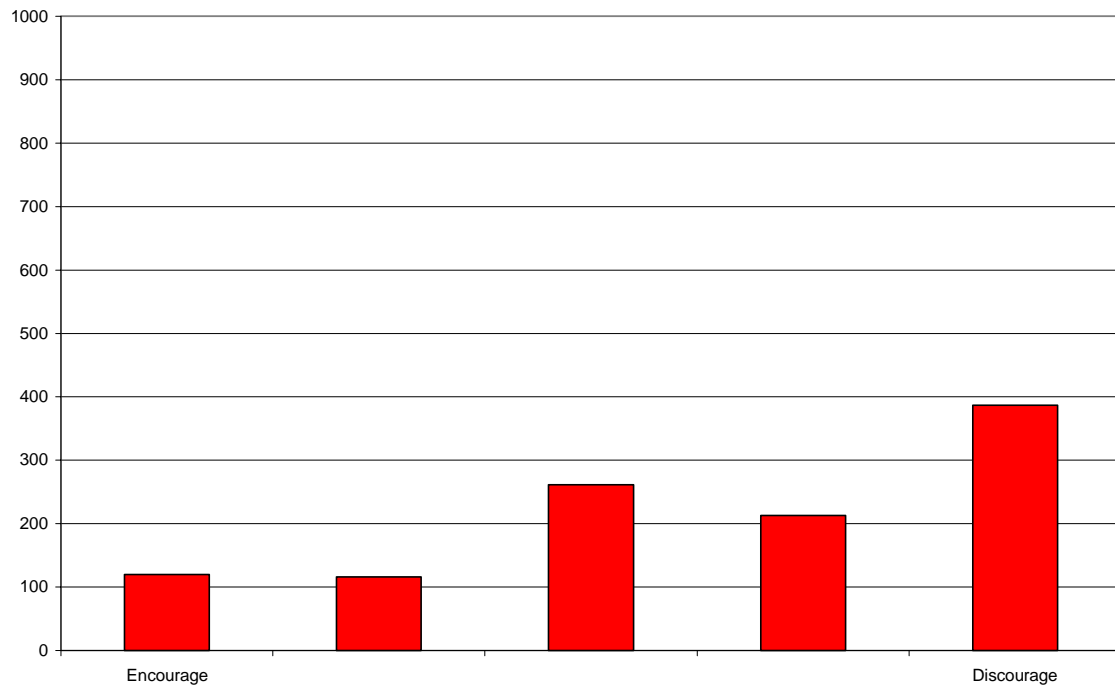
Survey respondents overwhelmingly favored single family housing as the housing type that should be encouraged in Rosendale. Mobile homes were discouraged by sizeable numbers of respondents (both single mobile homes and mobile home parks).

Respondents were more willing to consider senior housing, and were somewhat neutral about multi-family dwelling of 2 to 3 units each. Once again, scale seems to be an important factor in making this determination.

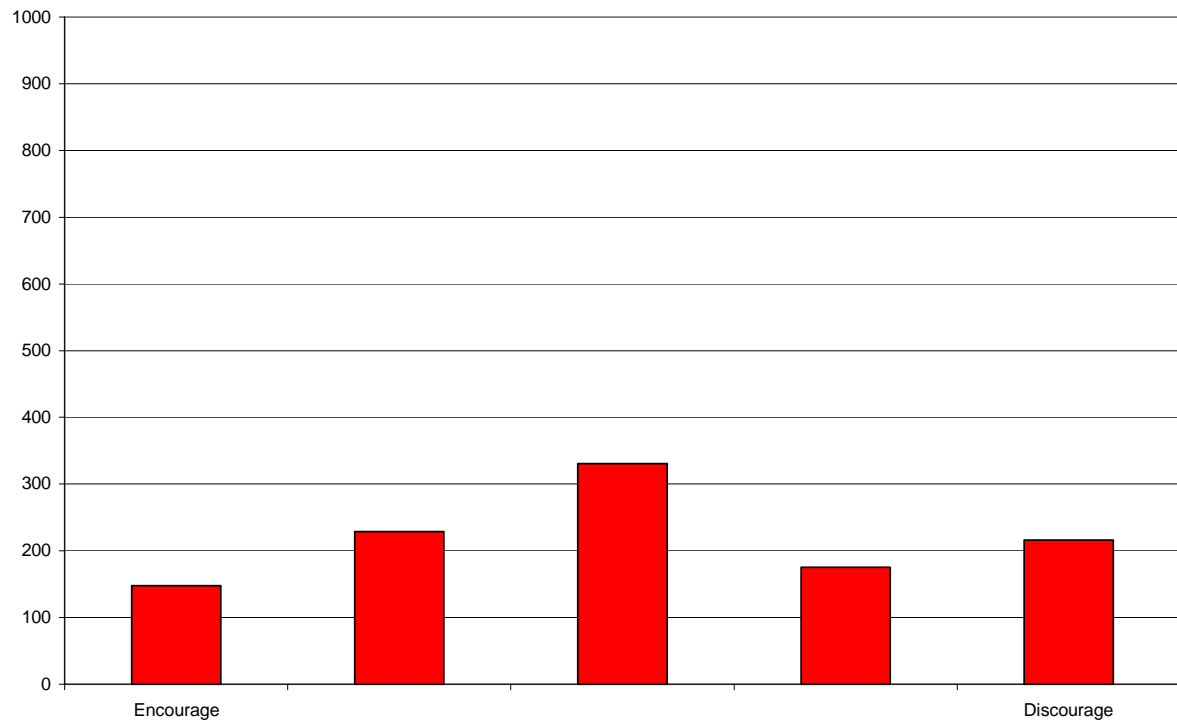




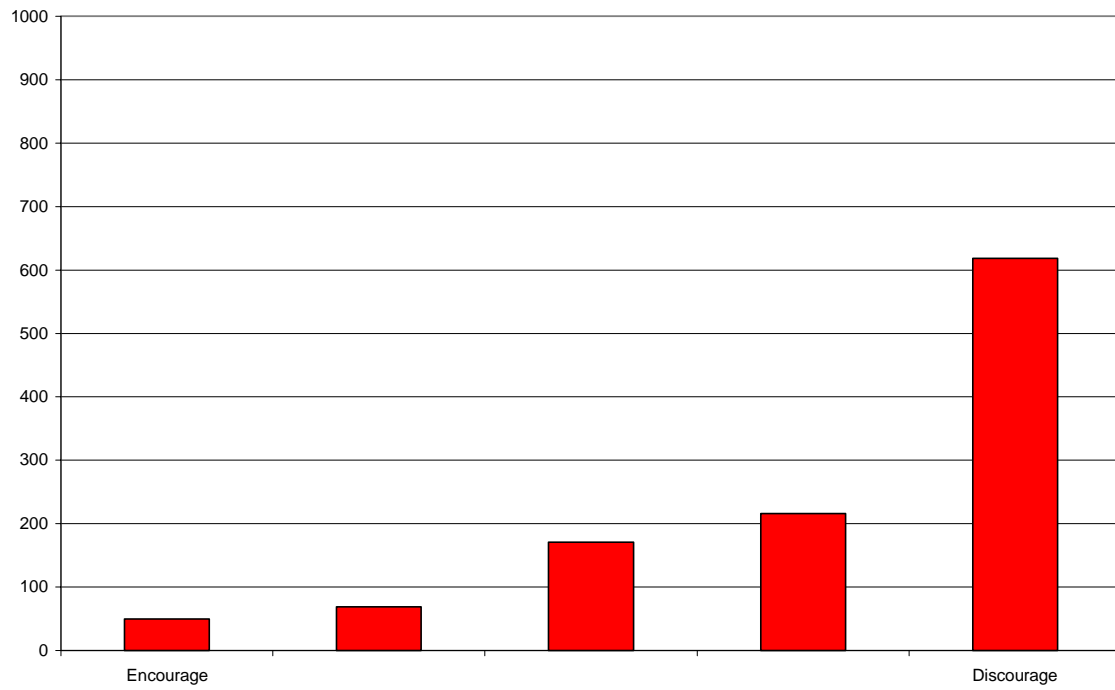
Apartments/4 or More Units



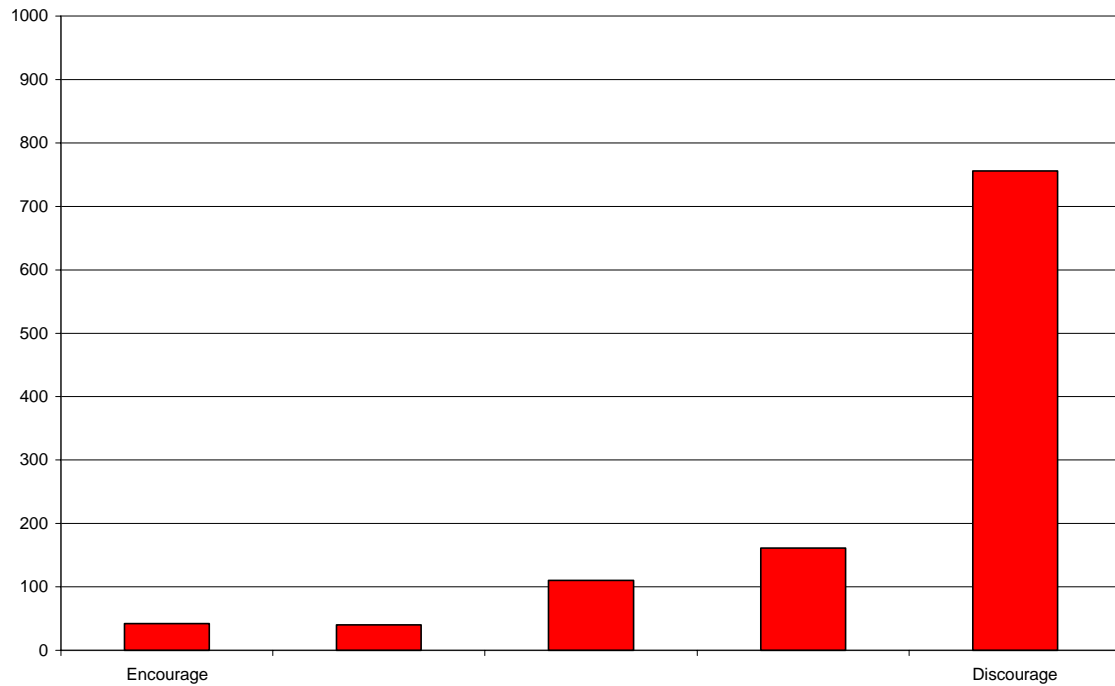
Multi-family Dwelling 2-3 Units



Individual Mobile Homes



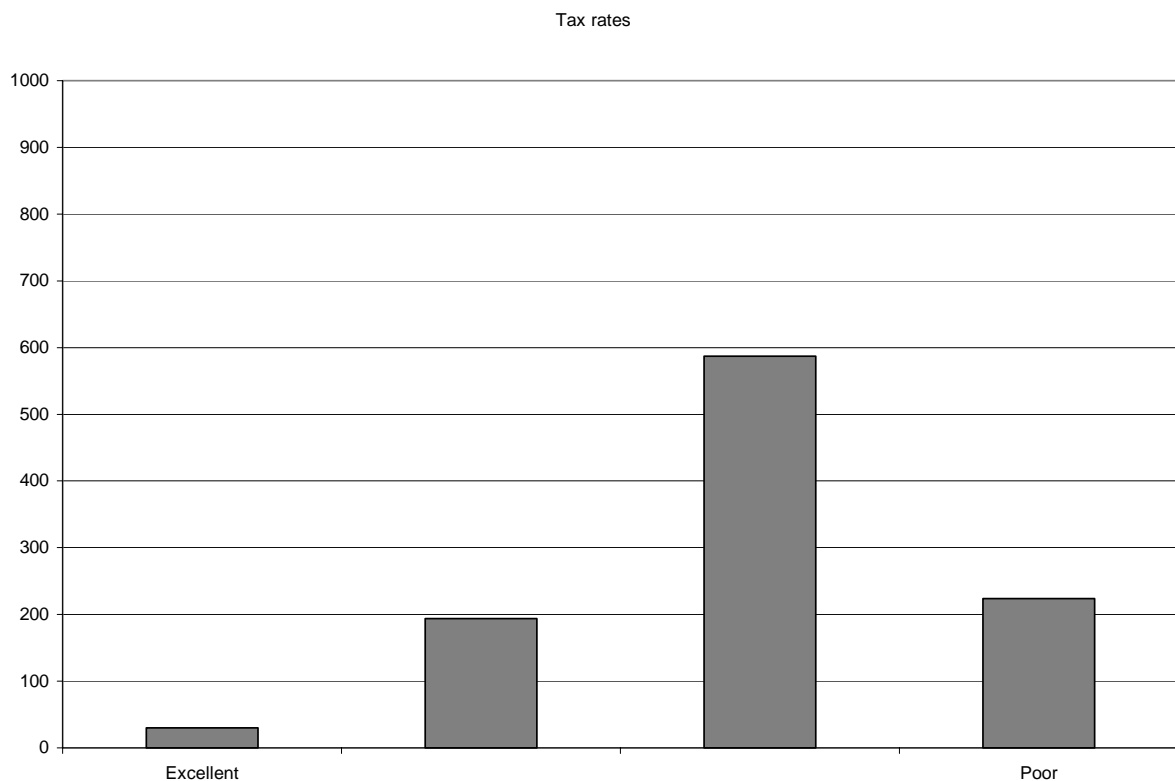
Mobile Home Parks



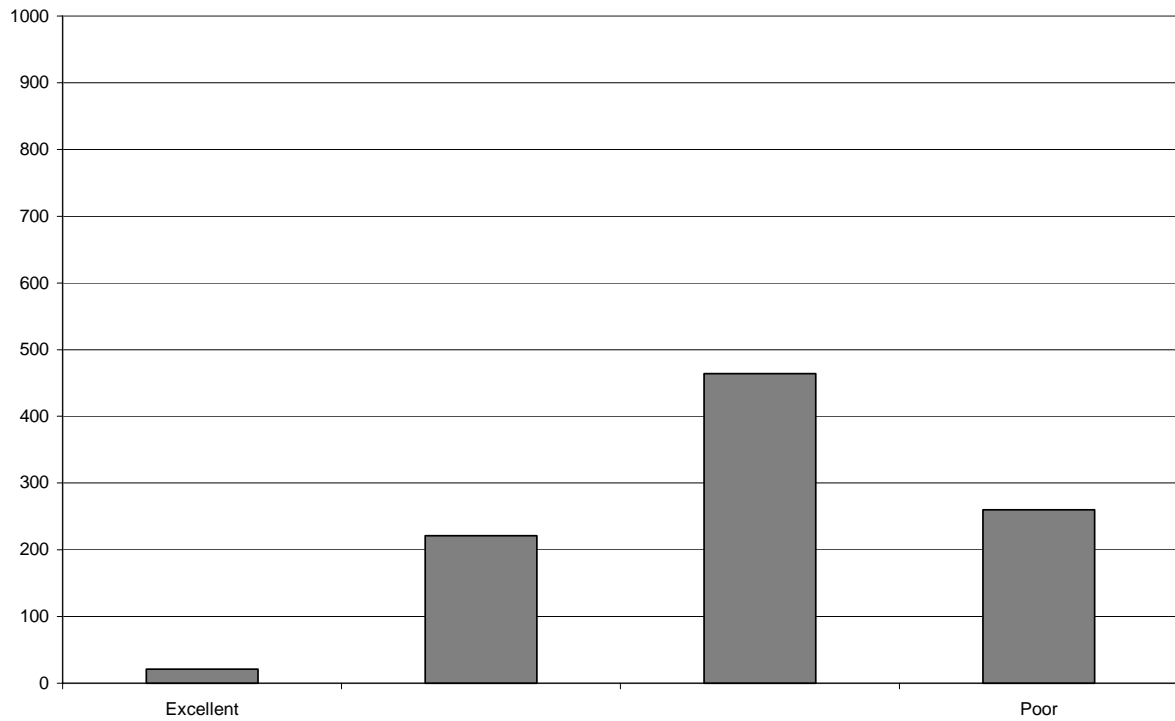
## Question 10: Quality of Life

For this question on aspects of quality of life in Rosendale, people were given the option of indicating that they had “no opinion” on the issue. Survey respondents were generally satisfied with the quality of life in Rosendale. However, there were a few aspects of life in the Town that many people expressed dissatisfaction.

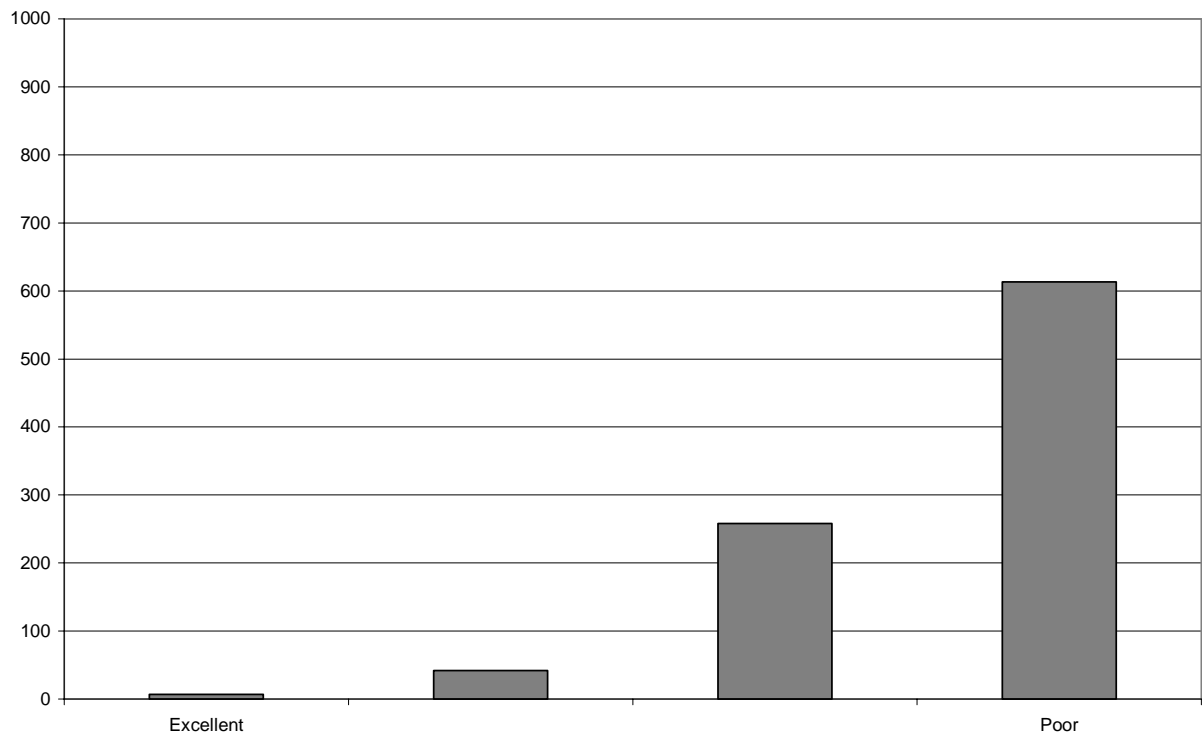
Tax rates was an area of dissatisfaction, with over 200 people rating local taxes as “poor.” Housing opportunities got an equally low rating. However, employment opportunities and shopping opportunities were the areas where people expressed the greatest dissatisfaction. For each of these two issues, over 600 people indicated that the opportunities were “poor” in the Town of Rosendale.

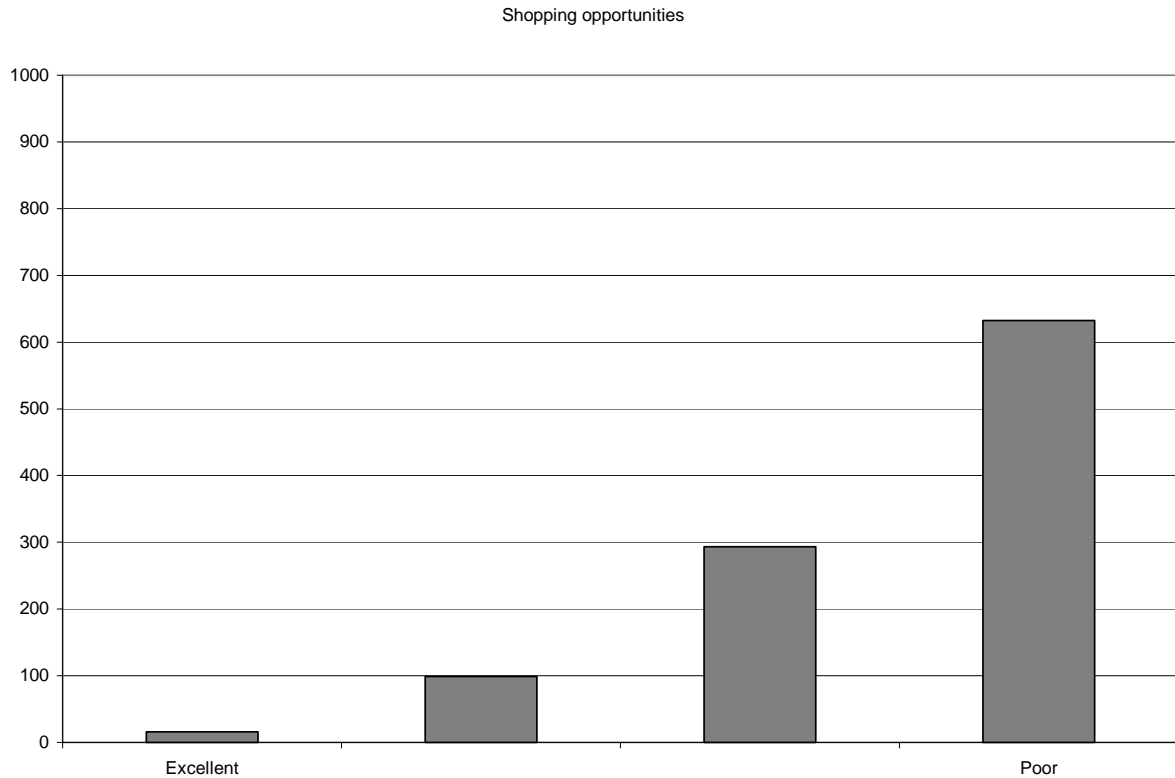


Housing Opportunities



Employment opportunities





**Responses to Open-ended Survey Questions**

The community survey contained several open-ended questions that were tabulated by the Comprehensive Plan Committee. The responses to each of these questions are reported below as tabulated by the Committee. As seen below, the responses to the more general questions tend to relate to protecting the small-town, rural character of Rosendale. For example, when asked what made Rosendale a “quality place to live,” 277 of the open-ended responses referred to rural character, low population, small town feel, etc. When asked how development could hurt the Town 106 of the open-ended responses referred to excess density, crowding, overpopulation, and similar issues. When asked how development could help the Town, the single largest category of responses (36) indicated that development could not help the Town. On the other hand, there was almost equal support (34 respondents) for development aimed at small local businesses, Main Street shops, etc.

The full tabulation of these responses follows below.

## Question 6

### What Makes Rosendale a Quality Place to Live

Rural, low pop, slower pace, small town/family feel, quiet, easy pace, few multi-family - 277	277
Environmental Quality/ Landscape/ Open space (gunks, rail trail, Roundout creek, river corridors) - 76	76
Culture (festivals/events, arts/music/creative community) - 60	60
Historical significance (buildings, mines/kilns, canal, RR trestle, adaptive reuse/restoration, no new ugly buildings) - 57	57
Location overall (btn NYC & Albany, btn New Paltz & Kingston, proximity to interesting NY areas)- 48	48
Uniqueness/ Character/ diversity/Multi-generational - 44	44
Affordability (Cheap/reasonable housing/rent/properties/cost of living, /low/reasonable taxes) - 42	42
Main street /local businesses - 37	37
Clean (a,w) & safe - 34	34
The people/ Friendliness/friendly business - 32	32
Open space/ environment/ trees- 31	31
Good Rec. Center/facilities (pool etc) (gunks, rail trails, hiking/fishing, playground, activities for children)- 30	30
Access to outdoor recreation (Waterways/ access to, Rail trail, Places to walk & bike) - 28	28
Location proximity to cities/ shopping but still small - 23	23
Low traffic/ congestion/ No traffic lights - 22	22
fire & police protection/ Low Crime - 20	20
Library - 19	19
Community Focus/ Concern for quality of life/well kept/ involvement - 19	19
Small Businesses - 19	19
Rosendale Theater - 18	18
Proximity to good schools/ colleges - 12	12
Integration of Diverse life styles/ Middle Income Families/ Weekend Residences - 12	12
Highway Dept/ Good Road cleaning in winter - 12	12
Lack of Commercialization/ absence of retail (big box)/ absence of strip malls - 11	11
Character (progressive, hippish, sixtyish, not touristy) - 11	11
Freedom from housing developments & strip commercial/big box development - 11	11
Fire & police dept - 10	10
Local govt (small, caring, concerned, easy to work with, easy access) - 10	10
Restaurants/ food - 9	9
Nothing - 8	8
Lack of Industry - 7	7
Senior Citizen Friendly - Programs/ housing for seniors - 6	6
Youth center/ commission/ programs for youth & seniors - 6	6
St peters church/ church community - 6	6
Access to transportation corridors and larger towns - 5	5
Connivance stores - 4	4
Access to recreation/ natural areas - 4	4
Diversity of Shops - 3	3

Main Street - 3	3
Four Seasons/ Good Weather - 3	3
Good Town Services - 3	3
post office - 3	3
Family oriented - 3	3
Has potential - 3 (for metro-rail, econ dev)	3
Privacy/ Private Property - 2	2
Fresh Farm Produce/ Farming area -2	2
Pride in Ownership/ Home quality - 2	2
Sidewalks - 2	2
Water & sewer - 2	2
Great place to raise children -2	2
Medical facilities close - 2	2
No drug problems w/ kids - 2	2
Antique shops - 1	1
Shopping Convenience - 1	1
Video Store - 1	1
Not Yuppy - 1	1
Local town w/ local people, not many second homeowners-1	1
Town atmosphere is getting better - 1	1
No Major Pollutants - 1	1
Generations of Families - 1	1
No sprawling trailer parks - 1	1
Dumpy Look - 1	1
Safe from flooding - 1	1
Transfer Station - 1	1
Bus service - 1	1
Minimal services - 1	1
Minimal lights (street & traffic) -1	1
Tillson Estates - 1	1
No junk yards - 1	1
No houses for sale - 1	1
Varied geography - 1	1



## Question 7

### How Can Development Hurt the Town

excess density/crowding/overpopulation/ destroy ruralness/scenery - 106	106
over-development/ more urban can ruin rural/small town feel - 20	20
excess noise & traffic - 19	19
Property & school tax/ cost of living increase - 19	19
environmental/ natural resource/ open space degradation - 18	18
drive out/ undermine local businesses - 13	13
increase pollution (air/water/stormwater)- 13	13
degrade/strain services - water supply(municipal & wells)/sewer system, schools roads - 13	13
if dev is done right (mixed use, local business) dev wont hurt @ - 11	11
increase in crime - 11	11
become more commercial/franchise/chain/strip/malls/big box dev could come in - 9	9
attract less desirable people/ drunk people/drugs/rude people/ low income people, trailers etc - 7	7
ruin Rosendale character - 7	7
damage historical character - 7	7
increase costs to town for increased services - 7	7
in every way - 4	4
parking problems - 4	4
sprawl - 4	4
strain recreation facilities - 3	3
degrade the cultural environment - 3	3
more garbage - 3	3
building on hills/ river shores/ inappropriate development - 2	2
invasion/lack of private property/ privacy - 2	2
development can not hurt only help- 2	2
eliminate tourism - 2	2
overwhelm w/ tourism - 2	2
can lead to cost of living increases - 2	2
by unplanned & uncontrolled - 2	2
cause loss of community commitment/ involvement/interaction - 2	2
unattractive structures, new dev looks ugly, does not blend - 2	2
industrialization - 2	2
reducing availability of apts - 2	2
greed - 2	2
disinvestment in/ loss of old bldgs - 2	2
joining the greenway - 1	1
limited low income housing - 1	1
lack of resources for new people -	1
stress town government - 1	1

- become unfriendly – 1
- it could make Rosendale too much of a historic enclave – 1
- could lead to putting people in charge who are not qualified – 1
- discourage main street – 1
- disconnection btwn people & locality - 1
- toxic waste – 1
- cause st peters to close – 1
- attract too many transients – 1
- will discourage pedestrian life – 1
- schools could become crowded – 1
- by keeping out big business – 1
- business moving into residential areas – 1
- failing to develop good planning & zoning and failure to enforce them – 1
- loss of personal service when shopping - 1

## Question 8

### How Can Development Help the Town

Development can not help the town - 36	36
support/ development/ expansion of small local businesses/ main street shops (keep \$ in town) - 34	34
broaden tax base/ more \$ for town/ services – 29	29
boost economy/create employment/ computer business - 20	20
increase tourism - 17	17
new businesses will invest in the town - 17	17
creating more convenient /varied/ better located shopping/resturants (goods & services) – 16	16
enhance quality of life - 14	14
encouraging more natural areas/ rec - bike, walk, swim, fish areas/ historical awareness - 12	12
improve look of the town (plant trees, fix run down buildings/ remove junk )– 11	11
pharmacy & supermarket – 10	10
creating jobs – 9	9
more access to river/ canal - 8	8
improve recreational opportunities for all (hike/bike trails, rec center, atv acess etc)– 7	7
refurbishment of old buildings – 7	7
Traffic concerns/ better roads/ parking - 6	6
improve art & culture accessibility/ activity - 6	6
re-modeling/ replacement of Fanns Plaza/ no more strip malls - 5	5
enhance historical aspects/ preservation – 5	5
bringing more services & equipment/ increase police force - 5	5
use zoning to control growth/ proper zoning of business areas - 5	5
lower taxes/ take burden off of home owners – 4	4
get rid of dilapidated buildings - 4	4
creating more low income/ affordable housing – 4	4
raise property values - 4	4
bring in new people w/ new ideas – 4	4
more parking could be developed – 3	3
widening/ adding sidewalks - 3 (high Falls, Main Street)	3
spark after school/ youth programs /activities for kids– 3	3
utilize natural beauty of the area/eco friendly/ sustainable dev – 3	3
by improving the historic district - 3	3
increasing agricultural development/ declare land for agriculture - 3	3
creating light industrial jobs – 3	3
Improving housing/ renovation of homes/ more modern homes - 3	3
improve services (roads library, pub trans) – 3	3
expand public transportation, buses - 3	3
encourage nature oriented development - 2	2
creating more jobs for those w/o cars, work where you live – 2	2

bringing dental/medical offices – 2	2
improve infrastructure – 2	2
by being done thoughtfully & slowly, planned & controlled – 2	2
spark animal control/ leash laws – 2	2
in-fill development – 2	2
improve economic, social, & civic vitality - 2	2
keep young people in the area – 2	2
improve drainage on mossy brook road - 1	1
getting a light up at Tillson crossroad, by the inn – 1	1
traffic solutions – 1	1
more pedestrian oriented main street – 1	1
upgrade facilities/ retail space to current market demands – 1	1
by maintaining the character of main street & old bldgs - 1	1
providing more social places to meet - 1	1
finish walkway over train bridge – 1	1
give major consideration to the gateway to Rosendale - 1	1
doing something nice with the waterways – 1	1
industrial development = fair taxes - 1	1
attract environmental business – 1	1
more shoppers will support more business – 1	1
attract clean businesses & create middle class jobs – 1	1
by adding senior housing - 1	1
encouraging renters to purchase - 1	1
promoting single family modular homes – 1	1
increase apt housing (4-8 units) – 1	1
attracting fire & rescue volunteers – 1	1
water & sewer & stop signs on springtown road – 1	1
improve water system – 1	1
by paying attention to details - 1	1
by controlling its application - 1	1
get good people to operate the town – 1	1
stop selective enforcement & development – 1	1
improve enforcement of property maintenance – 1	1
by retaining small town feel - 1	1
increasing convince for residents - 1	1
copy woodstock - 1	1
welcome new residents – 1	1
more attractive signage – 1	1
building community – 1	1



## Question 11

### Describe the Problem for Anything Poor in Question 10

#### CATEGORY: TRAFFIC/ ROADS

parking problems (mostly main street) - 38	38
need light at Rt 213 & 32 - 15	15
too much traffic - (8), [Rt 32 (2), James Street (3) grist mill road (1)] - 14	14
speed limit not enforced - (9), [ 213 (1), Main Street (2), ] - 12	12
trucks on main street - too loud & fast - 4	4
poor visibility at Rt 213 & 32 (bushes) - 4	4
need speed limit change on 32 in Tillson - 2	2
traffic is too heavy given poor road condition - 1	1
poor visibility Cottekill & Lucas - 1	1
traffic on Lucas too fast - 1	1
reduce speed through Maple Hill - 1	1
parking for Town Hall - 1	1
no signs for municipal parking - 1	1
River Road closure - 1	1
Sandhill Road should be 1 way (downhill) - 1	1
bad road maintenance - 1	1
existing roads need upgrading - 1	1
need turning lane from 32 south onto Grove Street - 1	1
making left out of Postage Inn - 1	1
turn-off to grove st/ Rowley lumber is very dangerous - people don't slow down to 40 - 1	1
traffic entering 32 from other roads - 1	1
need better traffic regulation near 32 - 1	1
get rid of passing zone on 32 in Tillson - 1	1
roads are too narrow - 1	1
213 is tricky - 1	1
accidents at intersections - 1	1
no traffic lights - 1	1
need light at 32 & Tillson road - 1	1
need light at 32 and creeklocks rd - 1	1
need light at 32 and 212 - 1	1

#### CATEGORY : PEDESTRIANISM

no sidewalks/ streets unsafe for ped - 3	3
sidewalks needed in high falls - 2	2
no sidewalks on main street near 32 and on 32 in village - 1	1
make main street inviting to pedestrians - 1	1
better lighting is needed - 1	1

#### CATEGORY : SHOPPING/ DINING

no shopping/ grocery store/ pharmacy/ clothes store/ variety - 121	121
Fanns Plaza is an eyesore - 7	7
better / more restaurants - 3	3
need chain stores on 32 - 3	3
no shopping at reasonable prices - 2	2
create incentives for everyday business - not antique shops - 2	2
a bakery store - 2	2
Dons is an eyesore - 2	2
don't want shopping - 2	2
ugly, unplanned Rt 32 stores - 1	1
mismanagement at Fanns Plaza - 1	1
need eckerds, emanuels, dunkin donuts - 1	1
no food shops in Bloomington - 1	1
there is no businesses to have here - 1	1
not a critical mass of shops to attract visitors - 1	1
more affordable dinning is needed - 1	1
record store, book store, better video store, - 1	1
support small local shops & businesses not strip dev -1	1
have to travel to shop - 1	1

#### CATEGORY : MAIN STREET

improve main street - 5	5
make space or sidewalks on decks on main street for dining -1	1
main street needs historic preservation - 1	1
enforce curb appeal on main street (property upkeep, painting, garbage, snow removal on sidewalks)- 1	1
better signs for parking behind theater (invite more people to stop & shop) - 1	1
bad drainage on Main Street - 1	1
store fronts could be improved - 1	1
lacks pride & welcoming spirit - 1	1
empty storefronts - 1	1
renovate houses that are aesthetically unappealing - 1	1
renew the downtown - 1	1

#### CATEGORY : RECREATION (outdoor & cultural)

lack of cultural activities /opportunities for adults/ children - 23	23
no parks for children - 5	5
not enough open space/ public land - 3	3
need more art and music venues - 2	2
no recreation space in Bloomington - 2	2
inadequate funding for youth center - 1	1
pool is dirty - 1	1
no winter adult recreation - 1	1
need cultural center where people can gather - 1	1
1 recreation area restricts access for minors - 1	1

too many snow mobiles and 4-wheelers - 1	1
no art gallery in Bloomington - 1	1
the recreation center is not a park & ride - 1	1
need more park facilities - 1	1
need access to the water - 1	1
extensive trail system is needed - 1	1
recreational development or Joppenburgh Area - 1	1
need more attractions & entertainment - 1	1
lights needed on basketball courts - 1	1
not much for kids other than the rec center - 1	1
not enough places for dirt bikes & ATV's - 1	1
D&H canal should be a park all the way to Stewarts - 1	1

#### CATEGORY : ENVIRONMENT

water quality/ supply - 13	13
litter/ trash on roadside - 4	4
water problems in high falls - 3	3
strip mall that burned down has not been cleaned - 2	2
need more trees - 1	1
not enough open space/ public land - 1	1
gross water gave me a rash - 1	1
Rt 32 junk yard emitting oil & antifreeze - 1	1
yellow garage with abandoned trailer on Rt 32 & Kallop Road - 1	1
the falling down beer distributors - 1	1
town looks run down - 1	1
clean up near hardware store and dinner - 1	1
junk on creeklocks road - 1	1

#### CATEGORY : TAXES

taxes increasing/too high - 29	29
taxes high and services decreasing - 12	12
high school tax - 2	2
no break for seniors on general taxes - 2	2
no tax base -1	1
pay sewage for lot with no access - 1	1
reduce school taxes - 1	1
tax rates w/ no children is painful - 1	1
real estate values do not warrant high taxes - 1	1

#### CATEGORY : HISTORY

historic character of Rosendale not preserved/ poor planning in preservation - 6	6
main street needs historic preservation - 2	2
historical properties in disrepair - 2	2
publicize historic preservation - 1	1
no signs for historical buildings -1	1

too much historical preservation - 1  
 not enough historic preservation - 1  
 repurpose buildings for business, no expansion or modernization - 1  
 preserve historic landmarks - 1  
 preserve canal - 1

1  
 1  
 1  
 1  
 1

#### CATEGORY : JOBS

no employment opportunities/ well paying jobs - 57  
 no businesses = no employment - 4  
 no / need small industry not housing - 2  
 no high skill level industry/ need high tech industry - 2  
 need more appropriate businesses for employment opportunities - 1  
 no employers in town - 1  
 many people still unemployed - 1  
 businesses have been discouraged except for home type - 1  
 no jobs for youth - 1  
 transportation expenses to get a job - 1  
 no jobs but better than the consequences - 1

57  
 4  
 2  
 2  
 1  
 1  
 1  
 1  
 1  
 1  
 1

#### CATEGORY : HOUSING

lack of affordable housing - 16  
 limited housing - 7  
 dilapidated homes/ building/ property maintenance - 3  
 too many mobile homes & trailer parks - 2  
 too many new homes being built - 1  
 costly rentals - 1  
 vacant properties - 1  
 dilapidated housing along creeklocks road - 1  
 too many unkept homes - 1  
 not enough single family homes - 1  
 not enough apartments - 1  
 high housing costs - 1

16  
 7  
 3  
 2  
 1  
 1  
 1  
 1  
 1  
 1  
 1  
 1

#### CATEGORY : SERVICES

bury phone/ electric lines - 1  
 senior housing needed - 1  
 eliminate the police dept - 1  
 inadequate funding for youth center - 1  
 landfill should be open more - 1  
 tighten up on roadside collecting of trash & recycling - 1  
 town offices should be moved to rec center-better parking, easier access for seniors & handicapped  
 no services for seniors - 1  
 need highway cops, not Rosendale police - 1  
 excessive racial profiling on behalf of police - 1  
 seniors need bus service - 1

1  
 1  
 1  
 1  
 1  
 1  
 1  
 1  
 1  
 1  
 1



water & sewer need to be expanded - 1	1
more police presence in & @ town - 1	1
improve antiquated infrastructure - 1	1
schools need better maintenance - 1	1

#### CATEGORY : WATER

water quality/ supply - 13	13
no water/ sewer - 5	5
water problems in high falls - 3	3
too much chlorine in the water - 3	3
poor drinking water quality- 2	2
expand water system into Tillson - 2	2
the entire town should get water - 2	2
gross water gave me a rash - 1	1
public water on Springtown Road would be nice - 1	1
water high in sulfur and Iron - 1	1
frozen water main supply lines - 1	1
have to drink bottled water - 1	1
lead in the water - 1	1
could be better for the price - 1	1
water causes corrosion in pipes - 1	1
well water in Bloomington needs to be treated - 1	1
private well on creeklocks polluted from salt used on thruway - 1	1

#### ZONING/ LAWS/ GOVERNMENT

junk on property/ junk yard /junk cars on property - 10	10
tighten up on/ stop open burning - 4 happens after dark in Tillson	4
zoning needs to be enforced more - 2	2
demolish eye sores - 1	1
enforce dogs on leashes - 1	1
a few properties in Tillson Estates are disgusting, detract from neighborhoods - 1	1
get rid of the assessor - 1	1

### Question 13

For any item identified as poor in question 12, please describe what the problem is

#### CATEGORY: SHOPPING

commercial zones encroaching on residential zones - 3	3
too many gas stations - 1	1
need food stores/ pharmacy - 1	1

#### CATEGORY: PLANNING/ ZONING

poor/unfair zoning/code/building enforcement/planning - 28 (dumping, protection of groundwater, across from Burr Crossing)	28
junk cars/yards(Webster Lock, Elm Street) - 15	15
town enforcement of development & environment - 6	6
building codes not followed/enforced (poor quality of buildings) - 5	5
keep adult entertainment out - 5	5
fence manufacturing on Pavlov property - 5	5
enforcement of unregistered vehicles, trash & debris @ homes - 4	4
town is over regulating itself - 3	3
too much construction w/o proper permits - 2	2
burning of garbage - 2	2
no trailer parks - 2	2
businesses are being run in residential areas - 2	2
planning & zoning operate with no overall picture - 1	1
Master plan (out of date?? Or don't want) - 1	1
Rt 32 needs development - 1	1
used car lots on residential properties - 1	1
too many restrictions on landowners - 1	1
Fanns plaza should not have been built	1
spot zoning	1
no entertainment policy	1
chimneys are supposed to be above roof peak -1	1
1/4 acre lots too small - 1	1
limit occupancy per trailer - 1	1
runaway development will make Rosendale a slum of Kingston - 1	1
the planning board does not try to work with developers, town consultant needs to be eliminated, and the building inspector such	1
need a full time building code enforcer - 1	1
zoning not enforced in Bloomington - 1	1
Fanns & Hidden Valley Campground residences are as disregard to public safety - 1	1
town board acts like it is paid off by unscrupulous developers - 1	1
cobra systems can not expand - 1	1
too many regulations hinder new business development - 1	1
called assessor many times w/ complaints for code violations w/ no follow up - 1	1
planning has always appeared haphazard & lacking long term plan - 1	1

rubber stamp approvals - 1		1
	CATEGORY: LAW/ GOVERNMENT	
public opinion of govt - 1		1
chickens on property opposite Brookside school		1
need a dog barking law		1
small town politics granting special considerations to insiders		1
strengthen the village & protect outlying @		1
need continuity in administration - 1		1
lack of women on boards - 1		1
	CATEGORY: RECREATION (cultural and outdoor)	
lack of youth services/activities, support services, not enough to do - 10		10
need more activities/rec ctr facilities, more service/educational opportunities - 9 (sports, bus trips, a teen seen, baseball & baske		9
rec center/pool - renovation/ morning hours/ upgrade/ priority for residents/ location - 7		7
not enough access to water for rec/ fishing - 4		4
need more for kids - 4		4
limited hunting & fishing - 1		1
no place to ride ATV's		1
no stocking program for Roundout - 1		1
playground maintenance at rec ctr - 1		1
insufficient senior recreation - 1		1
not enough town parks - 1		1
more town sponsored events - 1		1
YMCA extension or fitness club - 1		1
	CATEGORY: WASTE MANAGEMENT	
transfer station/ fees to high/ should not have to pay for permit or certain items - 6		6
more types of plastic/materials should be accepted - 3		3
seniors should have a discount - 1		1
there should be a free junk pick up day - 1		1
buy dump tix at dump		1
no collection of recycling from Cottekill Village Apts		1
need leaf pick ups - 1		1
need leaf pick up schedule or drop off location - 1		1
has not been a town pick up of appliances, tires, furniture etc for over 10 years - 1		1
hours of operation - 1		1
	CATEGORY: SERVICES	
more senior services/activities/transportation - 9		9
outdated publications in library - 3		3
library needs more space - 2		2
children under 7 should get their own library cards (as long as parents sign for it) - 1		1
library should offer more services to children - 1		1
school should be utilized for after school & teen activities - 1		1
better training for fire dept		1

more senior housing not related to income - 1	1
more bus service - 1	1
vol med rescue squad w/ ambulance needed - 1	1

CATEGORY: WATER/ SEWER

lack of water & sewer/ bring town services (sewer & water) to Cottekill & other areas - 14	14
Water & sewer service not available - 6	6
need sewer & water** - Tillson & springtown rd - 5 (people in Tillson running out of water)	5
sewer needs to be extended to entire town - 2	2
poor water quality for the cost -2	2
water & sewer prices are outrageous	1
waiting for sewers in HF Park	1
no water & sewer in Bloomington - 1	1
water has a lot of brown stuff in it - 1	1
improve water in River Rd Water District - 1	1

CATEGORY: POLICE DEPARTMENT

Rosendale police dept not needed/should be gotten rid of/waste of \$/ St & Cty can patrol - 12	12
poor police response/ not professional/ not available/ bully young people - 8	8
police dept consists of bullies, and inexperienced cocky officers - 4	4
police don't follow up on arrests	1
need more police btwn 2-5am - 1	1
police should be 24 hrs - 1	1
police are trying to run town - 1	1
police don't enforce basic laws like leash & speeding - 1	1
state police need to patrol Rosendale	1
no enforcement of existing laws - 1	1
police stop people for wrong reasons - 1	1

CATEGORY: ENVIRONMENT

water quality/ condition - 8	8
area under RR trestle - 3	3
abusive land use by ATV's & snowmobiler's - 3 (on rail trail)	3
sand and salt left on roads after snows/ applied at wrong time - 2	2
need more open space - 1	1
behind fanns plaza	1
well went dry - 1	1
no ugly retaining walls along the Walkill river - 1	1
environmental committee is to conservative - 1	1
no wetland protection - 1	1
no logging restrictions - 1	1
High Falls superfund site - 1	1

CATEGORY: ROADS/TRAFFIC

road repairs are needed/highway maintenance poorly done (potholes everywhere, Cottekill Rd, Mt Rd., 213, creeklocks rd, St J&e	13
fix river road - 2	2



street sweeping poor/rds & sidewalks are dirty - 2	2
roads not plowed till storm is over	1
213 from Rosendale to Lawrenceville & 26A toward UCCC - no pull off emergency room	1
not enough parking - 1	1
speed limit & children at play signs needed @ Brookside School	1
too many lights	1
stop light needed at Lucas & Cottekill	1
obstructions on many corners	1
traffic through villages - 1	1
don't fix river rd - 1	1
tractor trailers on Rt 213 - 1	1
speeding - 1	1
no notification of when spring street clean up is to be done - 1	1
the slum on west st owned by stanley trataios should be cleaned up by the town - 1	1
main street needs major repairs - 1	1
no need for loud fire alarm - 1	1
nice homes are overtaxed while junky yards & homes get away w murder	1

CATEGORY: OTHER

## Question 14

Do you think that existing zoning ordinances, the building code, and subdivision regulations should be reviewed? Why?

Yes - 103

No - 49

not enough info to answer - 17

unanswered

architectural aesthetics, signage control architectural integrity - particular colors, structures patterns - 4

get rid of all business signs - 1

aesthetic rules needed to prevent ugly stores like those on 32 & 213 - 1

they are adequate - 2

they may be fine but we need to prepare for and meet development pressure - 2

seems to be ok - 1

to monitor where the community is, where its going and to see how it related to existing ordinances so we

can keep pace with development - 1

they don't need review but need to be more strongly enforced - 11

some rules are obsolete or poorly/not enforced - 2

stricter standards & enforcement for rental housing - 1

code enforcement - 1

enforce mobile home laws - 1

zoning enforcement unfair - 1

encourage in-fill business zones - 1

to encourage business growth and development - 2

expand business on 32 - 1

commercial zoning along rt 32 should be expanded - 1

need more shopping - 1

prevent expansion into rural areas - 1

Prevent mega-malls - 1

make food and drug store - 1

allow expansion of Postage Inn - 1

4

1

1

2

2

1

1

11

2

1

1

1

1

1

2

1

1

1

1

1

1

1

1

encourage commercial zoning on main street - 1	1
no heavy commercial development - 1	1
integrate shopping near neighborhoods not just on vacant land - 1	1
times/community changes so needs change - 23	23
should be reviewed every 5 years/ periodic review necessary - 4	4
they should be published & made available - 2	2
it is good municipal practice to review these - 1	1
yes but make it public - if anything tighten it in some areas - don't change the town - 1	1
yes - if there is development there should be review - 1	1
review others but not subdivision regulations b/c Rosendale cant handle development -1	1
not in favor of allowing too much subdividing - 1	1
in order to implement better decisions & ideas - 1	1
to keep up with progress and technology - 1	1
so board members are well versed and informed as to educate the rest - 1	1
to reflect the wants & needs of people who live here - 1	1
should be done periodically - 1	1
no because it would make room for more development - 1	1
its time to update - 1	1
to help things continue in the positive way they are going - 1	1
take stock of what we have & decide how to protect it - 1	1
should be reviewed regarding impact on the environmental, quality of life, public process, mail info to residents - 1	1
so we don't end up like orange county - 1	1
they are old - 1	1
prohibit striptease bars near residential areas - 2	2
b/c blue moon was allowed to open - 2	2
yes b/c otherwise you end up with the Blue Moon - 1	1
protect aquifer - 1	1
well went dry - 1	1
ground water - 1	1
excess new housing in Tillson is drawing down water - 1	1
consistency - 7	7
junkyard on WebsterLock - 1	1



building code should look at town hall - 1	1
clean up junk - 1	1
people with more than 3 junk cars should be made to get rid of them -1	1
properties should not look like dumps - 1	1
many complaints about a boat on elm street in Tillson property also a junk truck & trailer here - 1	1
junk cars in tillson - 1	1
need rules on residential trash controls -1	1
have rules about property maintenance -1	1
increase compliance with codes & regulations -1	1
outdated codes -1	1
change unlicensed car rules from 2 to 0 - 1	1
there are a lot of trashed houses that need to be forced to comply -1	1
good housing next to eyesore -1	1
upgrade minimum requirements for building lots -1	1
Main St houses not up to date -1	1
Streamline process so town can act quickly -1	1
to ensure they are in compliance with goals of new comp plan - 3	3
only as an overall master plan - 1	1
ordinances should relate to the present vision for Rosendale's future - 1	1
should be reviewed by planning federation to ensure town is utilizing "best practices" - 1	1
previous plan was poor - 1	1
is there a cohesive plan - 1	1
create a working master plan, then do a comprehensive review - 1	1
comprehensive look at how town will develop in the short term - 1	1
to preserve open space - 2	2
keep as many farms as possible -1	1
to preserve the environment - 1	1
encourage cluster zoning to preserve open space - 1	1
sanding the roads ruins the environment & the air quality - 1	1
trash on creeklocks road - 1	1
create areas for special needs that doesnt infringe on residential or natural areas - 1	1
it seems that areas like main st, fanns, junk yards on 32 get left unaddressed - it seems as if the board is at odds and the town reflects that - 1	1

pavlov & strip joint have made property values go down - 1	1
i would like to see the town plan ahead instead of always putting out fires - 1	1
control growth rationally - 1	1
to encourage development - 1	1
to improve quality of buildings - 1	1
recreation & tourism should be encouraged - 1	1
somewhat uniform without infringing individual rights & ownership - 1	1
to make sure we keep town desirable - 1	1
more seasonal condos for seniors - 1	1
town center should improve appearance - 1	1
when was the last time it was done - 1	1
many people do not know enough to answer this question - 1	1
industry off main roads - 3	3
restrict heavy industry - 1	1
make sure there are no loopholes for unpleasant industries - 1	1
get industrial buildings & warehouses out of Tillson - 1	1
to update notification of persons - 1	1
codes not officially distributed - 1	1
property owners not made aware of changes - 1	1
people should be made aware of what is allowed in each area - 1	1
get rid of johnny on the spot, landfill - 1	1
adult businesses, junk yards & used car lots could be controlled - 1	1
over regulation - 4	4
zoning along rt 213 is not reasonable - 1	1
change Rt 32 zoning - 1	1
many people are not in compliance & nothing is done about it - 1	1
need to be up to date & fair - 1	1
small group of good ol boys control zoning for their benefit - 1	1
people who get permits have to pay more tax than properties that have not - its not fair - 1	1

case by case w/ open mind - 1	1
focus on quality not quantity of development - 1	1
a few quality shops, restaurants, housing developments, shopping center & light industry - 1	1
no more subdivisions - 1	1
encourage growth & prosperity - 1	1
no plastic houses - 1	1
no cluster developments - 1	1
no development on Maple Hill - 1	1
setbacks from roads - 1	1
limit individual motor homes or apt complex - 1	1
septic variances on floodplain - 1	1
chimneys below peaks of roof - 1	1
make them tighter & encourage larger houses & lots - 1	1
prohibit barbed wire fencing in residential areas - 1	1
restrict use of outside lights on private homes - 1	1
owners of rental buildings should supply available parking for tenants - 1	1
parcels should be larger than homes put on it - 1	1
lessen density if S&W available - 1	1
haphazard mix of homes & businesses - 3	3
public safety - 1	1
avoid ugly surprises - 1	1
need development - 1	1
east hill road - 1	1
reduce speed limit to 25 - 1	1
need a balance of income development - 1	1
general store should be torn down - 1	1
anything goes in Rosendale - 1	1
need restrictions - 1	1
flexibility is needed to broaden tax base - 1	1

## **SECTION 2. FIRST ROUND OF PUBLIC OUTREACH MEETINGS: June 2003**

Four public outreach meetings were scheduled for the Comprehensive Plan, varying the weekday and location to ensure citizens had several options to attend the meetings. Notice of the meetings was posted in the local papers and flyers describing the meetings, times and dates were distributed throughout the community by committee members. The Town's webpage also had a posting with a description of the planning process, the meetings and a meeting schedule. The meetings were held on the following dates and locations:

Wednesday, June 18, Bloomington Fire House: Aside from committee members, 14 individuals signed into the meeting. 25 completed the visioning exercise. (A number of people arrived during the introductory part of the meeting, missing the sign-up sheet.)

Thursday, June 26, Cottekill Fire House: Aside from committee members, 19 individuals signed into the meeting. 17 completed the visioning exercise.

The two meetings scheduled for Saturdays (June 21, at the Town Justice Court, Maple Hill and June 28, at Ulster County Community College) were cancelled due to lack of attendance.

### **Structure of the Public Outreach Meetings**

The meetings involved three parts: an introduction, group mapping and individual visioning. During the introduction, a summary description of the purpose of a comprehensive plan and the planning process were presented. Participants were then asked for general comments and suggestions.

In another part of the meeting, participants were divided into groups and asked to use a map of the Town to identify things about the Town they (as a group) wished to preserve as well as things they wish to protect.

As an additional form of input at the meetings, participants were asked to individually evaluate images related to three issues: quality of community life, development along the Route 32 corridor, and housing and neighborhoods. The summary of the results of this part of the meeting follow the documentation of the group mapping exercise.

### **Results of the Group Mapping Exercise**

For the mapping exercise, participants were broken up into groups of six to eight people. Each group was asked to appoint someone in the group to be the recorder of the group decisions.

Working as a group, those at the maps were asked to take fifteen minutes to identify things that the group believed should be protected in Rosendale over the next generation. The recorder then used the RED marker to identify things that the group as a whole believed should be protected in Rosendale. Participants were instructed that they could indicate them on the map, simply list them, or both.

Next, the groups were told to take fifteen minutes to identify things that the group believed should be encouraged or promoted in Rosendale over the next generation. The recorder used the

GREEN marker to identify those things that the group identified by indicating them on the map, simply listing them, or both.

Finally, it was pointed out that if the group could not agree on a particular item, individuals who still wanted their ideas recorded could identify them with the BLUE marker provided, again indicating them on the map, simply listing them, or both.

The pages which follow summarize the results of each group's deliberations.

### June 18, 2003, Map 1:

#### Protect:

- Historic sites and buildings (cement industry kilns), canal, railroad trestle.
- 80+ year-old structures and buildings
- Open land
- Wild and natural spaces
- Land by the River natural and accessible
- Old cemetery sites.

#### Encourage:

- Community supported agriculture
- Non-tourist-oriented small business
- Arts
- Community Events

### June 18, 2003, Map 2:

#### Protect:

- Rivers, Creeks, Streams and Aquifer
- Wetlands
- Shawangunk Ridge (NP)
- Creeklocks Road
- Private Property Rights
- Rural Atmosphere

Low Density Only  
Cap on Spending

#### Encourage:

- Better maintenance of existing property and services
- More public utilities in developing areas
- Small business expansion throughout town

#### Individual comments:

- Object to level of subjectivity evident in query

### June 18, 2003, Map 3:

#### Protect:

- Lakes, et al.
- Bloomington hamlet
- Agriculture
- History [caves and downtown]
- Joppenburgh

Existing quality of life [on Rondout] with no trail

#### Encourage:

- Rail trail
- Whole area [former village] improved

### June 18, 2003, Map 4:

#### Protect:

- Rondout Creek and shoreline
- Villa Bianco property
- Aquifers
- Caves
- Joppenburgh Mountain
- Old cemeteries
- Historic buildings

#### Promote:

- Tree husbandry
- Landscaping
- Rural character of Rosendale:
  - Single family housing
  - Town based (?) store fronts
  - Historic buildings
  - Supermarket and drugstore
- Traffic safety
- Road maintenance
- Nonpolluting Business

#### Individual comments:

- Increase the unpretentiousness
- Promote artists and arts
- Wildlife habitat

## June 26, 2003, Map 1:

### Protect:

- Main Street preservation balanced with business
- Library
- Shawangunk Corridor
- Farmland
- [Rondout Creek corridor]
- Creek access where it can be had without affecting private property owners' rights

### Promote:

- Small business done “right” with conformance to code and aesthetics [along Main Street and Route 32 corridor]

## June 26, 2003, Map 2:

### Protect:

- Please don't build large box business. It is not Rosendale. We don't need any storage facilities.
- Renovate rather than tear down or build new without character
- Limit growth to appropriate boundaries
- New private home construction should be on a minimum of 2 acres
- [Shawangunk Ridge]
- [Caves]
- [Main Street]
- [Lakes, wetlands, farmland, natural resources]

### Promote:

- Small-scale affordable houses which also keeps the taxes reasonable (visually appropriate to the area constructed)
- Small business, no large businesses, corporations
- Keep the sense of character of Rosendale. . . Rosendale

### Individual comments:

- We aren't trying to be, or want to be Ulster



### June 26, 2003, Map 3:

#### Protect:

- Shawangunk Ridge
- Main Street
- Farms
- Don't overdevelop Springtown Road (leave open views and bike friendly)
- Save all historic buildings
- Leave James Street as it is
- Save Theater at all costs
- Binnewater and Williams Lakes
- Women's Studio Workshop
- Iron Mountain
- Joppenburgh
- Mountain Road as is

#### Promote:

- Expand rail trail across trestle
- Make Joppenburgh Park
- Grocery Store on Route 32
- [Village] needs parking and sidewalks

### June 26, 2003, Map 4:

#### Protect:

- [Rondout Creek Corridor]
- [Tillson]
- [Lakes]

#### Promote:

- Increase light industry
- D&H Canal Locks
- Route 32 Corridor
- Lawrenceville business area

#### Individual comments:

- Tanker trucks every two minutes speeding down Cottekill Road
- No place to swim/access to Rondout Creek
- Dangerous utility wires

## Results of the Individual Visioning Sessions

During the individual visioning portion of the meeting, each participant was asked to evaluate images related to three topics:

- Quality of Life
- Commercial Development along the Route 32 Corridor
- Housing/Neighborhoods

The results for each section are presented below.

### Quality of Life

Participants were asked to rate each image on whether it is:

1. very important for Rosendale's quality of life.
2. important for Rosendale's quality of life.
3. not important for Rosendale's quality of life.
4. bad for Rosendale's quality of life.

They were also asked to jot down in the space provided on the right what they saw in the image that made them give it that rating.

The results are presented in the pages which follow. They are given in order from the most favorably rated images to the least favorably rated ones.

## Quality of Life

I-6

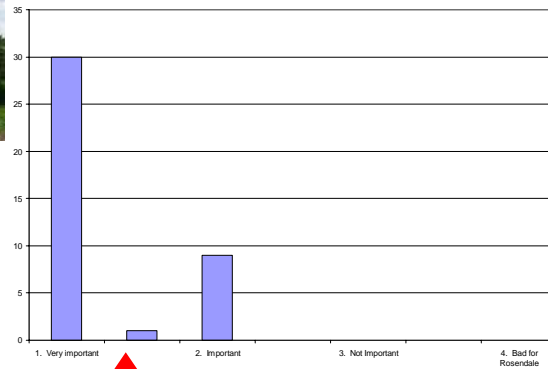


### Participant comments:

Open space, priceless vista  
 Nature Agriculture  
 Farmland and mountains  
 View of hills  
 Springtown Road, Mountains and Farm  
 Corn field, mountains Country  
 Preserve it, no development  
 Just lovely Corn field  
 Views, natural, keep it Mountain view  
 Vistas, agriculture Food  
 Beauty Undisturbed, fresh air  
 Clean hill Scenic beauty  
 Agriculture Pretty  
 Open space  
 Vital Viewshed

Why I'm here View/agriculture

Image I-6



Average: 1.24

## Quality of Life

I-7

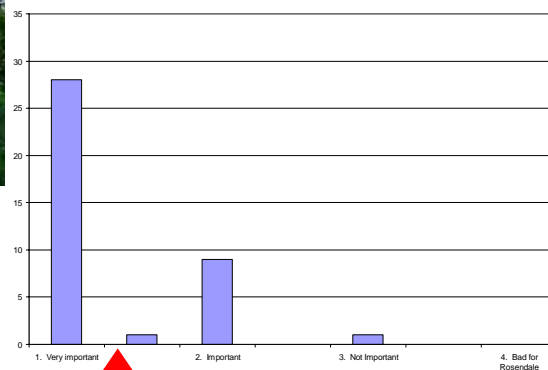


### Participant comments:

Recreation, priceless  
 Nature/river  
 Environment  
 Water and forest  
 Creek Creek Creek  
 Country River, keep it  
 Protect/respect property rights  
 Waterway Water  
 Recreation No buildings  
 Natural, unspoiled  
 Used stream but clear  
 poor maintenance, though  
 A Jewel  
 Vital  
 Watershed

Why I'm here

Image I-7



Average: 1.29

## Quality of Life

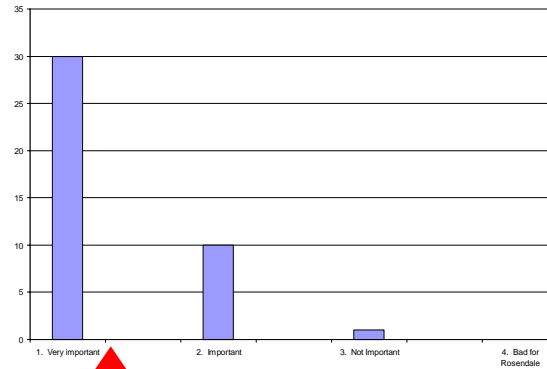
I-3



Image I-3

### Participant comments:

Recreation, open space Tranquil  
River with land The best!!!  
Creek Rondout Creek River Natural setting  
Good water source for all Water  
River, keep it Protect creek/respect property rights  
Clean water way Water, space, birds, fish  
Wildlife preserve Beauty  
Undisturbed creek, clear of buildings  
Open spaces, natural  
Nice edge to water  
Water supply, beauty  
Clean river  
Flood control, but ugly  
Critical  
Watershed  
Lots of trees, green, need public access  
Best view in Town  
Water



Average: 1.29

## Quality of Life

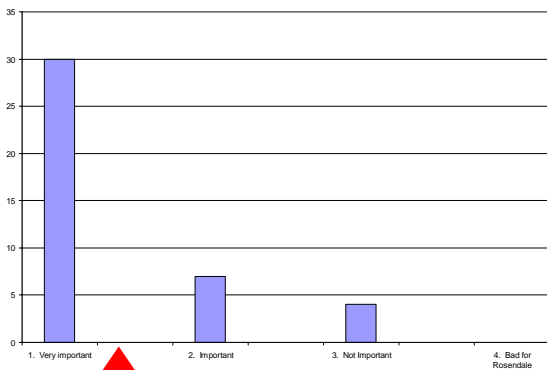
I-4



Image I-4

### Participant comments:

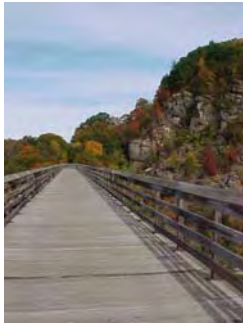
Historic preservation History  
Library Library Beautiful building  
Community Library Meeting place, asset  
Education Our great library  
Library Historic building, absolute essence  
Need more computers Public library for all  
Historic building, small scale  
Learning  
Historic  
Reuse of old building  
Community center  
Nice sign and landscape  
Needs newer material (very important)  
Preservation  
Wonderful  
Historic  
Best ?  
Books are good  
Education



Average: 1.37

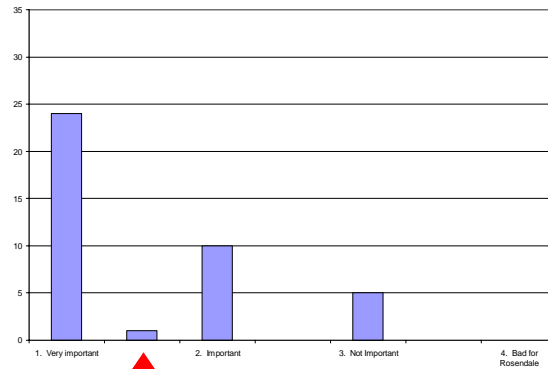
## Quality of Life

I-12



Participant comments:  
 Invaluable, never built again Outside  
 Preserving history and the  
 environment Railroad bridge  
 Bridge Railroad trestle Can't  
 useTrestle Resource not used  
 Viewshed, recreation Nothing like it!  
 Rail bridge Respect adjacent  
 landowners TrestleSymbol of  
 Rosendale Bring railroad back  
 History Historic, great viewshed  
 Nice Scenic sports Trestle – history  
 Railroad lovely views History  
 Historic/recreation Need to recreate  
 Mountain view, history, character

Image I-12



Average: 1.51

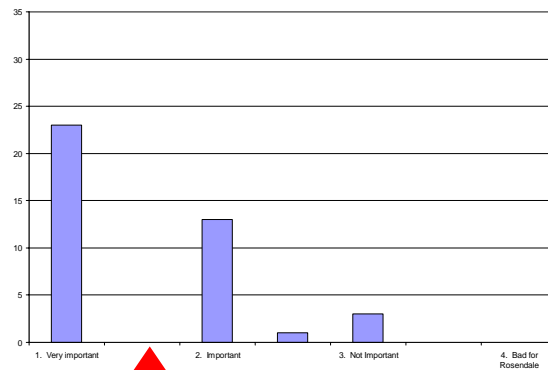
## Quality of Life

I-1



Participant comments:  
 Low density, Quite street, green  
 Country road, Clear lonely road  
 Tree lined road, Side street  
 Country lane, Country lane  
 Rural character, Lots of green  
 If this depicts trees, yes  
 Nice road  
 Open space, green  
 No people, quiet, fix potholes  
 No traffic  
 Secluded, quiet, green  
 Quiet road

Image I-1



Average: 1.51

## Quality of Life

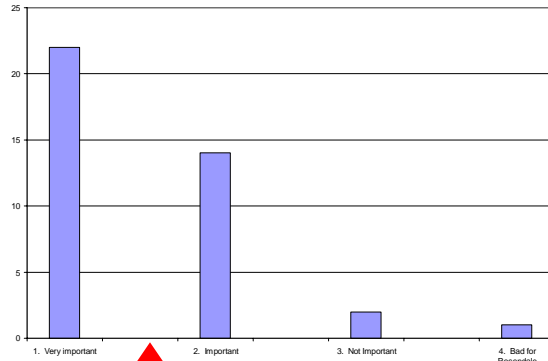
I-13



### Participant comments:

People gathering Proactive People  
Family Values Appears to be serious  
group Meetings (very important)  
Seniors gathering Senior residence?  
(very important) Town politics, need  
to stay involved Friendly Irrelevant  
We need places for seniors to go  
Happy gathering Small scale  
community activity Social gathering  
Gathering Community get-together  
Community interaction Boring  
Community life Community talking  
Community involvement necessary  
Small town get together Social /  
culture Age-diversity meetings In my  
dotage People gathering Getting  
together

Image I-13



Average: 1.54

## Quality of Life

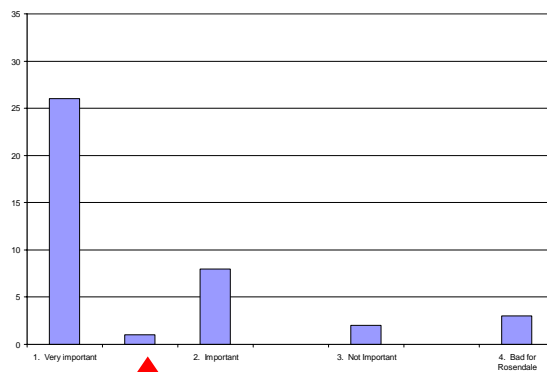
I-5



### Participant comments:

Recreation is good Recreation  
Recreation Baseball field/families  
Sports field Little league field  
Ball field Community activity, kids  
Community Hanging out  
Baseball field Yes, recreation for kids  
Family Gathering place  
Place for community Social activities  
Family time Family activity - recreation  
Unightly Family Life Ugly  
Community Recreation  
Community involvement (very important)  
Recreation  
Critical  
Community resource  
Very good

Image I-5



Average: 1.54

## Quality of Life

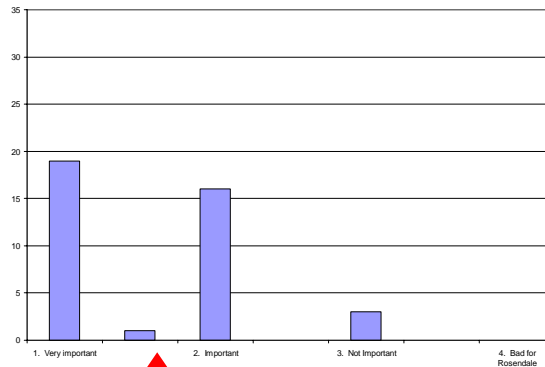
I-14



### Participant comments:

Needs help but must be preserved Business Main Street needs to be spruced up Main Street Amenities, movie Main Street Main Street - keep it original and small Historic downtown Need to build main street for more interest Eclectic! Tradition, real old theater Need to be managed Preservation of old stand-by buildings and businesses Our main street! Enjoy movies Traffic Interesting small business, pedestrian access But needs face lift and consistent presentation as a main street Main Street in your town Strong character Small town quaintness Theater - history - poor town image Old Rosendale - nice Thriving business Main Street needs to be restored My village - long may it rule Theater, Main Street, Architecture

Image I-14



Average: 1.58

## Quality of Life

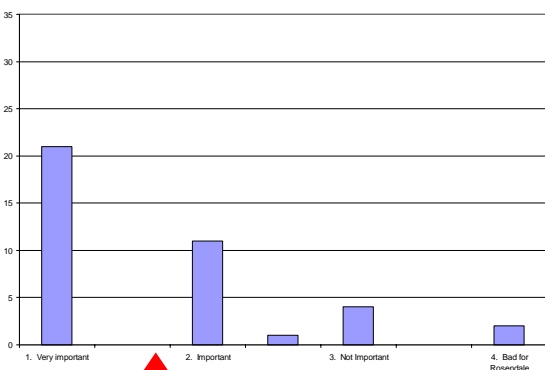
I-9



### Participant comments:

History Dangerous walk Trespassing onto private property to exit the trail Rail trail bridge Old stone work Historic railroad overpass Stone abutments Historical, pretty Mohonk, save small town feel Recreation! Irrelevant One of the best landmarks Preserving natural resources Scenic byway Quaint History Historic Historic preservation Spectacular Historic History Nice historic Tear it down, what's the use? History Historic History needs to be saved History/mystery

Image I-9



Average: 1.68



## Quality of Life

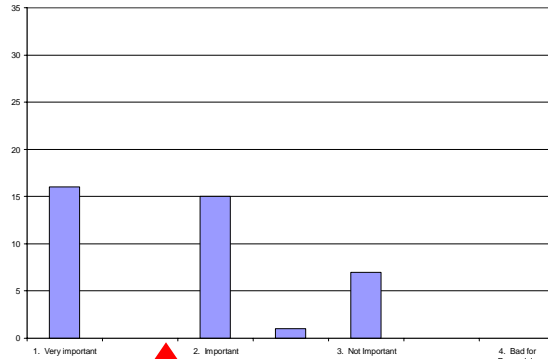
I-2



### Participant comments:

Tidy neighborhood Country road with residences  
Nice houses on road Houses near road Main  
Street Bloomington Residential housing Houses  
on road Rural quality Springtown Road, yes Small  
community Quiet, no traffic, clean No traffic  
Detached houses, neighborhood Consistent  
appearance of properties Our Main Street Nice  
fence, grass, set back, but needs pavement Nice,  
clean, rural Great - no traffic Wires next to road  
(not important) Single family homes OK Bucolic  
Need through roads Nice

Image I-2



Average: 1.78

## Quality of Life

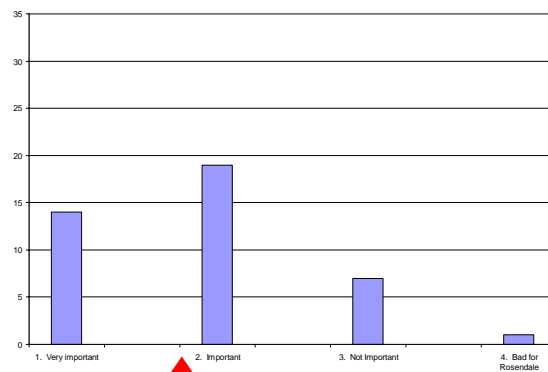
I-10



### Participant comments:

Rosendale on the map Lots of people Brings  
5,000 people to town (good) Pickle  
festival/community Tent sale Fun at Pickle  
Festival Pickle festival Pickles, controlled  
tourism Bring in tourism, a + image and no  
negative impacts Something different  
Irrelevant Yes, festivals are part of the Town's  
charm Festivals good for economy Need to  
bring folks to Rosendale Don't like crowds  
Party time Family Community activity  
Community Community Community OK  
Community involvement 50 - 50 Community  
event People people Community event

Image I-10



Average: 1.88

## Quality of Life

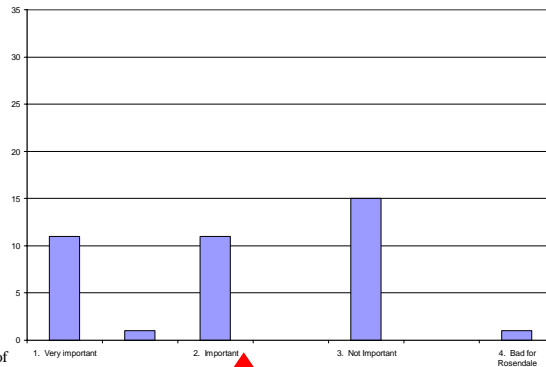
I-8



### Participant comments:

Good development Nice residence, big taxes  
New homes increase tax base Home off of road with trees  
House & windy road Expensive larger McMansion  
New house Single family housing  
Too big, not well sited, out of character  
Oversized Waste of land  
Too much development for the rich from NYC  
Big house- could add to tax base but affect quality of life (not important)  
Cookie cutter houses, big No congestion  
Uses too much land for house  
Thoughtful construction, no prefabs  
Growth, good Too "development-y"  
Nice area Development (not important)  
High end home - need some Need to live somewhere  
McMansion Takes away open land

Image I-8



Average: 2.14

## Quality of Life

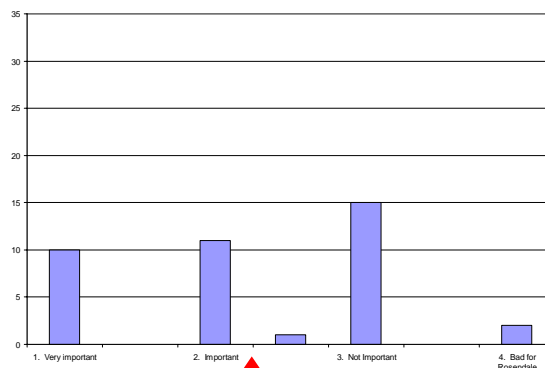
I-11



### Participant comments:

Eccentric lifestyles Cool but irrelevant Business = jobs Cigar statue Mannequins (not important)  
Unique, funny signage Local Cigar place, small business Local business, clean, small Small business success Unusual Whimsical nature of artists in the community To each his own  
Individuality, room for strange things Silly  
Small, interesting business Not the best advertisement Individual fun expression Quaint  
60s Reminder (not important) Land mark  
Culture Couldn't live without it Yes, local businesses Fun, different image

Image I-11



Average: 2.24

## The Route 32 Corridor

Participants were asked to rate each image on whether it is something that fits into their vision for development along the Route 32 corridor. Specifically they were asked to indicate if other things like this should play a:

1. Central role in any development along Route 32.
2. Some kind of role in development along Route 32.
3. A small role in development along Route 32.
4. Little or no role in development along Route 32.

They were also asked to jot down in the space provided on the right what they saw in the image that made them give it that rating.

The results are presented in the pages which follow. They are given in order from the most favorably rated images to the least favorably rated ones.

## The Route 32 Corridor

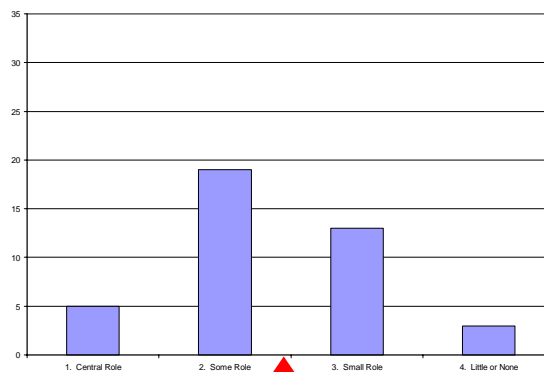
II-5



### Participant comments:

Bus. & pres. B & B Job development  
Large white building B & B Historic building  
Inn? Inn/hotel Leave it but no more built  
Adaptive use Better off of Route 32 Good  
architecture Could be bank Historic building,  
well taken care of Old architecture OK  
Historic Historic? OK Better - adaptive use

Image II-5



Average: 2.35

## The Route 32 Corridor

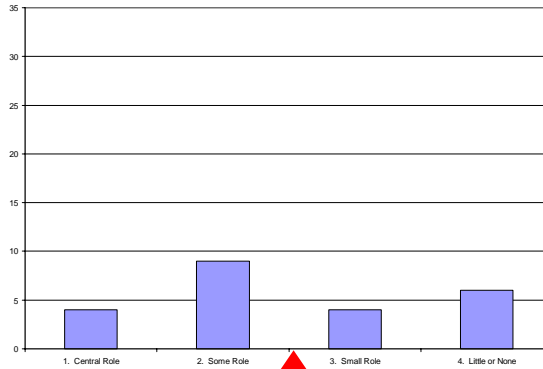
II-10



Image II-10

### Participant comments:

Fine, good use Historic, can't be built today  
3rd storey out of scale for Rosendale If  
visually appropriate with housing above  
Building, street Main Street features Fine,  
but we don't have them Historic building with  
stores Main Street, could have other  
businesses in existing buildings Too big Old  
Catskills style but. . . Could be firehouse The  
core of historic buildings



Average: 2.52

## The Route 32 Corridor

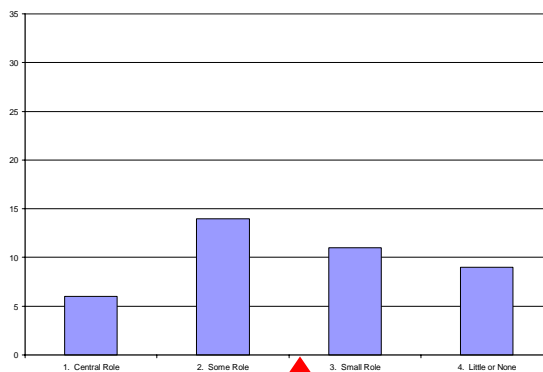
II-8



Image II-8

### Participant comments:

Dense, marginal With larger setbacks from Route  
32 Visually less offensive Houses Attractive  
buildings Picturesque business Controlled  
business/office Could be a nice school or town  
building Phony looking Architecture in character  
Decent looking business Gentrification, not  
working with existing resources Better architecture  
and good for pedestrians Redevelop existing  
buildings Fake-up old I don't like signs Poor for  
Route 32 Nice Further from road On small scale  
As long as it is in scale with Town Too close to  
road Overhang trim Too near to road



Average: 2.56

## The Route 32 Corridor

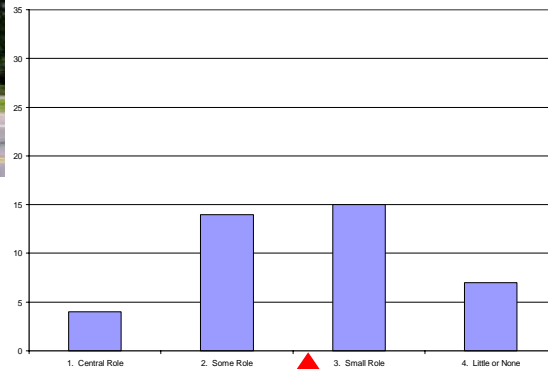
II-13



### Participant comments:

Too close to road Provides local services  
Visually OK Bank? Realtors Small  
business Need realtors on board to help  
Master Plan Set back - shallow roof Realty  
place Scale is OK Small sign - good  
Bland We need something of this sort, but  
more attractive Nice scale Small housing  
only 4-6 apartments Office (small role) No  
real estate agencies Too close to road

Image II-13



Average: 2.63

## The Route 32 Corridor

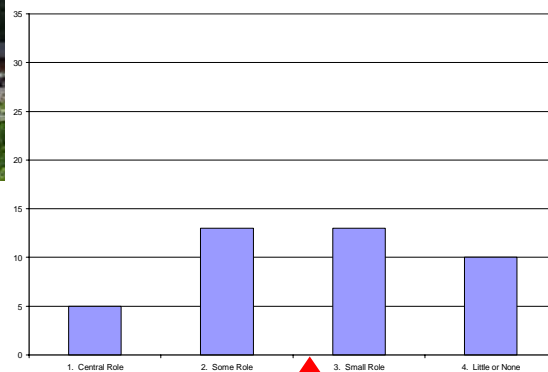
II-4



### Participant comments:

No more!! Provides needed services  
Ugly, but it is here and provides a meeting  
place  
Stewarts Already have one!  
Stewarts - its OK - no more  
Jobs Chain store Needs beautification  
OK but ugly Need small, mid-sized deli  
Stewarts Ugly Clean it up Already too many  
Junky Not very pretty but a necessity, could  
be made more attractive  
Poor landscaping Hang out (central)  
No landscaping Enough No more conv.  
OK but not too many  
Not enough green  
Not fond of chains

Image II-4



Average: 2.68

## The Route 32 Corridor

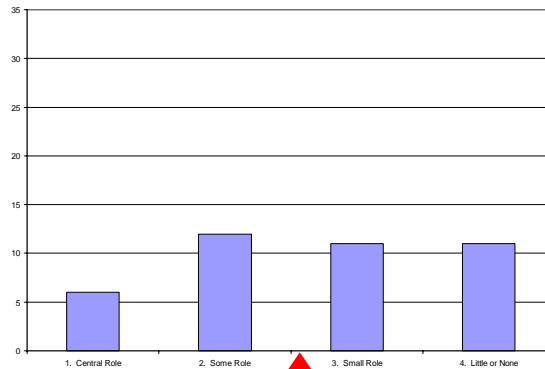
II-1



Image II-1

### Participant comments:

No strip business Big business, not too big  
Would increase property tax base, jobs  
Little desire for strip malls Hotel?  
Attractive commerce Chain restaurant -  
No! Chain restaurant Needs better siting,  
no big parking lot I like brick Better than  
other things Good size business for the tax  
base Possible business Wide road, lots of  
parking Tax base Big sign, cars in front,  
"anywhere" architecture Aesthetic  
presentation with green buffers Need some  
businesses OK Nicely done Nice, bad sign  
Parking off street, nice landscaping and  
setback Landscaping only Commercial  
building in character with community Sign  
to big, need setback



Average: 2.68

## The Route 32 Corridor

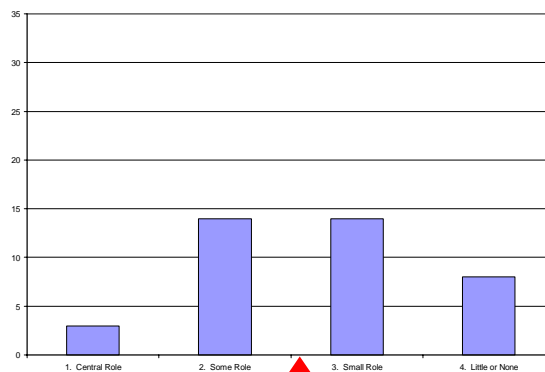
II-11



Image II-11

### Participant comments:

OK with setback Again, local employment  
Home, café Attractive Tacky café Small  
business - controlled Too big a parking lot,  
poorly sited, don't cut down the trees Little  
character Not in character - set back, shallow  
roof, parking lot too prominent Mid-size  
deli/eatery are good Decent looking and off  
highway If right scale Generic architecture  
More natural buffers Bland Poor landscaping  
Good Needs more trees Office? (some role) Not  
enough trees, needs screening Sterile



Average: 2.69

## The Route 32 Corridor

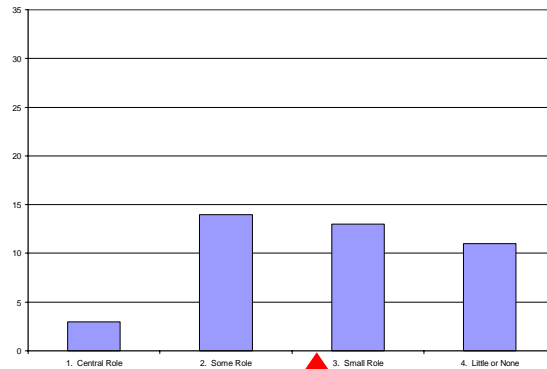
II-18



### Participant comments:

Needs setback Not too awful Farm store set up approximately for the area Restaurant Looks like farmers market That's better Fruit stand small, controlled Bad parking lot, sprawl OK Sprawl-like though Scaled small enough Looks like OK scale & small business owned No parking in front Local business good Honest Strip Nice No strip mall Farm market Better size Real bad

Image II-18



Average: 2.78

## The Route 32 Corridor

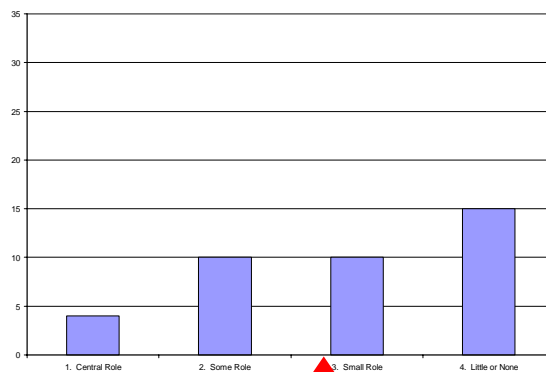
II-3



### Participant comments:

Out of scale Neat, attractive Would love to have Little desire for strip malls Old age? Boring office building Apartment house - no Apartments (large) Parking in rear, setback Better off of Route 32 Office - no thanks, bad architecture On what it could be Cookie-cutter building Tax base Too large scale Oppressive Nicely done Too close to road Nice Too big and too close to road Too big OK if to scale with community Too close to road Good overhang Too big

Image II-3



Average: 2.92



## The Route 32 Corridor

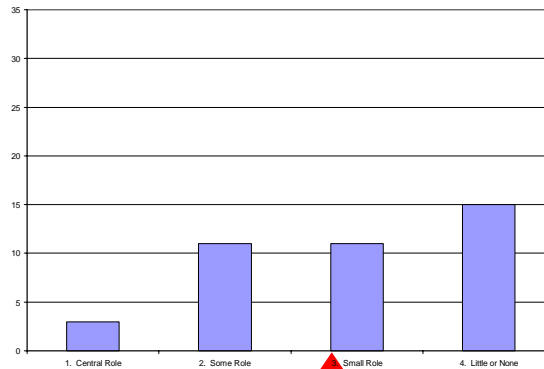
II-12



### Participant comments:

Out of scale Provides needed senior residences Senior residence (small role)  
Very important Apartments (small role)  
Boring No way - motel or apartments  
Large motel (no) Good need senior housing, affordable housing Anywhere USA Better off of Route 32 someplace  
The function is good but the appearance is not No low-income housing Could be housing - a little too big Need housing  
Clustered housing Too large scale Housing is needed for Seniors Poor landscaping  
Needed senior housing Too big Too big, but here already OK, better

Image II-12



Average: 2.95

## The Route 32 Corridor

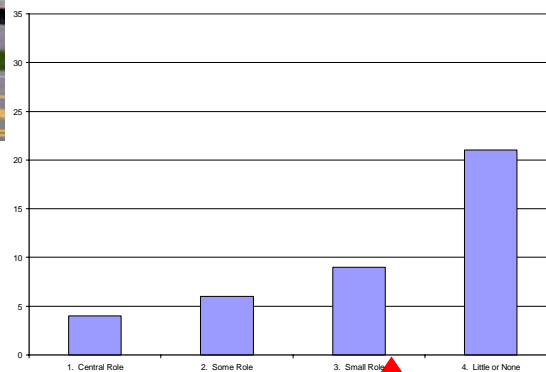
II-7



### Participant comments:

Fann's converted OK but out of scale  
Business development needed Little desire for strip malls No sprawl!! Boring Should park in rear Strip mall - small maybe - keep it nice More jobs Strip mall Supermarket needed Anywhere USA Yaah! Sprawl Long Island Mid-size shopping center Minimall - don't need Ugly, too big scale  
Cars in front No strip malls Don't like lines Needs better landscaping OK  
Desperately need a super market, farm market a good idea No shopping centers Too big With food store Too big Too open

Image II-7



Average: 3.18

## The Route 32 Corridor

II-15

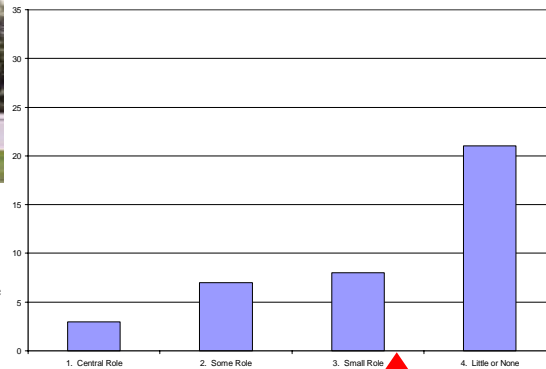


Image II-15

### Participant comments:

This ain't Westchester Jobs or residential? Either way, increase tax base Signage too ostentatious Cricket Square Modern, nicely landscaped (small role) Not here Large motel (no) Better off of Route 32 Looks like Long Island Full tax base condo good Decent looking Developer projects benefit developer, not town Sign too big Pretentious for us Too large Small business complex How big? No prefab sensibility I'd travel 50 miles to get away

from it Obnoxious sign No



Average: 3.21

## The Route 32 Corridor

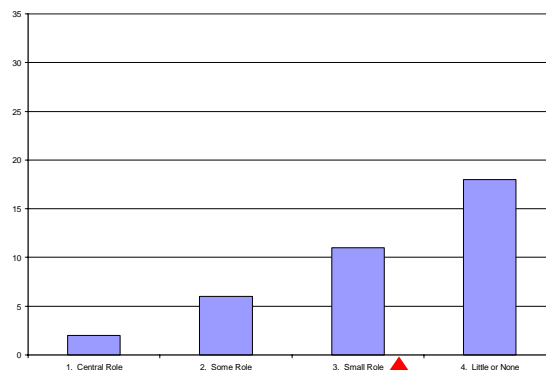
II-20



Image II-20

### Participant comments:

With parking in rear Jobs & economic development Too big parking area Strip mal lBoring Ugly strip mall Small, controlled business Not needed, deal with it If parking in rear Parking lot is too prominent Manicured, would be nice Ugly, what is it? Don't like big parking lots on Roadway No strip malls Depends what is there Strip mall Strip mal Strip malls no good Doesn't fit Rosendale Ugly Better strip mall than the one we have (small role) Still poor design



Average: 3.22

## The Route 32 Corridor

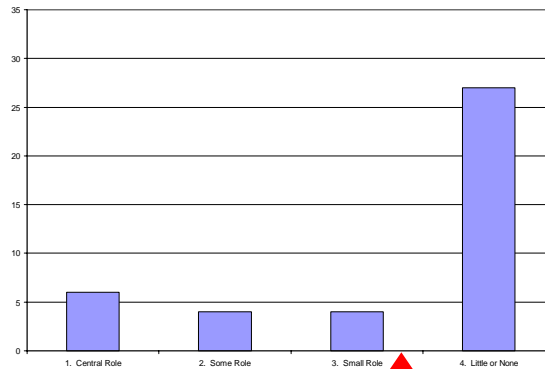
II-14



### Participant comments:

No way, too big Necessary We need, maybe  
We need a drug store big time! No, no, no  
Eckerd Over-paved, no green No way - no  
box stores We need it!! Chain store Need  
access but too awful, sprawl Go to  
Disneyworld Yes Sprawl!! Cars too  
prominent Should have a pharmacy Since  
one in SR No chain stores Too large Too big  
- anywhersville Better buffer needed  
Architecture OK Need drugstore Ugly boxes  
Too big Not a megastore No! Too big Real  
bad No chains - bad architecture and signage  
No way Too big

Image II-14



Average: 3.27

## The Route 32 Corridor

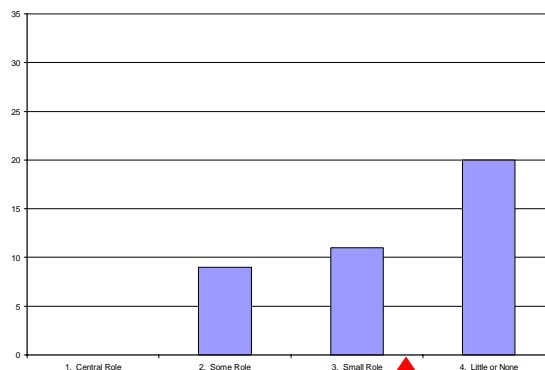
II-9



### Participant comments:

Tacky, tasteless Could use some spruce up  
Ugly structure Boring retail? Ugly building  
Ugly Local garage/mechanic Poorly sited,  
ugly, poor planning No character Ugly,  
incongruous Mid-size deli restaurant Ugly,  
but right scale Old architecture, needs some  
work Ugly Has genuine character  
Unattractive Dump No landscaping Shack!  
Too much blacktop Ugly, keep to a  
minimum Very poor

Image II-9



Average: 3.28

## The Route 32 Corridor

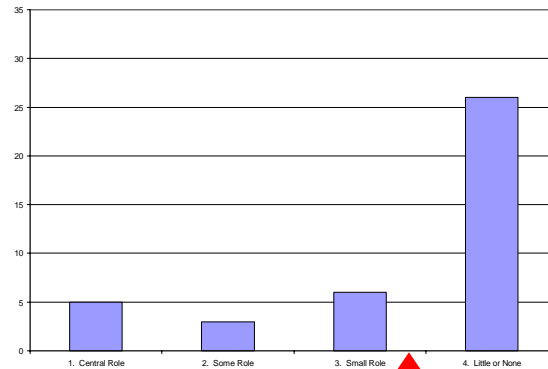
II-17



Image II-17

### Participant comments:

Out of scale, big & ugly We need a supermarket Need a supermarket badly No large super market Supermarche Need food mart -- not this No room We need an Emmanuel's here Need food store but controlled size Need a supermarket but don't need to build new - rennovate Fann's No way! Need shopping centers Sprawl - ugly, features cars, not people Need a food shopping center Don't need No big chain anything We need a grocery store Too big for our town No large chains Its needed Sad Strip [Central role] but better Too big! No mall Too big Not a megastore Too ugly and too big Better with more screening Need grocery



Average: 3.33

## The Route 32 Corridor

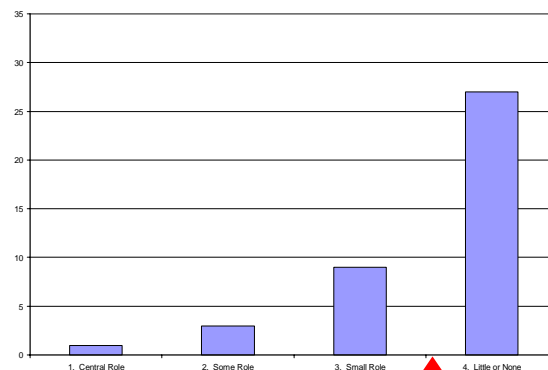
II-2



Image II-2

### Participant comments:

A horror, ugly Not aesthetic Screening needed Ugly, environmental disaster Auto repair Ugly Car repair - no Junk yard Needs to be closely monitored Horrid Ugly Managed garages are vital auto yard Visually unappealing Unattractive Unsightly Yuck! Ugly Dump Parking no good Ugly Run down With code enforcement Ugly Example of bad, bad Junkyard



Average: 3.55

## The Route 32 Corridor

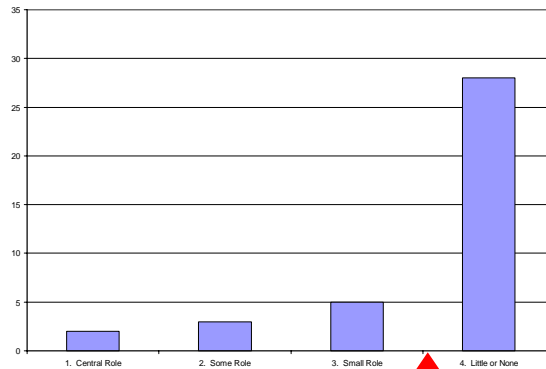
II-19



Image II-19

### Participant comments:

No place for this Where on 32 to locate? No large commercial facades School Too large a scale No space, water, or sewer N/A Institution (no) Need good schools Scale too big Belongs in Westchester, too big New government building (Town hall) Wouldn't happen Too big Too big No Could use a source of employment, but not a factory like this Too big Too large No factories! Too big! School? Too big I'll move to the City Too big Too big



Average: 3.55

## The Route 32 Corridor

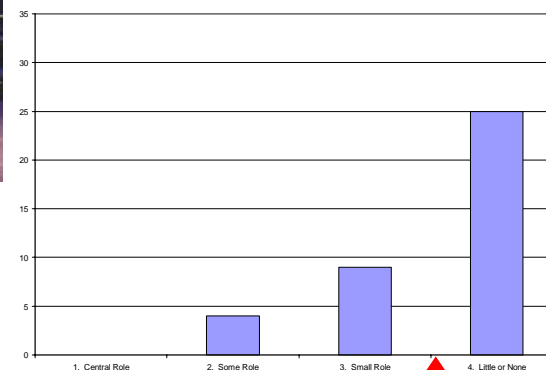
II-6



Image II-6

### Participant comments:

No curbside business Car dealership Boring Ugly Car dealers - no Car dealer Could be a good business place Barren Put it in Kingston Small car dealership for economy Auto business Ugly, too big scale Unattractive More green buffers Too tight Ugly - poor landscaping Ugly Ugly Real bad



Average: 3.55

## The Route 32 Corridor

II-16

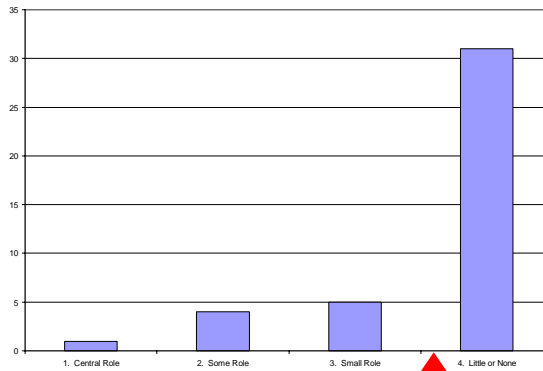


Image II-16

### Participant comments:

Not here! Could Rosendale support Mickey D's?  
No Macs or fast food McDonalds Never! No  
chain - fast food Keeps kids out of trouble No  
fast food chain No! No way! Keep it away -  
Plastic, ugly Affordable food (Wendy's  
Crackerbarrel) Mickey Dee No chain anything  
No fast food in town No fast food! Sad Ugly  
No fast food! No! No clowns! Don't need it

Wow! (No role) No



Average: 3.61

## Housing & Neighborhoods

Participants were asked to rate each image on whether it is something that fits into your vision for Rosendale's neighborhoods. Indicate whether you think it is a :

1. very good fit for Rosendale.
2. good fit for Rosendale.
3. not important for Rosendale.
4. bad fit for Rosendale.

They were also asked to jot down in the space provided on the right what they saw in the image that made them give it that rating.

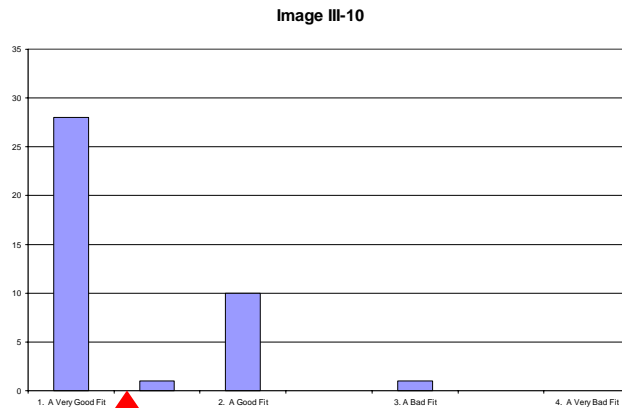
The results are presented in the pages which follow. They are given in order from the most favorably rated images to the least favorably rated ones.

## Housing & Neighborhoods

III-10



Participant comments:  
 Preserve it! Open spaces Preserves agriculture Open area - home - animals Open land, acquire Farms - save our farms Open space - yeah! Rural residence/farm Preserve critical environmental areas Virtual beauty! Need more farms Rural vista Providing land available Open space and house set back Old building, rural open space Open land, farms Horses, fences A few Open space Too much land wasted Open space good Yes - open space Depends on where located



Average: 1.31



## Housing & Neighborhoods

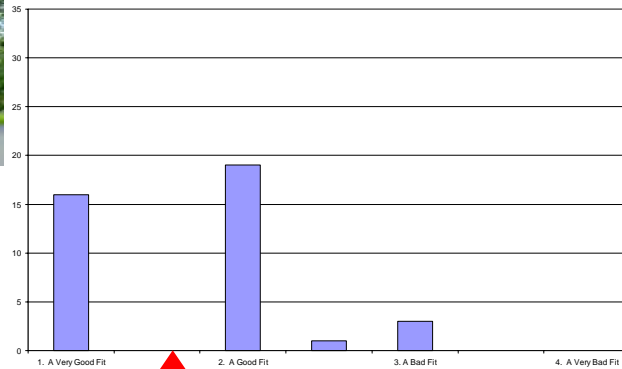
III-9



Image III-9

### Participant comments:

Good architecture Fine design/exterior Private home Lovely house Lovely Much nicer Rural residence More in character Imitation rural for NYC rich folks Low taxes "Good" location Ugh Smaller lot Large lots, no modulars Needs some architecture Nice Too large and ugly Existing Depends on where located



Average: 1.68

## Housing & Neighborhoods

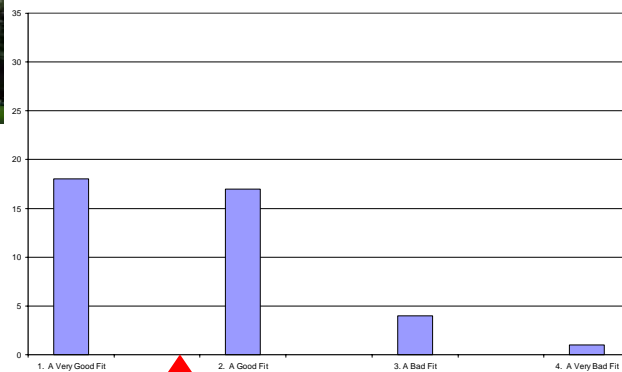
III-11



Image III-11

### Participant comments:

Wonderful preservation This would work Private home Preserve Victorian Well-kept Victorian Tidy older home Town residence/apartment Neighborhoods should be maintained Saving the past Too many now Graceful architecture Restore existing homes Doesn't fit, but nice looking Architecture is OK Old building, neighborly, inviting Keeping old homes Victorian painted Town Nice renovation On Main Street Historic neighborhoods Depends on where located



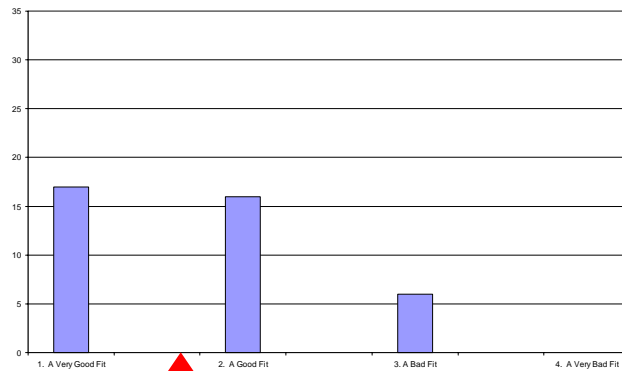
Average: 1.70

## Housing & Neighborhoods

III-12



Image III-12



### Participant comments:

Wonderful preservation This would work Too involved architecture Nice house Attractive and picket fence Tidy older home Town residence/apartment Good for Main Street Too many now Restore existing homes Fits Architecture is OK Old building, neighborly, inviting Fixing up Ornamental Nice Poor renovation On Main Street Historic neighborhoods Porches Depends on where located

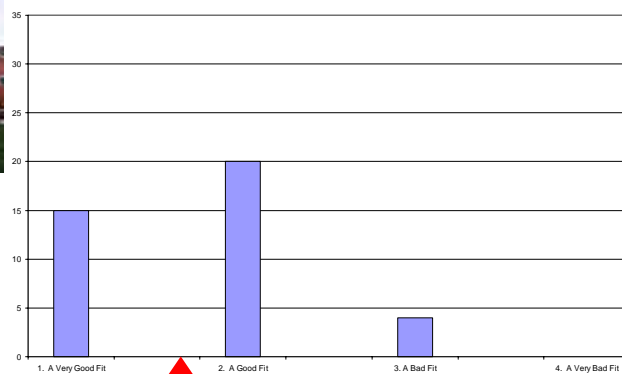
Average: 1.72

## Housing & Neighborhoods

III-1



Image III-1



### Participant comments:

OK as existing Good looking Nice presentation Houses too close together Houses, well-maintained Like character of town Small neat houses, single family Single family residence Affordable housing good, but too close together Very cute! Architecture OK Good fit for existing areas Quiet looking neighborhood Small scale Small detached, small lots Old R Affordable Cluster development (very good) Set back more Too close Depends on where located

Average: 1.72

## Housing & Neighborhoods

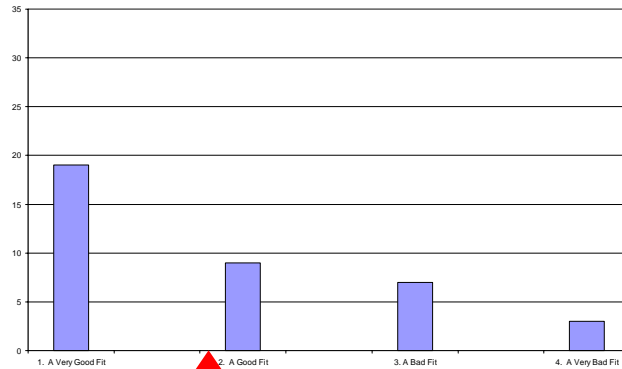
III-13



### Participant comments:

Small road, pedestrian development  
Repair it! We still have a few dirt roads in town Country road (could use some work) Road and lawns  
Tree-lined road Country lane - keep them. Country home Nice residential street Rural character/ride your bike Trees - shady lane Improve roads Needs improvement Small scale, set back Rural, quiet Set backs from roads, tree-lined streets new constructions  
Nice soft edge, trees Poor road  
Quiet lane Like those old roads  
Good trees Road needs repair

Image III-13



Average: 1.84

## Housing & Neighborhoods

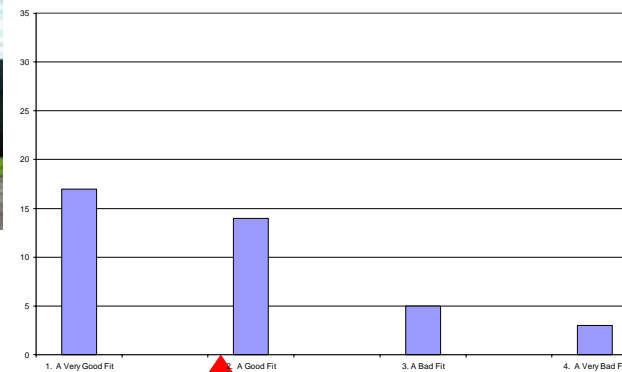
III-4



### Participant comments:

Wow! Nice! Nice presentation Home built to fit in Houses, well-maintained Stone wall/mountains Nice Country lane Save it, keep rural character Blends into scenery well Rural beauty Farmland Protect historic landscapes Too big a lot Consistent with environment Contrived Nice scenery New construction (bad fit) New development, large lots (bad) Some of this needed Depends on where located

Image III-4



Average: 1.85

## Housing & Neighborhoods

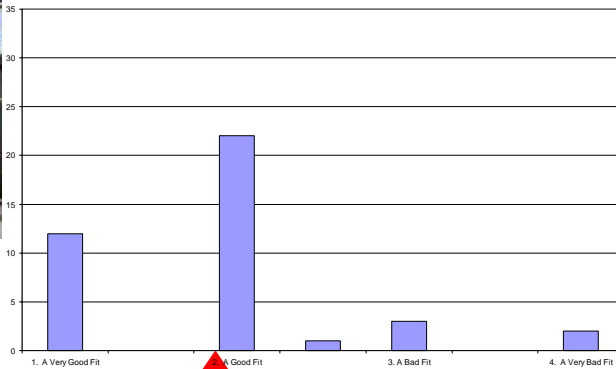
III-3



### Participant comments:

Excellent Neighborhood strip Local small business Façade, band? Historic Replace Grange Corner store, quaint Small business, historic General store good Lovely Graceful Nice store front Would work Protect historic buildings Historic building Good restoration of historic buildings Broken down, but painted Corner store, we need one in Village Small business, historical In town Small store good Have enough corner stores Historic character Adaptive reuse Historical building Depends on where located

Image III-3



Average: 1.89

## Housing & Neighborhoods

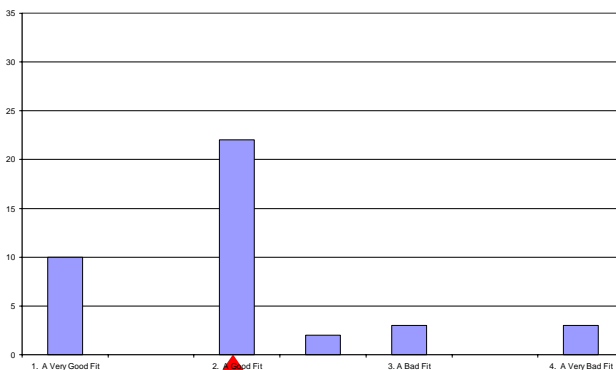
III-8



### Participant comments:

Upscale residential OK \$ Increase tax base Private home Rural house scene Mc Mansion Pay tax. Bigger school Single family Rural residence Garage is as big as the house Not too many of these Too big Imitation rural for NYC rich folks High taxes Has advantages/disadvantages Ugh Too big a lot Large lots, good A development, too cute Nice Development (good) OK – some Bread box on steroids Depends on where located

Image III-8



Average: 2.00

## Housing & Neighborhoods

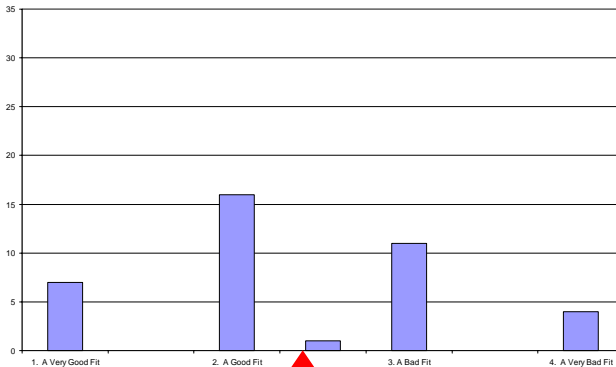
III-2



Image III-2

### Participant comments:

Sprawl Spacious Affordable  
 Snowy expanse – home Road and  
 houses Sprawl Country lane  
 Sprawl, poorly sited, keep farms  
 alive Too spread out Quiet looking  
 neighborhood Housing  
 development (bad) Too much land  
 wasted Characterless Wild, not  
 confined Housing development,  
 depends on how its done  
 Development (bad fit) Set back No  
 large subdivisions No trees  
 Depends on where located



Average: 2.32

## Housing & Neighborhoods

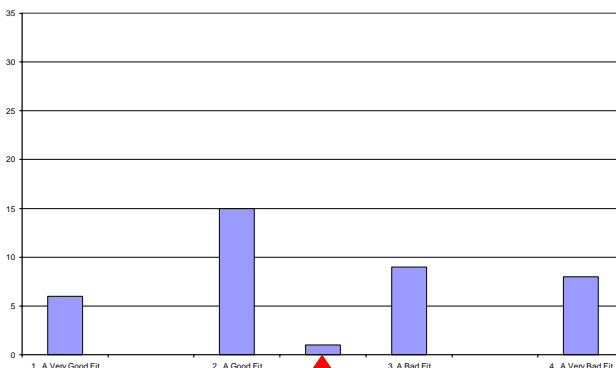
III-7



Image III-7

### Participant comments:

Tasteful Looks bad Housing needed  
 Too much house Good apartments  
 No multi-dwellings Small apartment  
 building, complex (bad) Sterile  
 Need more OK, maybe  
 No low income housing  
 Decent looking apartment building  
 Better scale than some new development  
 Possibly too big No condos  
 Nice Town houses modern (bad fit)  
 Better OK - small scale  
 Within limits Depends on where located



Average: 2.50

## Housing & Neighborhoods

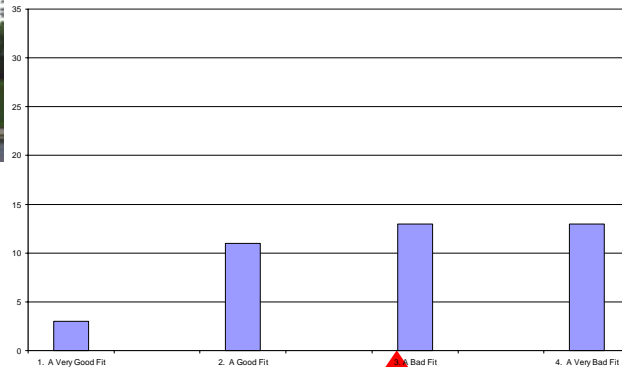
III-6



Image III-6

### Participant comments:

Out of scale Apartments Could work in Rosendale Multi-unit dwelling – ugly Too large house OK - boring no landscape Ugly multi-family dwelling Small apartment building, complex (bad) A little better Sterile Need more Sprawl, ugly depressing Senior homes are good No character Ugly, boring architecture Good shared use of land No dense multi buildings Too manicured Too modern Not in character Too large and dense No landscaping No - too apartment-complex-like OK Within limits Poor architecture Depends on where located



Average: 2.90

## Housing & Neighborhoods

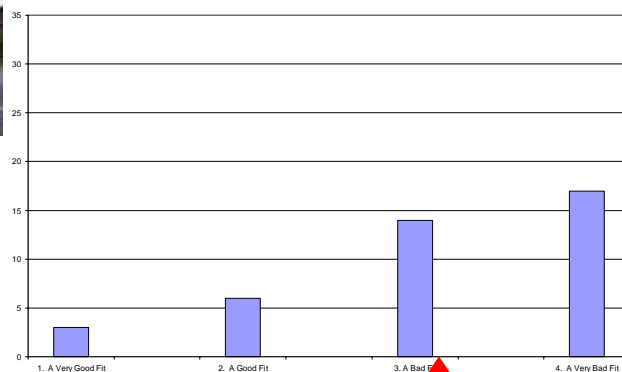
III-5



Image III-5

### Participant comments:

No way, Huge Housing desperately needed Large housing complex Garden apartments Some clustered housing Apartment development too big Large apartment complex Bad sprawling, poorly built Sterile Need more Sprawl, ugly depressing In certain areas Little too big Too big No condos Too ordered Maybe, but not too many new, expensive houses Town houses (bad fit) Not in character Too dense Too big No!! No Creeklock Commons! If done right Within limits Depends on where located



Average: 3.13

### SECTION 3. PUBLIC OUTREACH MEETINGS ON DRAFT PLAN GOALS: September, 2003

The public meetings on the draft plan goals were held in September, 2003. Between 20 and 40 people attended each of the three meetings. Not everyone signed in. Nonetheless the sign in sheets show the following attendance (excluding committee members):

September 25<sup>th</sup>: 20 (three committee members signed in; 4 were in attendance)

September 30<sup>th</sup>: 32 (four committee members signed in)

October 4<sup>th</sup>: 20 (three committee members)

The following five pages are my notes on the comments received on the draft goals by major category (i.e., land use, natural features, etc.). The discussions at the meetings were lively and many new perspectives were offered. As you can see from the summary of comments, for the most part, people were in agreement with the plan goals as stated. It is my perception that there were a few areas that need revisiting or additional attention. These include:

1. Goal E-5. on natural resources reads:

***E-5. The Town should support private land owners who wish to voluntarily provide locations for new public access sites***, particularly along the Rondout Creek and Wallkill River as identified in the 1969 Comprehensive Plan for the Town

At the meetings on the 25<sup>th</sup> and 30<sup>th</sup>, several people indicated that they thought the recommendations of the 1969 plan were too inclusive and any efforts at improving public access should focus on a few locations, rather than the extent suggested in the 1969 plan. There was vocal opposition to including the goal at all.

2. Several people brought up the need to control taxes. This was also a key priority in the survey results. We may wish to create a goal that endorses the idea of controlling municipal spending. Recommendations stemming from this could include the creation of a capital planning process for the construction and maintenance of all town facilities, examining the fiscal impact of all large developments, and a study of the most efficient configuration of municipal services.

3. In the community infrastructure section, it was brought up that many houses in Rosendale exist on small nonconforming lots that predate zoning.

4. Dealing with traffic problems was a theme in the discussions. The participants cited a need to enforce existing speed limits (especially on 213) and to ensure that the entire system of roads in adequate to handle traffic. (For example, as 213/Main Street becomes more congested, James St. and others are picking up traffic that seeks to avoid Main Street.

5. The Saturday meeting included comments that the goals need to address Rosendale's historic resources more thoroughly (Plan goal D-1 is the only goal that directly addresses the issue.)



# **SUMMARY OF PUBLIC COMMENTS ON PLAN GOALS**

**September 25, 2003**

## **Land Use:**

Maintaining an affordable property tax especially for the older population. Should spending increases be linked to inflation?

Need to consider fiscal impact of development.

Density should be controlled.

Some people don't use the "village" downtown. Why should their tax dollars pay for improvements there?

Does Main Street have the right store mix?

Grocery store?

Drug store?

Hardware store?

Public safety is an issue in the Main Street area

## **Housing:**

Maintaining public buildings and parks (capital improvement plan)

Define scale in a consistent manner and in a way that protects resources

Promote energy efficiency in new development

Noise and light pollution are important

## **Natural features:**

Public access

Private property rights should be balanced with protection of viewsheds

Is the 1969 Comprehensive Plan the property criteria for public access? Can we provide public access in a way that is consistent with stewardship and public safety?

## **Economic Development:**

32 Auction House is an asset to the Town

Survey 10-year-old businesses to find out why they succeeded and what they might need in future

Focus on retaining and expanding existing businesses, particularly manufacturing and services

Identify large landowners and understand their plans for development

Traffic/engineer's report should be done for all key sites for development so we know impacts ahead of time

Is the Creeklocks area within sewer district a potential node for development?

Economic development efforts should target medical practices/health services

Economic development committee should act as a “head hunter” for prospective businesses/targets

Rosendale doesn’t have an economic development zone

Regional Issues: Should only be done in ways that support home rule and don’t over control property.

## **September 30, 2003**

### **Land Use**

Can land support private septic systems? If not, would clustering be possible?

Old zoning: small lots are grandfathered in. This creates a potential need to extend infrastructure to existing housing on nonconforming lots

Town dump is not well-maintained.

Look at a variety of models to keep housing affordable: small houses in addition to large houses

Consider using the collaborative land use model—incorporate it in zoning if possible

Should we focus on extending/establishing public sewer/water to promote clustering?

Evaluation of development should consider impact on adjacent uses. For example, residential development could reduce water quality/quantity for neighbors.

### **Natural Features**

Tillson area has high-density housing on private systems that are likely to have problems. We need to explore creating new systems and/or extending systems to existing neighborhoods.

Public access: limit the number of locations to protect neighborhoods

1969 Plan identifies too much land for public access—300 feet along Creek

Should there be an opportunity to include hamlet plans in comp plan?

Water survey/study is key to protecting water supply in the face of development

Logging laws: don’t restrict homeowner from doing necessary clearing. Don’t be as restrictive as New Paltz

### **Housing**

Link housing development to creation of recreational facilities to serve that new development

Community Infrastructure

Create sidewalks on Route 32 from Senior Citizens complex into town

I-4. Change it to “municipal investment in public infrastructure”

I-6 should be inclusive of existing development as well.

Tillson has pedestrian traffic. Roads might be widened to create bike lanes and pedestrian walkways

#### Economic Development

J-3 might be expanded to mention artisans and crafts people as well as home-based businesses

Economic development should meet the needs of existing residents before catering to outsiders

It is important that light industry be buffered from other uses

Route 32 is a community gateway. Development should be in “mixed use” nodes.

Traffic on Route 32 should be addressed to keep it safe for both motorists and pedestrians.

### **October 4, 2003**

#### **Land Use**

Historic attributes are important to Rosendale. Enhance and publicize Rosendale’s historic features

Emphasize the pedestrian friendliness of the hamlet

Encourage walking for errands

(Snow plowing can obstruct sidewalks and thereby inhibit pedestrian traffic

Through traffic on 213 from the hamlet to Stone Ridge is a problem. Need to improve enforcement of speed limits on that corridor. Could Rosendale capture some of that traffic if it became as much of a destination as Stone Ridge?

Parking on Main Street is difficult

Offer hiking paths and bikeways as alternatives to driving.

Traffic on Main Street has an effect on Library building. Need to manage damage from truck traffic and to calm traffic in general.

Get funding from DOT to enhance the appearance of Main Street

Traffic planning must address the whole network (James Street getting more traffic as Main Street gets congested.)

Is it possible for local roads to be given a 25MPH speed limit?

#### **Natural Features**

The Wallkill River should be added to goal E.3.

Goal E.5. should be amended to protect the wishes of property owners who do not wish to provide public access. (On the other hand, the Town should take advantage of available opportunities—i.e., willing seller—for public access.)

Should there be more goals that relate to historic features?

## **Housing and Neighborhoods**

Enforce speed limits!

Bloomington (Greenkill Road) may be experiencing problems with aesthetics related to the construction of unsightly fencing and similar activity in the neighborhood. Do we need to consider residential design guidelines?

H.1. Add traffic as a nuisance.

Make regulations neighborhood friendly, family friendly, senior citizen friendly

It is important to maintain historic character

Senior population can have difficulty maintaining a house. Can we allow renting a room or accessory apartment to caretakers to help maintain property?

Ask building inspector to identify key code enforcement issues in Town

Do we need standards (width, paving, etc.) for rail trail?

Should there be a maintenance plan for rail trail?

The library needs more shelf space/capacity

Mass transit should be encouraged by creating more permitted park and ride spots.

Signage should be created for local resources like Century House

## **Economic Development**

Make sure attractions are well-signed

Promote festivals as part of economic development

Create joint, coordinated promotion of hospitality, crafts/arts/activities, and businesses

Support newly revitalized business sector. Explore creation of a Business Improvement District for the hamlet downtown?

Build stronger communications links between businesses/ main street businesses/ residents so that each understands how they benefit from the other and how to best support the other

Look for grant funding to support parking development and business development

Create an unmanned kiosk with promotional materials about Rosendale businesses

Promote community-friendly enterprises that strengthen the sense of community

Be proactive in reaching out to existing and potential businesses

Encourage “green” practices in existing businesses

Promote recreation and ecotourism as part of Rosendale’s economy

Appendix C. Comments on Draft Plan at Public Information Meeting of April 11, 2005  
and Official Public Hearing of July 11, 2005

Town of Rosendale Comprehensive Master Plan Committee

regularly meeting on Monday, April 11, 2005 at 7:00 PM

Minor additions by Peter Fairweather are in red as here.

Quorum: Rick Fritschler, *ch*; Roberta Clements, Kelli Havranek, Attilio Contini, Ernest Dewitt, Michael Montella, Gary Schwartz, Dietrich Werner, Fred Greitzer

Consultant: Peter Fairweather

Honored Guests:

Rosendale Town Board Members: Brian Cafferty, Perry Soule

Assistant to the Supervisor: Otto Scherrible

The original copy of the public sign-in sheet is on file with the Town Clerk; a digitalized version is available from the Secretary.

Minutes: The minutes of the previous meeting were approved.

New Business: Public meeting

Moderator: Courtesy of the League of Women Voters: Elizabeth Askue

Timekeeper: Courtesy of the League of Women Voters: Frances Hofler

Motions: none

Points of Information, without division;

matters discussed, with no vote taken:

*Brian Cafferty:* The maps should include more detail regarding karst (fractured and porous limestone) and cave geology.

*Deborah Horowitz:* It was clear water and environmental priorities have been addressed. The biodiversity and natural resources inventory should also be included in the plan.

*Consultant:* The biodiversity and natural resources studies are nearing completion, and are to be included as appendices if available.

*Fred Borneman:* In regard to p. 37 -

How did you determine hamlet centers for overlay zones, when disruption to the public, noise, etc. are already present?

Should there be a change from current non-conforming status to ensure continuity?

Will there be opportunity for further public comment?

The Route 32 corridor should be considered the hamlet mixed-use center of Tillson.

In regard to p. 42 -

Was there any consideration given to extending the town water district [to Tillson]?

It is to be hoped planning is not be limited to current life-times.

*Gary Schwartz:* Mixed-use zoning plays a traditional role in Rosendale, and has many benefits to the community.

*Ernest Dewitt:* The water and sewer district is nearing capacity.

Financing for expanding the system is being discussed, but funding for such projects is no longer available; and thus beyond the ability of small districts.

*Frank Borneman:* It is difficult to believe that, in this day and age, public water is not available; since private wells are being contaminated.

*Dennis Greco:* We don't have a good water and sewer plan. What are our options? We are underutilizing certain water resources in the middle of the Town of Rosendale, ["side lakes" and other] remnants of the old canal.

*Brian Cafferty:* Water and sewer development are questions of infrastructure, not source. Federal assistance is no longer available, short of an imminent public health hazard.

*Gary Schwartz:* An overlay district for water and sewer district extension could be developed. The town should adopt a budget to enable future elaboration of infrastructure.

*Joe Roddy:* The problems with the water and sewer system are not so much in regard to private residential users, but multi-family and larger types of commercial developments. The water and sewer system is at or near its design limits, so far as these types of future connections are concerned. [Any effort to add "rateables" to the property task base must involve adding capacity for sewer and water.]

*Phyllis Noreen:* Are overlay districts overly restrictive of development? Are such districts not a taking? Will the municipality compensate land-owners?

*Consultant:* The town can restrict development, if it is clearly in the public interest and to the public benefit. Otherwise, it is a taking.

*Phyllis Noreen:* How will this be decided?

*Consultant:* The plan only sets the general direction, not specifics; zoning change hearings are the proper venue for public input.

*Deborah Horowitz:* Does SEQRA apply to existing development?

*Dominick Mercurio:* written comment received

The relationship of the tax base to different types of development is particularly important. Population growth and dwelling units consume relatively large amounts of town services.

The Town of Rosendale should not seek to resemble down-state counties. The protection of open spaces should not refer only to land of little other value. Wetlands and steep slopes should not be included in cluster-development calculations.

*Tim Morrison:* What is affordable housing?

*Consultant:* Something should be available in all price ranges.

*Tim Morrison:* What are the effects on traffic flow as we allow further development? Only Routes 32 and 213 are major highway access points. Is there a maximum level of acceptable development?

What is build-out?

What is the purpose of a comprehensive plan?

*Chairman:* The plan should not go into details and specifics.

*Joe Roddy:* The Town of Rosendale is prime real estate.

How do you define income levels for affordable housing?

*Gary Schwartz:* The survey showed a broad mixture of people.

*Consultant:* Incentive zoning counter-weighs raw economic forces.

*Michael Montella:* Taxes are part of the carrying costs of housing.

*Roberta Clements:* Drastic change should be reduced, beneficial development enhanced.

*Joe Havranek, as Police Commissioner:*

It is a matter of concern that the recommendations from the Police Commission are not included in the plan; nor is the Police Department's 10-Year Plan. These should be incorporated.

*Joe Havranek, as private citizen:*

The main concern is property rights. Regulation in regard to overlay zones is restrictive. Caution is needed.

The plan is comparable to the USA Patriot Act.

*Consultant:* The Police Commission's recommendations were overly-specific for this type of plan. [But the consultant agreed to confer with Commission members to create an appropriate recommendation or set of recommendations regarding public safety.]

*Dennis Greco:* The land is ours only in stewardship, not ours to develop. Overlays are proper stewardship, not overly restrictive.

*Fred Borneman:* Citizens' rights are always being changed. People have moved here because they like it the way it is.



The location of bus stops needs attention.

*Michael Montella:* The 19<sup>th</sup> century provides a good example of unrestricted free markets.

*Brian Cafferty:* A previous town committee investigated the possibility of establishing new light-industrial zones. These zones need further definition in the plan.

A build-out study is also needed.

*Phyllis Noreen:* The 1969 industrial plan is not included in the current draft.

There are questions in regard to traffic.

The placement of adult-entertainment facilities is of concern.

*Franziska Borneman:* Industrial and commercial zones should be located on the outskirts of the town.

*Tim Morrison:* The town has no real outskirts.

*Joe Roddy:* Better enforcement of zoning regulations is needed.

*Dennis Greco:* What is the next step?

*Consultant:* The Town of Rosendale Board will set a date for the Town of Rosendale Comprehensive Master Plan Committee to hold a public hearing. The Town of Rosendale Board will then schedule its own hearing.

There being no further business, the meeting was adjourned at 9:05 PM.

Next Meeting: Monday, May 9, 2005 at 7 PM

These are the minutes of the Town of Rosendale Comprehensive Master Plan Committee, regularly meeting on Monday, April 11, 2005; as ordered by Henry Robert; as taken this day by me, Fred Greitzer.

Written Comments Received:

from MaryAnn Lounsbury:

July 11, 2005

Town of Rosendale  
Comprehensive Plan Committee  
Rosendale, NY 12472

Dear Committee Members and Planner:

Please accept my gratitude for the Herculean job that you have undertaken and brought to this point. I personally applaud each of you and all of you for the enormous amount of personal time and dedication you have devoted to getting this right.

Following are my thoughts:.

Commercial square footage size restrictions would limit out of scale "big box stores".

Commercial height restrictions would limit out of scale "office buildings".

To provide housing options for residents of different economic means and guarantee mixed use and insure against pre-determined income level "clusters", please consider as have many counties and municipalities, that developers of multi-family housing be required to have a certain percentage of the new units meet a standard of "affordability".

Should the Town ever be bequeathed or sold (in any way) land, which then becomes public property -consideration should be to urge that any future sale for commercial use is prohibited. All new residential construction -garages behind residence.

As of May 14, 2005, 132 cities nationwide signed onto the Kyoto Protocol on global warming. Some of the actions include purchasing hybrid electric-gasoline powered vehicles, shutting off idling cars, trucks, buses, etc., and lowering electric consumption by targeted percentages and dates. I would ask that the Committee research and adapt and adopt some of the protocol.

It is critical that the Committee includes an opinion and future guidelines for Rosendale in response to the Supreme Court ruling on eminent domain.

Thank you for the opportunity to submit my input

Rosendale, NY 12472

From Dominick Mercurio:

Comments for the Public Hearing of the Draft Rosendale

Comprehensive Plan, April 11, 2005

A cliché borrowed from industry fits the situation we have before us today: "Fail to plan, plan to fail". Rosendale really needs a plan, a plan that reflects the will of the residents and prevents the Town from having its character and its charm washed away in a flood of bad development and inappropriate growth.

People say to me when I tell them I live in Rosendale "Oh, you're the people that are against everything". I respond by saying " That may be so, but Rosendale seems to be the place where people try to dump bad projects and developers try to mine our gold while giving us the shaft". A case in point is the recent attempt by an out-of-town developer to force a grossly out-of-scale housing project into the town, a project that was seen as inappropriate even by people in the affordable housing business.

While Rosendale is a town of great beauty and character, it is also the land of four Quickie-Mart gas stations within 500 feet and the source of most of the examples of bad and unsightly roadside development used in Ulster County Planning Board training sessions.

I'm no advocate of a regimented Stepford community and I understand that part of the charm of our town is that we live in diverse and sometimes unique circumstances, and I don't get the feeling, after reviewing this draft plan, that it advocates conformity and control. For the most part this plan does a good job of defining who we are, how we live, what we value, and what we feel we should preserve and protect. The overwhelming participation of Town residents in the Plan survey clearly shows that the time has come to put some backbone into the preservation of our best resource, our non-standard way of life.

The areas that are of particular interest to me are taxes and development, they are inseparable. I recently obtained three different analyses from three parts of the country: Montgomery County, New Jersey, Ann Arbor, Michigan, and Bellingham, Washington, as well as an essay titled "Is Smart Growth the Ultimate Oxymoron; Smart Growth, the Sierra Club, and the National Association of Home Builders".

The consensus of these documents is that the largest contributor to property taxes is population growth. One study pegged the ratio of property tax revenue, that is, how much is consumed in resources and services for each dollar taken in of tax revenue, as follows: for each dollar paid businesses consume 26 cents in services, farms 62 cents, and dwelling units \$1.40. To its credit, the draft plan speaks of strategies to fit appropriate business growth in Rosendale. But at the same time the plan encourages various strategies that, while bearing the seemingly beneficial goal of creating areas of higher density with the intention of preserving open space, actually lend themselves to increased population growth and a greater demand on services and resources.

At a time when developers are attempting to place tenants in apartments built on every square foot of an island in the middle of a wetland and the Towns designated "economic development" sites are being developed for more housing and population, it is especially critical that land use in Rosendale be looked at with respect to the carrying capacity of the Rosendale environment. Rosendale cannot be allowed to become a clone of the downstate counties, with their overcrowded and overtaxed systems and the tax burden required to service a flood of new population. The community with increasing population AND decreasing taxes has yet to be found, and "adding people to the tax base" is like an alcoholic trying to drink 'til he's sober.

The point here is that well-intentioned strategies like "Smart Growth", that attempt to increase density while preserving open land, still increase population and the accompanying demand and taxes. This concept is endorsed by Sierra Club and NAHB, for entirely opposite purposes. While the Plan speaks of "Conservation Subdivision" and "Cluster Development", I'd like to see the plan address the "carrying capacity" of Rosendale, and I'd like to see language in the Plan that prevents abuse of zoning and possibly beneficial land use legislation by forbidding the use of the non-buildable portion of a parcel of land, the swamps and wetlands and already-protected areas and steep slopes and cliffs from being considered in the area calculation that is used to determine what can be built. If we're going to preserve land, let's protect valuable land, not the unusable parts. It's not "Open Space Preservation" when all that's protected is the land with little or no value. Thanks for listening,

Nick Mercurio  
Submitted by Nick Mercurio, 161 Cottekill Road, Cottekill, NY

TO: Rosendale Comprehensive Plan Committee

FROM: Peter Fairweather, AICP

DATE: July 30, 2005

SUBJECT: Comments received during public hearing and recommended responses

In this memo I have summarized the comments raised at the public hearing convened on July 11, 2005. As of this time, I have received no other comments from this hearing. I will check at the Town Hall on Monday, but wanted to get this ready for your consideration in advance of our meeting on August 8<sup>th</sup>. In addition to the responses addressed here, we do need to address the comments received at the public meeting of April 11, 2005.

In this memo, I have listed the July 11 comments with my recommended responses. I have also included at attachments samples of how the plan draft could be revised to reflect comments received.

#### **PUBLIC HEARING COMMENTS**

##### **Comment by John Maylie:**

- The plan lacks a single map defining future zoning. The plan does not identify a specific location and/or locations for industrial zones.

RECOMMENDED RESPONSE: I would recommend a section be added following page 10 in the "Introduction" to provide an overview of current zoning and to summarize how the recommendations in the plan address zoning. A draft of this section is attached to this memo as pages 11 and 12.

##### **Comment by Supervisor Robert Gallagher:**

- The plan does not define specific site for industrial zoning

While the committee has not be able to agree on a specific site for an industrial zone, the plan includes criteria for siting such a zone. The sites currently under consideration by the Town Board are fully consistent with those criteria. (cf. page 36 of the February draft)

**Comment by Joseph Havranek:**

- Property rights are a very important issue and need to be protected. Local codes do exist and these already restrict some uses and potential actions on the part of property owners.
- The plan should stipulate that, as zoning changes are considered, land owners who could be potentially affected should be notified through a mass mailing or other form of appropriate notification
- Under the implementation section, the term “regulation enacted” is used repeatedly. This should be changed to less stringent language that indicates changes will be made only after public notification and consultation.
- Mr Havranek had previously raised a concern about the need to revise the public safety recommendation on page 48 to better reflect the concerns of the police commission.

RECOMMENDED RESPONSE: I recommend that the sentence be added in the implementation section: “NOTE: As zoning changes are considered, land owners who could be potentially affected should be notified through a mailing or other appropriate form of notification prior to the zoning committee beginning its discussions.” In addition, I would recommend changing the phrase “regulation enacted” in the implementation section to “Regulations/policies adopted in consultation with public and/or property owners.” I have also included some draft language on the public safety recommendation. (See attached pages 48 and 52-61.)

**Comment from Deb Tierney:**

Emergency services description on page 48 has two inaccuracies: Figure 25 is incorrectly labeled and Hudson Valley Ambulance no longer serves Rosendale.

RECOMMENDED RESPONSE: These errors will be corrected as shown on the attached page 48.

**Comment by Mary Anne Lounsbury:**

1. The Ballston Spa comprehensive plan has language that specifically prohibits a large-footprint store such as Wal-Mart from being developed in the Town.

2. The plan includes a recommendation that new construction would be required to have garages located behind the residences
3. Commercial height restrictions would limit the scale of development
4. The plan guarantees mixed use—the plan should consider requiring developers of multifamily housing to have some units that meet affordability criteria.
5. If the town is given land, the future sale for commercial use should be prohibited.
6. Other municipalities have subscribed to the Kyoto protocols. Rosendale should consider doing the same.
7. The committee should include an opinion and guidelines on the use of eminent domain.

RECOMMENDED RESPONSE: This response will deal with each of these seven items individually:

1. The plan does not specifically prohibit any large-footprint uses. However, its language is very clear that future commercial development should be small scale and consistent with existing development in the Town. (cf. pages 32-33 of the February draft.)
2. The plan recommends adoption of commercial design guidelines. At this point the New York Planning Federation hamlet guidelines will be attached as a resource for the plan. However the guidelines are consistent with her concern for keeping a traditional neighborhood design, including encouraging garages in commercial areas to be set back behind the front of the building.
3. The plan endorses the concept of small scale development and the creation of design guidelines. (cf. pages 32-33 of the February draft.)
4. The plan agrees with her concerns for mixed use and keeping housing affordable by encouraging a variety of types and price ranges. (cf. pages 39-40 of the existing draft.)
5. While the town should certainly abide by the terms and conditions of donated land it may accept, I would recommend against this as a general policy. There could easily be a time when it is in the Town's advantage to sell excess land for commercial development.
6. I would suggest that the Town refrain from becoming involved in questions of international law and treaties.
7. The committee has already included a strong opinion against the use of eminent domain as part of the implementation of the plan.  
(cf. page 16 of the February draft)

### ***Analysis of Current Zoning [to be inserted following page 10]***

When reviewing the state of zoning in a community, two questions must be addressed:

1. Does it realistically reflect the existing land-use conditions in the Town? That is to say, the zoning should support existing desired land-use patterns to be sustained without undue requests for variances and zoning changes.
2. Does current zoning provide for orderly growth in the future?

This section provides a summary of the ability of Rosendale's current zoning to meet these criteria.

#### **Criterion 1: Realistically Reflecting Existing Land-Use Conditions**

Our analysis indicates that Rosendale's current zoning meets this criterion. The zones are largely consistent with existing land-use and settlement patterns. (See Figure 11.) In addition, when asked, the Zoning Board of Appeals indicated that the appeals it receives tend to be isolated incidents requiring minor adjustments. They reported no areas or zones in Town that were the subject of a high-volume of appeals consistently tied to particular aspects of the ordinance.

#### **Criterion 2: Providing for Orderly Growth in the Future**

Our analysis indicates that current zoning does not fully meet this criterion in two important ways:

1. Current zoning does not fully respond to important environmental constraints associated with Rosendale's landscape, such as the limestone Karst region, the Shawangunk Ridge, important water resources, etc. As shown in the map in Figure 11, much of the undeveloped land remaining in Rosendale is associated with environmental constraints of some sort, ranging from wetlands to steep slopes, to the complicated subsurface geology associated with the limestone Karst region.

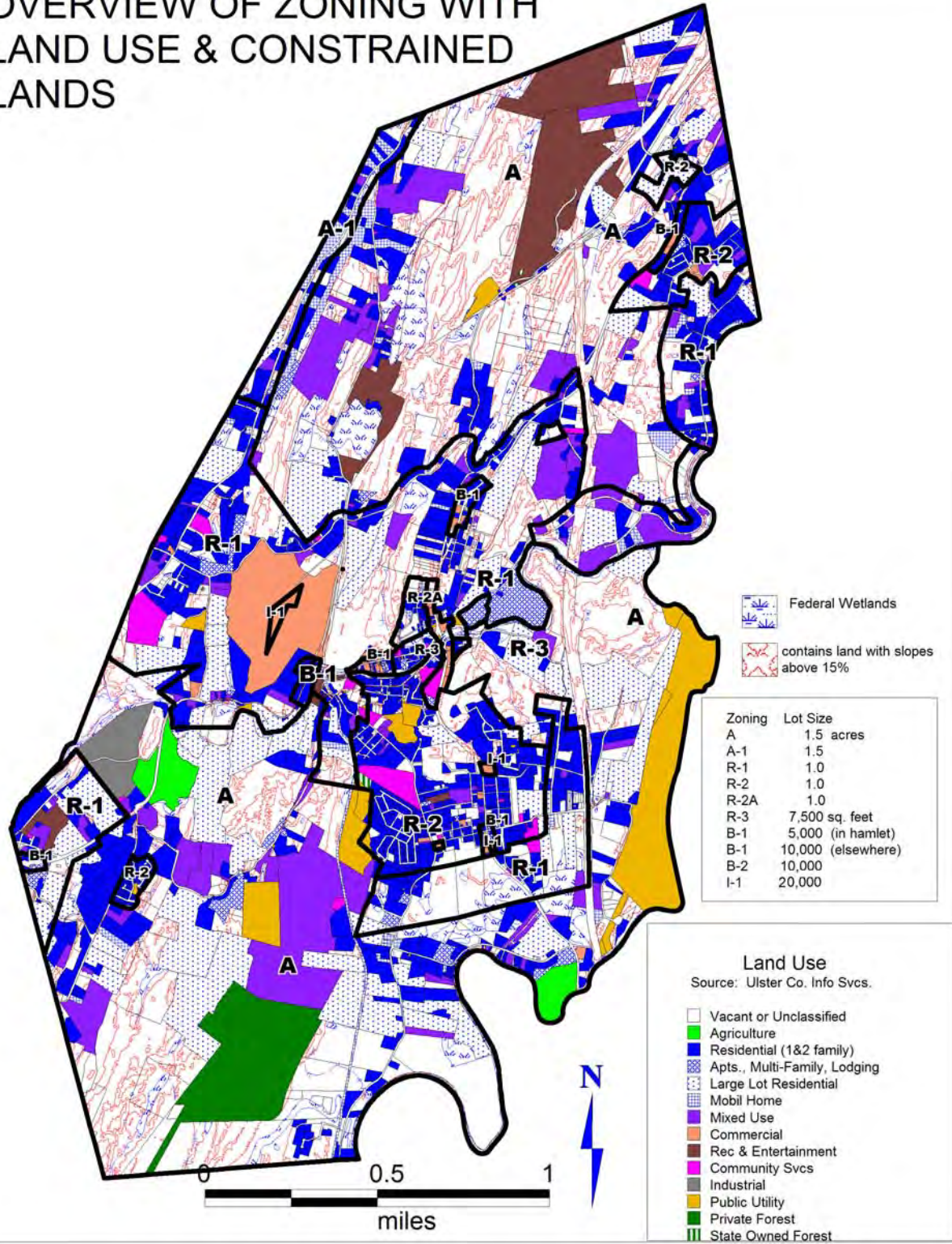
Consequently this plan contains numerous recommendations to incorporate current practices that will improve the ordinance's ability to accommodate growth in an environmentally sensitive manner. NOTE: in most cases these environmental issues can be dealt with through such techniques as conservation subdivisions, riparian buffers and planning overlays. However there may be specific limited locations where the resources involved are especially sensitive to development. In such extraordinary cases, it may be necessary to reduce the density of allowed development to provide adequate resource preservation. However, in most cases, the use of enhanced planning techniques should be able to address issues of resource preservation.

2. Current zoning does not provide sufficient land for future industrial and commercial development. Nor does it ensure that this development will occur in a manner that is of high quality and consistent with Rosendale's already distinctive built environment. The plan addresses this issue in two ways. First, it calls for the creation of a new light industrial zoning to be located along the Route 32 corridor, along with the consideration of expanding the commercial zoning in the Rosendale hamlet. Second, the plan calls for adoption of commercial design guidelines and a gateway overlay zone to ensure that new commercial and industrial development are consistent with and reinforce the best of Rosendale's built environment. The recommendations also encourage that new commercial development should incorporate residential use in those circumstances where it is appropriate.



Figure 11

# OVERVIEW OF ZONING WITH LAND USE & CONSTRAINED LANDS



The Town should ensure that its policies provide maximum incentives for its volunteers. This includes such morale-boosting gestures as recognition ceremonies and celebrations. It also could involve such policies as reserving portions of new housing developments for community volunteers, particularly in emergency services. Some communities have also sought to extend insurance and retirement programs to volunteers to compensate them for their contributions to the community.

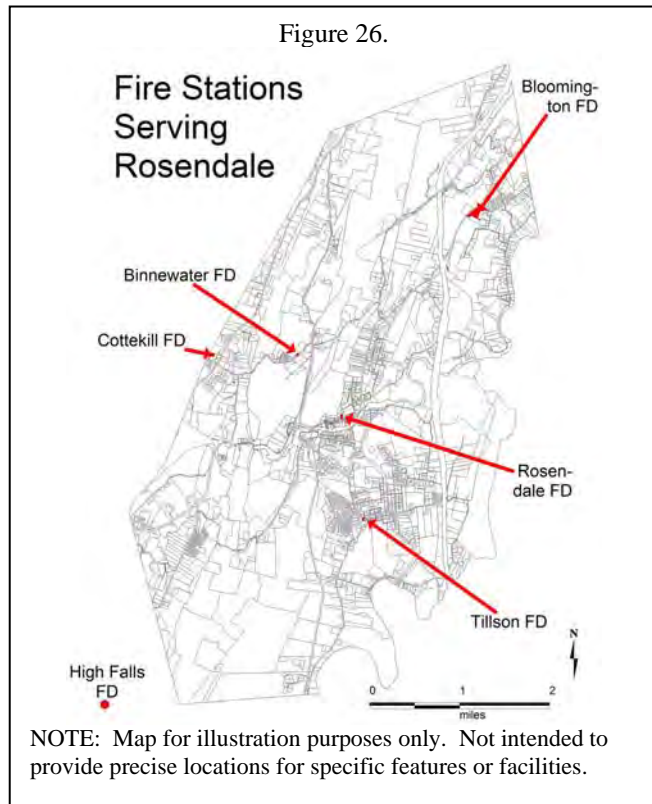
***The Town should continue to maintain an adequate geographic coverage for emergency services.***

As shown in Figure 26, Rosendale is currently served by fire companies dispersed throughout the Town and in High Falls. Ambulance service is provided by Mobil Life Support based out of Kingston. As the region continues to grow and traffic patterns continue to increase and change in Rosendale, the Town should regularly review the response times of its service providers to ensure that all areas of Town remain adequately served. In addition, the water study recommended elsewhere in the plan should include a review of the water needs for firefighting purposes to ensure that adequate supplies exist throughout the Town.

***The Town should ensure that there is an actual as well as perceived sense of safety and security for residents, merchants, workers and visitors in its neighborhoods, shopping areas and other public spaces***

A sense of safety and well-being is important for healthy neighborhoods, hamlets and business districts. As Rosendale grows over the years, town policies should consistently enhance the existing safety of these areas by such measures as:

- Continually reviewing current practices and evaluating new approaches to policing and public safety programming to ensure
  - staffing, scheduling and coverage of police patrols provide all parts of the town with adequate public safety coverage at all times as the needs of these areas change over time
  - officers have necessary training in such areas as first response, community policing and other important aspects of public safety
  - adoption of new technologies that can improve public safety effectiveness while increasing operational efficiency of the police and other public safety programs
- Ensuring that investments in public infrastructure (e.g., sidewalks and street lighting) reduce perceptions of isolation and enhance the ability nearby residences and businesses to be able to informally monitor activity in public spaces



# PLAN IMPLEMENTATION

## PLAN IMPLEMENTATION

This section of the plan outlines a timetable for implementing its recommendations. Implementation of the plan will require the strengthening of a variety of community partnerships in the town. Building and maintaining these working relationships should be a central thrust of plan implementation. This will involve the use of cooperative, incentive-based techniques. These will range from zoning incentives to collaborating planning processes. It will also mean looking for ways to work cooperatively with property owners to bring about many of the plan recommendations.

One of the most important elements of implementing the plan will be revising Rosendale's zoning regulations to make them consistent with the plan recommendations. This effort should begin immediately. The Town should consider appointing a committee to work with a professional consultant on the zoning issues. For purposes of continuity, at least one or two members of the zoning committee should be drawn from the membership of the comprehensive plan committee. NOTE: As zoning changes are considered, land owners who could be potentially affected should be notified through a mailing or other appropriate form of notification prior to the zoning committee beginning its discussions.

The implementation schedule given below groups actions in three priority areas. "Immediate priority" actions should be initiated immediately. Whenever possible, such projects should be completed within the first six months after plan adoption. "Secondary priority" actions should be initiated within the first year after plan adoption. These projects should be completed within the first two years after plan adoption. "Long-term" actions should be initiated after the first year following plan adoption. They should be completed within five years of plan adoption. The plan itself should be subject to review and update within three to five years after its adoption by the Town board.

<b><u>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</u></b>			
<b><u>RECOMMENDATION</u></b>	<b><u>SUGGESTED LEAD RESPONSIBILITY</u></b>	<b><u>ACTION</u></b>	<b><u>CRITERIA FOR EVALUATING SUCCESS</u></b>
<b><u>Immediate Priority Actions</u></b> <b><u>(implemented within the 1<sup>st</sup> Year)</u></b>			
Adopt Conservation Subdivision Practices	Zoning Review Committee/Town Board	Incorporate Conservation Subdivision into Zoning /Subdivision Regulations	Regulations/policies adopted in consultation with public and/or property owners
Ensure that Land Use Policies Recognize and Respond to Significantly Constrained Lands	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners



# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create a Town-wide Open Space Plan, including Viewshed protection and a Parks & recreation strategy	Environmental Conservation Commission	Create Plan	Plan Adopted by Town Board
Create catalogue of easement, deed restrictions and other legal covenants protecting open space	Town Board	Task assigned to appropriate committee/consultant	Catalogue created
Implement riparian protection policies	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Implement currently adopted stormwater management plan	Town Board/Employees	Responsibilities for actions assigned to appropriate Town positions	Policies and practices changed to reflect management plan recommendations
Ensure clearing and grading standards under site plan review and subdivision review provide sufficient protection	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create protection strategies for important natural resources	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Identify Historical Resources in need of special care	Historic Preservation Committee	Compile inventory and recommendations for improved care	Inventory compiled including actions for improving care of resources
Adopt design guidelines for industrial and commercial development	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create a Gateway Overlay Zone	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create a unified approach for Economic Development	Town Board	Board assigns responsibility to appropriate party	Committee/group charged with econ. dev. responsibilities

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create and fully fund long-term plan to upgrade sewer and water systems	Water/Sewer Commission	Commission established & begins planning process	Plan approved & initial funding secured
Establish capital improvement planning process	Town Board	Create Capital Planning Committee	Multi-year capital plan in place
Review Town Code Enforcement Capabilities	Building Department/Zoning Review Committee	Review practices and policies and fee structure to identify and correct deficiencies	Recommendations referred to Town Board for adoption
Review logging regulations	Ad hoc committee	Town Board appoint committee	Recommendations forwarded to Town Board for adoption
<b>Secondary Priority Actions (implemented by the end of the 2<sup>nd</sup> Year)</b>			
Provide incentives for cluster development in appropriate locations	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Review and as necessary revise agricultural district designation	Town Board	Appoint committee to conduct review and make recommendations in concert with farmers and landowners	Revisions forwarded by Town Board to County Farmland Protection Board
Create overlay zone for important recreation water bodies	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create water resources planning overlay	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Charge Economic Development Commission to Provide Support to Existing Businesses	Town Board	Commission tasked by Board	Commission holds meetings with employers in Town & reports results to Town Board

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create Tourism Committee to coordinate promotional efforts	Town Board	Town Board appoint committee	Coordinated program of tourism promotion implemented by local business community
Request Annual feedback from UCDC about local economic development plans and goals	Town Board/Economic Development Commission	Seek regular meetings with UCDC representatives	Establishment of regular meeting schedule with UCDC
Maintain existing Business & Industrial Zones along routes 32 and 213 as compact nodes	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Final zoning revisions provide for nodes of commercial/ industrial development
Establish and/or maintain pedestrian connections among business and residential areas in Rosendale hamlet	Town Board/Highway Superintendent	Identify and implement improvements in pedestrian connections in those areas	Improvements approved and funded
Develop Town-wide parking plan	Town Board/Highway Superintendent	Identify and implement improvements in parking, signage and access in and around commercial areas	Improvements approved and funded
Create overlay zones to recognize and nurture small mixed-use hamlet centers	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Create opportunities for broadening the range of housing choices/ Explore options for housing affordability	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Commission a water resources study	Town Board	Create committee and retain consultant	Study concluded and recommendations implemented
Ensure and actual and perceived sense of safety and security in public spaces	Town Board/Police Commission	Police Commission make recommendations for strategies and staffing	Recommendations approved and adopted
Create regulatory system that emphasizes cooperation and incentives	Town Board	Ongoing	Resident feedback indicates that Town policies becoming more "user-friendly"

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
Create design standards and/or design process for multi-family housing	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
<b>Long-term Actions (implemented by the end of the 5th Year)</b>			
Enable conservation density subdivisions as a tool for Town Policy	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Encourage Community Supported Agriculture in Rosendale	Town Board	Logistical support offered (e.g., meeting space, links to Town website)	CSA entrepreneurs hold meetings; disseminate information
Create an official plan for public access to outdoor recreation areas	Town Board	Committee appointed to create plan (could be ECC)	Plan recommendations adopted
Create and maintain inventory of sites important to Rosendale's history	Historic Preservation Committee	Compile inventory	Inventory presented to Town Board
Enhance local awareness of and understanding of existing historic districts	Historic Preservation Committee	Compile documentation on districts and present to planning board and other agencies	Documentation on historic districts presented to planning board and other agencies
Encourage development of interpretive themes for coordinated programs among historic sites and local history courses	Historic Preservation Committee	Work with sites and local school districts	Local Rosendale history unit included in school courses
Encourage private organizations and/or individuals to preserve local cemeteries	Historic Preservation Committee	Inventory local cemeteries and contact local families and organizations	Local cemeteries each under care of appropriate private interests
Include agriculture in Town's economic development efforts	Economic Development Commission	Invite participation from farmers in actions	Farm representative included on Commission
Conduct study of Zoning on eastern end of Main Street in Village Hamlet	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or



# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b>RECOMMENDATION</b>	<b>SUGGESTED LEAD RESPONSIBILITY</b>	<b>ACTION</b>	<b>CRITERIA FOR EVALUATING SUCCESS</b>
			property owners
Encourage efforts to build stronger relationships among hamlet businesses for joint marketing/cross promotion	Economic Development Commission	Consider creating Business Improvement District or other mechanisms for joint marketing	Hamlet merchants regularly undertaking joint marketing and cross promotion
Minimize light pollution by establishing lighting standards	Zoning Review Committee/Town Board	Identify and adopt appropriate regulations	Regulations/policies adopted in consultation with public and/or property owners
Update the Noise Ordinance	Town Board	Committee appointed to recommend updates	Committee recommendations adopted
Promote better enforcement of speed limits and/or traffic calming	Highway Superintendent/Police Commission	Review conditions and make recommendations to Town Board	Recommendations adopted
Review current burning regulations	Town Board/Building Inspector	Town Board appoints committee to work with Building Inspector to make recommendations	Recommendations adopted
Ensure adequate facilities to support use of mass transit	Town Board/Highway Superintendent	Review adequacy of "Park and Ride" arrangements	Designation of permanent, well marked park and ride area
Explore intermunicipal agreements to share services	Town Supervisor	Discuss possibilities with Ulster Co. Supervisors	Establishment of intermunicipal agreements
Seek more efficient lay out of Town offices	Town Board/Capital Planning Committee	Make recommendations for inclusion in long-term capital plan	Recommendations included in long-term capital plan
Adopt a comprehensive approach to development and location of all public facilities	Town Board/Capital Planning Committee	Facilities plans are included in long-term capital plan	Facility plan become part of long-term capital plan
Seek to expand rewards and incentives available to community volunteers	Town Board	Encourage all Town departments to seek	New incentives/reward system created for community

# PLAN IMPLEMENTATION

<b>TOWN OF ROSENDALE COMPREHENSIVE PLAN: SUGGESTED IMPLEMENTATION SCHEDULE</b>			
<b><u>RECOMMENDATION</u></b>	<b><u>SUGGESTED LEAD RESPONSIBILITY</u></b>	<b><u>ACTION</u></b>	<b><u>CRITERIA FOR EVALUATING SUCCESS</u></b>
		opportunities to reward volunteers	volunteers
Maintain an adequate coverage for emergency services	Town Board	Annual review of response times of emergency services to ensure adequate coverage	Annual report issued by Town on response time of emergency services
Maintain and enhance access to the Rosendale Library	Town Board/Highway Superintendent	Review condition of pedestrian walkways and areas of pedestrian/vehicular conflict	Recommendations for improvement included in long-term capital plan
Town policies should respond to the needs of an aging population	Town Board	Appoint committee to recommend actions to improve access by aging population	Recommendations adopted
Encourage community meetings to monitor plan implementation	Town Board	Meetings scheduled throughout Town to review plan progress	Meetings held on a regular basis
<b>REVIEW COMPREHENSIVE PLAN FOR UPDATING</b>	<b>TOWN BOARD</b>	<b>APPOINT COMMITTEE TO REVIEW</b>	<b>COMMITTEE APPOINTED</b>

Appendix D. Resources for Planning: These documents are provided as examples of resources that can be used by local government, residents and others to achieve the goals and recommendations of this plan.

1. Sample Design Guidelines from the Dutchess Land Conservancy
2. Listing of Grants for Infrastructure and Downtown Revitalization for which Rosendale may be Eligible
3. Hamlet Design Guidelines from the New York Planning Federation
4. The Draft Biodiversity Assessment Report completed by the Rosendale Environmental Commission

## Planning Resource 1. Sample Design Guidelines from the Dutchess Land Conservancy



# PLANNING AND SITING YOUR HOUSE

## **A Guidebook**

Dutchess Land Conservancy  
Millbrook, New York





# PLANNING AND SITING YOUR HOUSE

## A Guidebook

**Dutchess Land Conservancy**  
Millbrook, New York

### Introduction

Welcome to Dutchess County. Whether you are a longtime or new resident, or visitor of this area, you have witnessed the fantastically beautiful, bucolic countryside that everyone living here wants to protect and husband. This guidebook presents some guidelines to help you site and build a home to harmonize with our natural landscape. Following these recommendations can result in avoiding a highly visible mistake that detracts from the rural, scenic and visual experience that we currently enjoy.

## General Considerations

Choosing a site and designing your new house can be a daunting experience. However, if you respect the character of your surroundings and let nature guide your design you will find the task much easier.

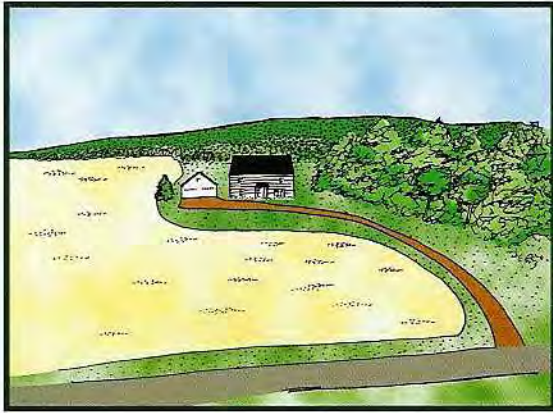
The historic landscape consisted of village clusters surrounded by working landscapes such as farm and forestland. Take a look at the historic development patterns surrounding the area where you want to build before you plan your house. A suburban pattern of house siting is often monotonous - an equal rhythm of building and yard - whereas a more historic rural pattern clusters buildings together and surrounds them with larger expanses of open land.

Consider the contours of your land and try to adapt the buildings to fit within them rather than imposing your structure upon them. Consider the needs of those who will share your land with you so that habitat for existing species, both plant and animal, may be protected. Respect the rights of your neighbors so that you do not intrude upon their view. Remember, everyone may not share your taste. Consider the surrounding vegetation and site your structure so that it will blend with the existing trees and shrubs.

A good house site and design is one that complements its setting, its neighborhood, and its location.







### **Preferred – Hillside Siting**

Consider reducing the prominence of a crestline siting by building lower on the landscape. Locating your house in the middle of the slope will still afford superior views while providing good natural drainage and easier access. A southeast facing slope will provide good solar orientation, enhancing winter warmth and protection from winter winds. If you take into consideration the natural contours of the hill, you will minimize grading and soil erosion and lessen the danger to the stability of the site. Choose a house site that is located on one side of a property rather than in the middle. Lower the building profile by choosing traditional rooflines.

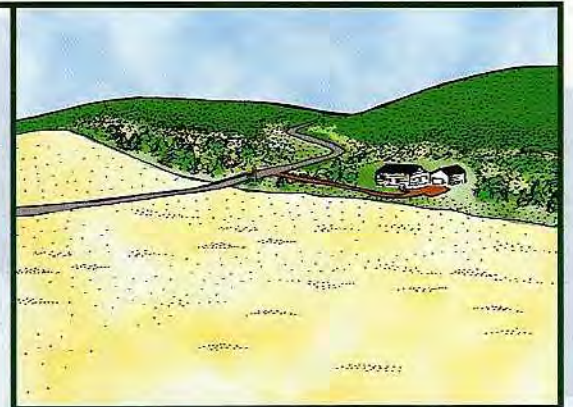


### **Avoid – Crestline Siting**

Locating your house on the crest of a hill increases its exposure to winter winds, the strong summer sun, and disrupts the crestline and the neighbors' views. Soils are typically more shallow on ridgelines and construction of a basement may be costly, if not impossible. If you cannot locate a well at the crest, water will have to be pumped from a site lower than the house. A hill-top siting will increase the driveway length often requiring more extensive grading and utility work, thereby adding expense to the construction. During the winter, slippery conditions may force you to park your car at the end of the driveway. If you must locate your house on a hillcrest retain as many existing trees as possible. Paint or stain your house in a natural color and choose a design that fits into rather than on top of the landscape.

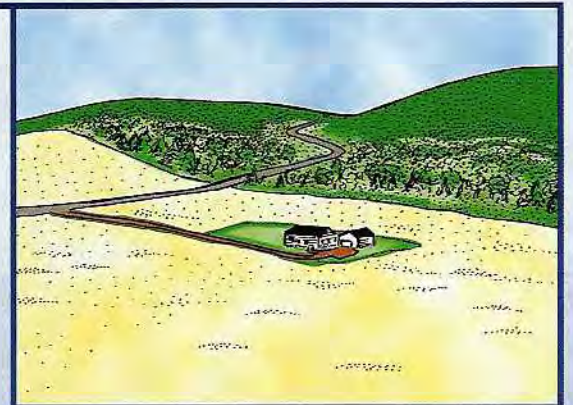
### **Preferred – Siting at the Edge of a Field**

By siting the house at the edge of the field next to the woods you will acquire shelter from the wind, shade from the summer sun, and privacy. The woods and undergrowth provide valuable vegetation to absorb runoff and prevent erosion. Siting a house at the edge of a field frequently affords a picturesque view that is lost by siting the house in the field itself. The siting will retain as much agricultural and forest land as possible for future use and enjoyment.

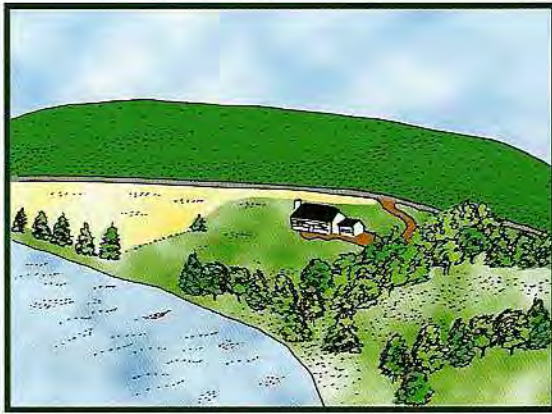


### **Avoid – Siting in the Middle of a Field**

By siting your house in the middle of a field you lose any protection from the wind and sun that the landscape might offer, as well as any hope of privacy. As a result, you will eventually have to resort to extensive and expensive planting. Because your house will have no relationship to its surroundings, it will intrude on the view of neighbors and passersby. More agricultural land will be removed from production.

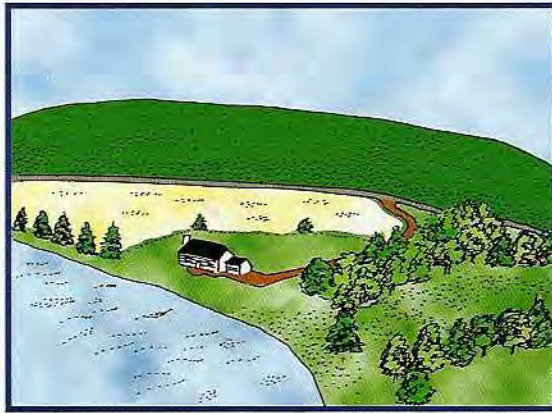






### **Preferred** – Siting away from a Lake or Waterbody

By building your house at a distance from the water you will leave room for intervening planting to absorb pollutants and provide privacy from passersby on the lake. Locating the driveway, parking area and septic system on the house side opposite the lake keeps runoff and other pollutants from entering the water. During severe storms, the vegetation can also absorb significant amounts of water, reducing the danger of flooding. Finally, the planting softens the appearance of the house and shields it from those who use the lake.

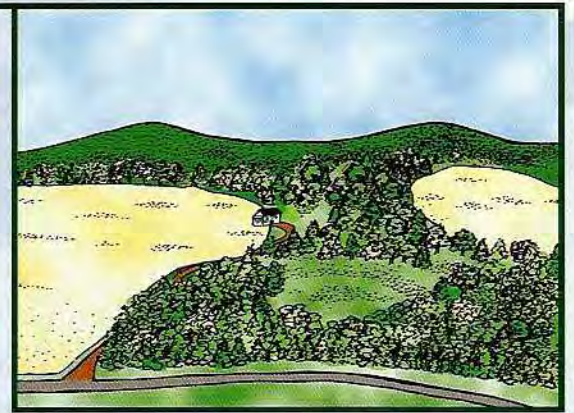


### **Avoid** – Siting at the Edge of a Lake or Waterbody

Locating your house, driveway, parking area, and septic system at the very edge of a lake allows no room for intervening vegetation to filter pollutants from septic systems, car oil and gas residue, and salt and sand used on driveways that might contaminate the lake. Eventually, pollutants could cause eutrophication, rendering the lake useless for habitat and recreation because of overgrowth of aquatic plants. In addition, you will damage shoreline habitat that is essential for a number of species.

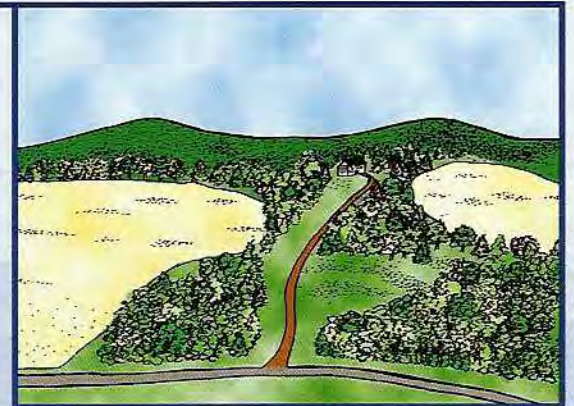
### **Preferred** – Edge Siting

Edge siting is the least wasteful of resources and does not fragment or disrupt important habitat or other resources. Building at the woods edge at the west or north end of a clearing provides the best protection from winter winds and summer sun. Trees provide privacy and a buffer, and help to control erosion, provide habitat, and frame views. It is important to maintain the existing plant diversity and provide a transition from the built to the natural environment. By retaining existing vegetation, your landscaping is already done in a low maintenance, natural style. This will also provide cover and food for wildlife. The more you minimize changes to the landscape, the more wildlife you will enjoy.



### **Avoid** – Forest Fragmentation

Siting a house in the middle of a forest may cause fragmentation of an important wildlife habitat or other resource. A simple road cut through a forest can effectively destroy an ecosystem by introducing new predators that may terminate a more sensitive species. This location uses more of the valuable resources for a house site than may be necessary. It typically requires more site work such as tree clearing for the driveway and house site. "Cleaning up" underbrush in woodland areas eliminates important habitat cover.





# Planning For and Selecting a Site

## PLANNING AHEAD

- Start with a good plan. Careful planning will enhance the value of your property.
- Remember that you are investing in your community - learn from existing settlement patterns. Rural areas have a special character; respect the past and be considerate of what currently exists. The more you take this into consideration when planning your design, the happier you may be with the results of your efforts.

## OFFSITE VIEWS

- Look at your property from off site. A good design complements its setting.
- Try not to disrupt scenic views. Try not to alter the area's visual character from off site dramatically. Attention to the landscape will help to ensure the existing character of an area as a whole.
- Look at your property from a neighbor's to ensure that your house site won't disrupt their view.

## SITING

- Consider building closer to the road. Historically house and farm compounds were located on the road out of necessity. A cluster of buildings separated by open land provides interest.
- Siting your house to effect the least amount of change to the landscape will protect the property's most valuable assets.

### Crestline

- Consider building along the side of a hill rather on the crestline where the sun is hotter and the wind is colder.

### Field

- Locate your house at the edge of a field to preserve the field's future agricultural potential, views, and to shelter the housesite.

### Water

- Set your house back from a stream or water body to preserve its integrity and health - a 100-foot minimum setback is recommended.

### Woods

- Try not to fragment the forest. Consider tucking your house into a woodland edge, screened by a few trees at the edge of the property.
- Partially hide your house using the existing terrain.

## SITE WORK

- Let nature help guide your design. Minimize the degree to which the terrain is altered.

### Site Clearing

- Do not over-clear a site. Start small and clear only what you must. Clear additional trees as you get to know your site.
- Look at your housesite from outside as well as your views from inside. Selective clearing for views is recommended. After all, it's much less costly to clear a bit at a time than to try to replant large specimens.

### Preservation of Existing Features

- Protect existing unique site features such as stone walls, rock outcroppings, and mature trees. Mark the features you want to save during construction. Remember it takes only 6 inches of fill on a root system to kill or injure a tree.
- Consider not "cleaning up" (clearing the underbrush of) woodlands and fence lines which will eliminate increasingly scarce wildlife habitat.

## DESIGNING YOUR HOUSE

### Design

- The exterior architecture of buildings should be compatible with traditional buildings found in the general vicinity and should utilize traditional materials.
- The design should blend into rather than protrude from the landscape.

### Solar Orientation

- Solar orientation for winter warmth should be a south to southeast facing slope. Orient the long face of the building to the south.
- Principal and gathering rooms such as the kitchen and living room should be located on the south and east side. Locate storage areas, closets, and pantries on the north side of a house.

### Slope

- The architecture should complement and not dominate the landscape. Houses should conform to the slope. Don't level the land on which you are planning to build. It is much easier to design a building to step down the slope. Level areas are only necessary for parking areas and septic systems.

### Size

- The size of a building should be appropriate to the site as well as the use of the structure.
- Large structures should be sited in areas that are not visible from the road or should be screened to fit in with the existing terrain.



- Allow the landscape, rather than the buildings to remain the dominant feature.

### Height

- Buildings should not exceed the height of mature trees in their immediate vicinity and should not protrude above the treetops as seen from the road.

### Color

- Consider color - natural or historic colors such as browns and grays tend to blend into the landscape. Brighter colors tend to stand out and contrast with the natural settings (especially on buildings set high on a hill).

## LANDSCAPING

### Buffers

- A buffer of mature trees at the north and west of the house site provide a windbreak.

### Erosion Control

- Erosion control is very important. Stake haybales on the downside of construction to prevent silting of streams and ponds.

### Plants and Lawns

- Stockpile plants removed from the construction site for later use. It could save a considerable amount of cost for plant material.
- Minimize the amount of lawn.

## OUTBUILDINGS AND FENCING

### Outbuildings

- Often larger properties require numerous buildings. Cluster these buildings (house, barns, sheds) together. Retain larger blocks of unbuilt land consistent with surrounding land use patterns.

### Fencing

- Fencing that is normal and customary in the immediate vicinity, such as wire, three or four board, and post and rail is recommended.
- Chain link fencing should not be used on the perimeter of a property.
- Stockade or other privacy fencing should be limited in quantity and used only around those areas that require privacy. It is not recommended along the sides of the road which could impair scenic views.

## DRIVEWAYS AND UTILITIES

### Driveways

- Driveways should follow the natural contour of the land.
- Driveways should be located along the edges of fields and forests and at least 100 feet from ponds, streams or other water bodies.
- Avoid building driveways in wet areas.
- Well planned drainage will prevent erosion and washouts.
- Avoid paving a driveway. Let the water be easily re-absorbed into the earth.
- Keep the driveway on one side, rather than in the middle of a site.
- Retain trees along the driveway edge to keep it inconspicuous from off-site.
- Make sure that the driveway width is narrower than the road it accesses.
- Driveways should focus on the front door - "the entrance" - and then turn away.

### Parking Areas

- Parking areas should be to the side of the building rather than directly in front.

### Utilities

- Locate utilities next to the driveway and underground when possible.

## PERMITS AND TAX EXEMPTIONS

### Permits

- Check with your local building department about building codes that govern the construction of buildings and driveways.

### Local Tax Exemption Programs

#### Agriculture

- You may be eligible to receive a local tax exemption for keeping your property in agricultural use under the Agricultural Districts Law.

#### Forestry

- You may be eligible for a local tax exemption for keeping your property intact and in forest use under the Forest Tax Act - 480 A program.

*For more details on these programs, contact the Dutchess Land Conservancy.*





**Dutchess Land Conservancy**  
2908 Route 44  
Millbrook, New York 12545  
845-677-3002  
845-677-3008 (fax)

Dutchess Land Conservancy is a private, non-profit land conservation organization dedicated to preserving the rural countryside of Dutchess County, New York. The Conservancy was formed to protect the county's unparalleled scenic resources, agricultural heritage, historic settlement patterns, and diverse natural ecosystems.

The Conservancy fosters the belief that the public has a legitimate interest in Dutchess County's cultural heritage, agricultural productivity, biological diversity, and its recreational and visual resources. It is the public interest in these resources that the Conservancy attempts to protect for present and future generations. Through voluntary land transactions with private landowners, land planning assistance, and public education, the Conservancy helps to channel new development in ways which reinforce natural and working landscapes and create balanced rural communities.

**credits and acknowledgements**

**Project Director:** Rebecca E.C. Thornton

**Guidebook Text:** Carola Lott and Rebecca E.C. Thornton

**Editorial Assistance:** Hamilton Meserve

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Planning Resource 2. Listing of Grants for Infrastructure and Downtown  
Revitalization for which Rosendale may be Eligible

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To:

Re:

Fr:

Town of Rosendale

**Financing for Infrastructure and  
Downtown Revitalization**

Glenn Gidaly

Program Name:

Rural Utilities Water/Wastewater Loan  
Program

Agency:

Rural Development (USDA)

Eligibility:

Communities or "service area" with a  
population of less than 10,000.

Use of funds:

To construct, enlarge, extend, or  
improve drinking water or waste water  
facilities. This can include the  
development of new water sources,  
filtration, treatment, distribution,  
storage, hydrants, and meters.  
Additionally, related costs such as;  
engineering, legal, etc can be included.

Terms Available:

Funds would be available on a loan  
basis. Recent loans were committed at  
4.5% interest for a term of up to 38  
years. The long amortization rate  
makes this Program attractive for  
communities that are seeking to spread  
the cost out and keep the Annual Debt  
service at an affordable level.

Application Process:

Communities submit a "Pre-  
Application" which results in an  
"eligibility determination". If eligible,  
the next step is to file a final  
application. There is no deadline per  
se, but it is best to approach the  
Agency towards the beginning of the  
Federal Fiscal Year, which is 10/01.

Agency Contact:

Rural Development  
225 Dolson Avenue  
Suite 104  
Middletown, NY 10940 – 6569

Program Name: Clean Water State Revolving fund (CWSRF)  
Drinking Water State Revolving Fund (DWSRF)

Agency: NYS Environmental facilities Corporation (CWSRF)  
NYS Department of Health (DWSRF)

Eligibility: Projects that reduce or prevent water pollution (CWSRF)  
Community Water Systems

Use of Funds: Planning, design and construction of sanitary sewers and waste water  
treatment facilities. Upgrade or development of drinking water systems.

Terms Available: Waste Water projects: 1.99% 20 – 30 year term (recent bond offering)  
Drinking Water projects: 2.65% 20 - 30 year term (recent bond offering)

Application Process: A “Pre-Application” is submitted with the goal of being placed on the NYS  
Intended Use Plan (IUP). The IUP is set by 10/01 of each calendar year.

Agency Contact: CWSRF  
NY Environmental Facilities Corporation  
625 Broadway  
Albany, NY 12207 – 2997

DWSRF  
NYS Dept of health  
Bureau of Water Supply Protection  
547 River Street, Flanigan Square, Rm 400  
Troy, NY 12180

Program Name:	New York Main Street
Agency:	NYS Division of Housing & Community Renewal
Eligibility:	<p>Community based not-for-profit corporations that have been in existence for at least one year. Typically, a municipality partners with a Chamber of Commerce, a local development corporation, or a housing agency such as Rural Ulster Preservation Company (RUPCO).</p> <p>A NY Main Street project area needs to be a location that has at least 51% of the local residents having incomes at or below 80% of the Area Median Income.</p>
Use of funds:	<p>The purpose of the program is to upgrade mixed use areas of a downtown core neighborhood through the provision of façade loans and grants. The maximum grant to any one locale would be \$200,000. Additionally, the program allows for \$25,000 to be targeted for streetscape improvement such as; tree planting, street furniture, trash receptacles, etc.</p> <p>The program also has a provision for assistance to a downtown “anchor” building that would be important to revitalization such as; a movie theater, other cultural center or a large employer.</p> <p>Any successful applicant would also have to show how their program would increase the supply of housing for low/moderate income persons.</p>
Terms Available:	Funds are provided in the form of a grant, but must be matched by local business on a one-to-one basis. Minimum projects are \$50,000 and the maximum award is \$200,000. The program does not pay for Administrative Expenses.
Application Process:	<p>This is a new program, launched by the governor in 2004. There was a total of \$20 million available, State-wide. The State decided to have two application deadlines. The first was in 9/04 and second will be in 3/04.</p> <p>It is projected that every six months or so, there will be another opportunity to apply.</p>
Agency contact:	<p>NYS Division of Housing &amp; Community Renewal  Capital District Regional Office  Hampton Plaza, 9<sup>th</sup> Floor  38-40 State Street  Albany, NY 12207</p>



Program Name: Community Development Block Grant  
Small Cities Program

Agency: Governor's Office of Small Cities

Eligibility: Locales with populations of less than 50,000. Project need to be designed in areas with at least 51% low/moderate income persons. The Census designated Place (CDP) in the Hamlet of Rosendale, has a 42.6% L/M level, according to the 2000 Federal Census. As such, an Income survey would have to be done to prove eligibility.

Use of funds: Water/sewer, housing rehabilitation, economic development projects that result in job creation

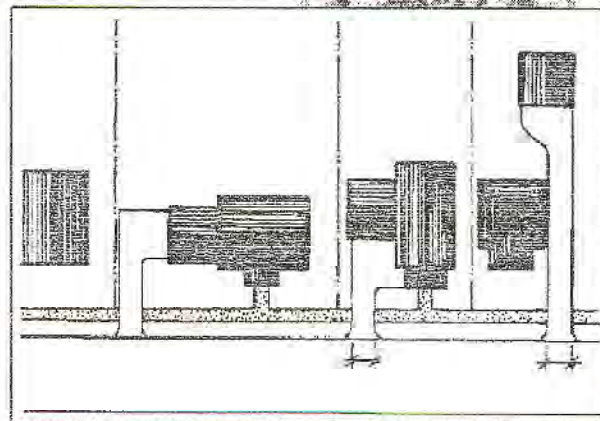
Terms Available: Up to \$400,000 for a single purpose grant and \$650,000 for a Comprehensive project would be available. There is no "match" required, though the Agency likes to see local commitment to a project.

Application Process: The is an Annual Grant Application. Usually the due date is in April. Communities are notified in September as to whether or not they were successful. The program is VERY competitive.

Agency Contact: Governor's Office for Small Cities  
Agency Building #4, 6<sup>th</sup> Floor  
Empire State Plaza  
Albany, NY 12223- 1350

Planning Resource 3. Hamlet Design Guidelines from the New York Planning Federation

# Hamlet Design Guidelines



**October 1994**

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Adapted from guidelines prepared by:  
**Anne Tate**, Architect  
**Joel S. Russell**, Woodlea Associates  
**Jennifer Shakespeare**, Architect

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Published By:  
**New York Planning Federation**

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Prepared by: The Dutchess County Department of Planning and Development

# **Hamlet Design Guidelines**

Adapted from guidelines prepared by:

**Anne Tate**, Architect

**Joel S. Russell**, Woodlea Associates

**Jennifer Shakespeare**, Architect

**By the Dutchess County Department of Planning and Development**

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Edited and Adapted for Dutchess County by the Dutchess County Department of Planning and Development:

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**Roger P. Akeley**, Commissioner of Planning and Development  
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**Tracy Lee**, Supervising Typist

The original version was prepared by:

**Anne Tate**, Architect  
**Joel S. Russell**, Woodlea Associates  
**Jennifer Shakespeare**, Architect

Also Available: **Rural Development Guidelines**  
**Building Form Guidelines**

Published by:

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## INTRODUCTION

The historic hamlets and villages of New York and New England took their current form before the beginning of this century. Available transportation (by foot, horse, boat, or, later, railroad) dictated tightly clustered settlements with mixed uses. With the coming of the automobile and of zoning rules requiring the separation of uses, traditional village and hamlet settlement patterns became obsolete and illegal. Over the last fifty years most new development has been in a "suburban sprawl" pattern.

These guidelines arose out of the recognition that current development trends are not necessarily giving people what they want. The sprawl pattern, with commercial strips sapping the vitality of older villages, has despoiled the landscape, wasted energy, caused pollution from automobile transportation, and torn the heart out of small-town America.

The automobile is a reality that is here to stay. It is, therefore, necessary to find a new set of rules and guidelines to allow the construction and expansion of traditional villages while still accommodating the car. A new movement in planning, sometimes called "neo-traditionalism," is in the process of reinventing settlements to satisfy a basic human need to belong to a "place:" a place that is built on a human scale, that encourages walking and interaction, that has distinctive buildings and public spaces, and that has energy, spirit and vitality.

This document is adapted from materials that were originally prepared for the Town of Hillsdale, New York, in Columbia County. An integral part of the Town's proposed zoning code, it was one of three "design appendices" to the code. The Dutchess County Department of Planning and Development has published this version to show general principles of hamlet development and preservation. These principles were derived from work done in Hillsdale, but are applicable to many hamlets and villages in Dutchess County and elsewhere.

One idiosyncrasy contained in these guidelines is that the hamlet of Hillsdale lies on the town line and extends into the adjoining Town of Copake to the south. Thus, some of the illustrations abruptly end at the town line and do not convey a sense of connecting to the land that lies beyond. This is a regrettable fact of life in many settlements that are divided by arbitrary political boundaries.

Hillsdale's "Master Plan," like that of most rural New York and New England communities, calls for concentrating development in the existing hamlets (primarily the hamlet of Hillsdale), while maintaining an open, largely undeveloped landscape in the rural countryside. Residents of the hamlet, however, expressed the fear that implementing such a plan would destroy the character of the hamlet through overdevelopment. They were well aware of the fate of many other historic town centers whose character was swept away by suburbanization.

Many people today are against new development that violates common sense notions of what makes desirable places to live, work, and walk. Yet while it is still possible to build hamlets the old-fashioned way, it is far more difficult than it used to be, largely because modern zoning codes



and traffic engineering standards make the convenience of the automobile the driving force shaping development. Unless growth is appropriate to a community, residents are justified in opposing it.

To address this concern, the Town asked its zoning consultant, Joel Russell, to draft illustrated principles for hamlet development that allow growth while maintaining historic character and community well-being. These guidelines illustrate and complement a zoning text which puts pedestrians first. The zoning allows mixed uses, to encourage the kind of diversity and interaction that makes hamlets wonderful places. It allows flexibility in lot size and use to allow the recreation of historic hamlet settlement forms. Except within a small area zoned for "Highway Business," it rejects the modern strip development, automobile-dependent pattern.

These guidelines are just one example of how a community might go about regulating land use to encourage or require traditional village forms of development. Many variations are possible. Two elements that are essential, however, are a properly drafted code, which spells out rules and procedures to produce desired results, and a set of illustrated guidelines to enable the reader to "see" the code as it comes to life on the landscape. Too many modern zoning codes and subdivision regulations are written using words and numbers that people do not understand and that dictate exactly what they do not want.

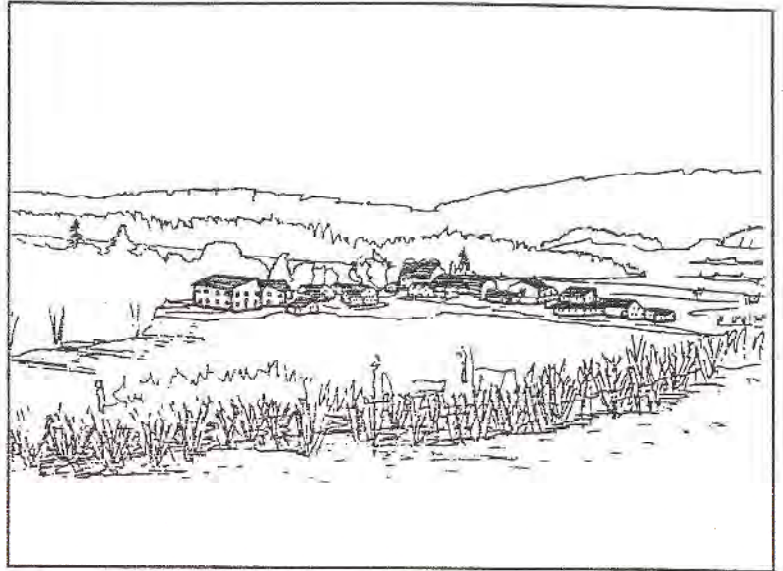
The principles in this document emerged from studying what has actually been developed historically in a particular place. Any community can do the same thing by looking closely at hamlet or village areas it values most and articulating the underlying principles that govern layout and design of those places. These principles then must be adapted to the realities of modern life, primarily the importance of the automobile, but this adaptation can and must be done in a way that does not cede total control to cars. (Note: To make these principles truly workable on a broad scale, changes will be necessary in state highway planning practices and in the road design standards required as conditions for federal and state highway funding assistance.)

The principles discussed in this document relate mostly to the layout and design of streets and the relationships of buildings, driveways, landscaping, and parking areas to streets. Much of the material covered in these guidelines is normally covered in subdivision regulations and site planning standards. However, in most communities, subdivision regulations and zoning prescribe suburban subdivision with wide roads, long frontages, and large lots that are limited to single family use. Site planning is usually concerned with single-use commercial strip development. Designing a mixed-use high-density hamlet requires an entirely different approach.

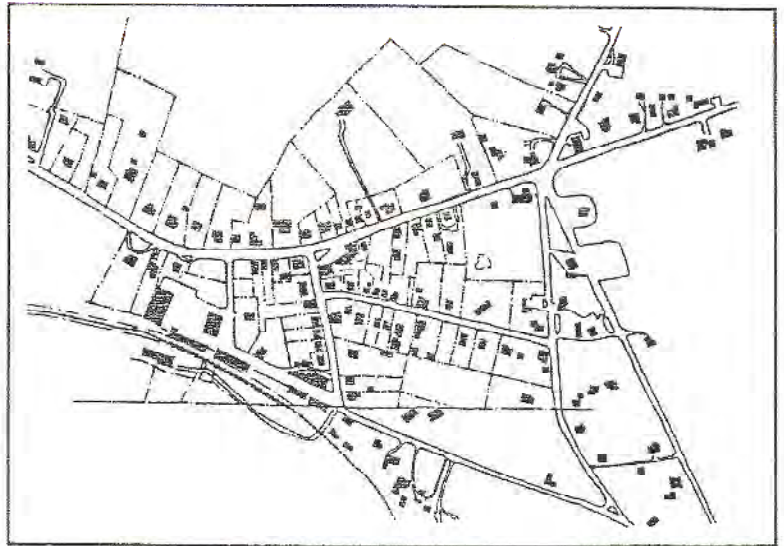
Because architectural standards are a particularly sensitive issue, these hamlet development guidelines do not deal with building design. A separate companion document, "Building Form Guidelines," discusses recommended approaches to architecture. Such guidelines may be used as a purely advisory tool or as regulations of certain types of development.

## TOWN CHARACTER

Many of our rural towns have two distinct characters: the rural countryside and the hamlets. The hamlets are compact, buildings are close together, and there is a variety of activities. The limits of the hamlets are clear; beyond their borders the buildings are further apart and the open countryside begins. These guidelines are intended to encourage development which follows that existing pattern.



*A hamlet nestled in the countryside with a clear edge*



*The hamlet has connected streets and a dense settlement pattern with a variety of land uses*



## PATTERN OF NEW DEVELOPMENT

### Guideline

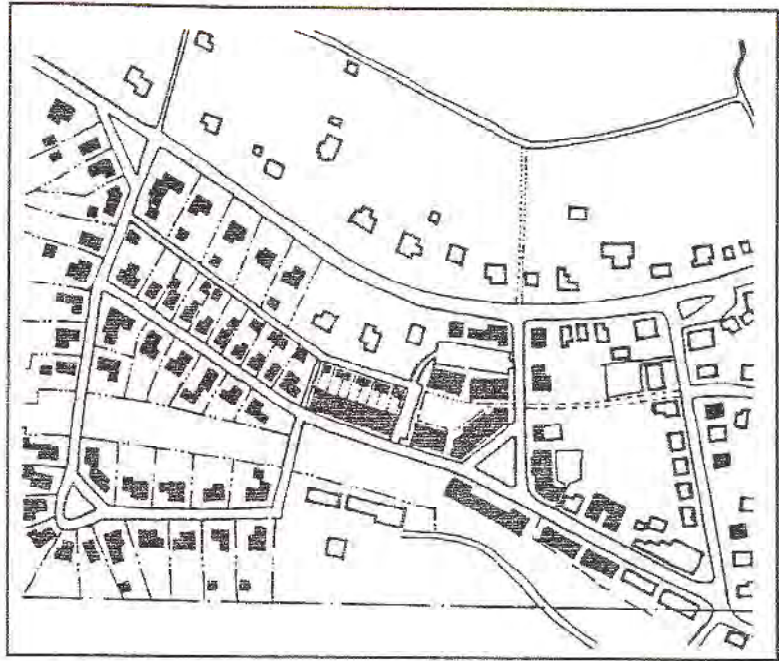
The preferred location for new growth is in the hamlets. New development should extend the existing close-knit pattern of small lots, mixed-uses, interconnected streets and walkable neighborhoods.

### Discussion

The dense, walkable neighborhoods of the hamlets can accommodate a significant number of new housing units and businesses without destroying their essential character if new development is consistent with the existing patterns.

Large lot, suburban style development disrupts the character of hamlets, drives up the cost of housing, and consumes open space.

Small lots, town houses, small apartment buildings and mixed use buildings all help to maintain the density, vitality and affordability of the hamlets.



*Plan of possible hamlet extension with 100 units of residential and mixed use*



*Suburban style extension with 25 residential units should be discouraged*

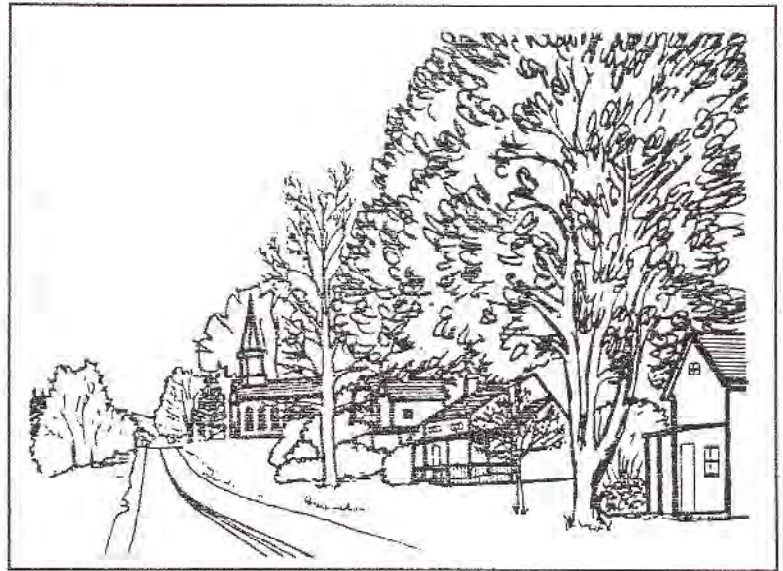
## LANDMARKS

### Guideline

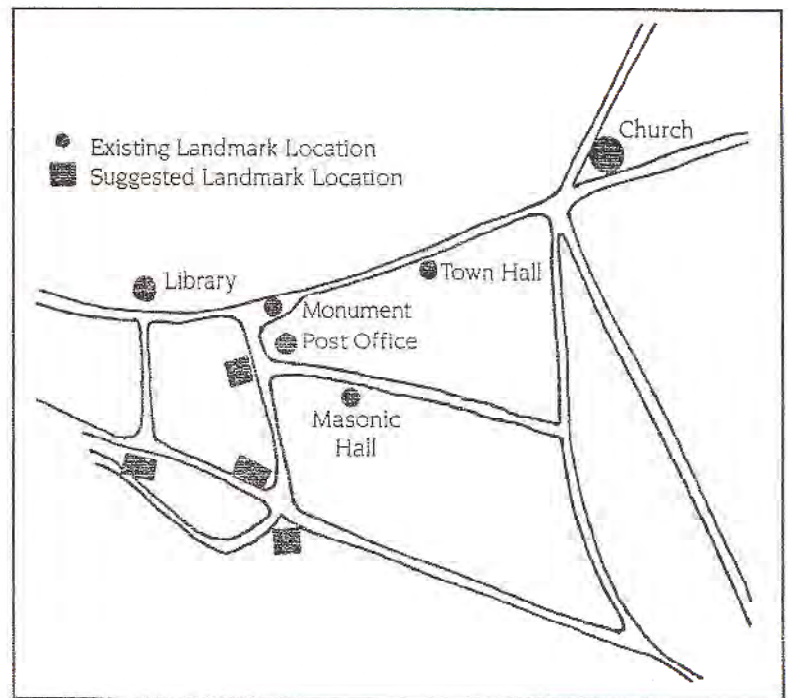
Wherever possible, public buildings, monuments and parks should be located at important intersections at the end of streets. In new developments prominent sites should be reserved for civic buildings.

### Discussion

Landmarks serve as major points of orientation in a hamlet. Street vistas should terminate at public destination points.



*The church is sited at a major intersection*



*Diagram of existing and suggested locations of civic landmarks*



## STREET PATTERN

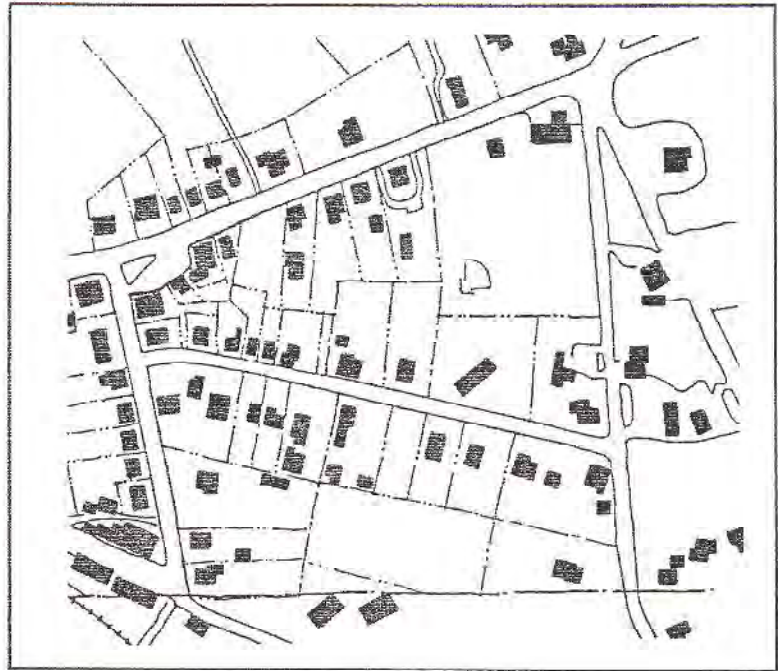
### Guideline

New streets should be interconnected in clear, direct and understandable patterns. New streets should connect to existing streets wherever possible. Dead end streets and curved streets are appropriate only in response to topography.

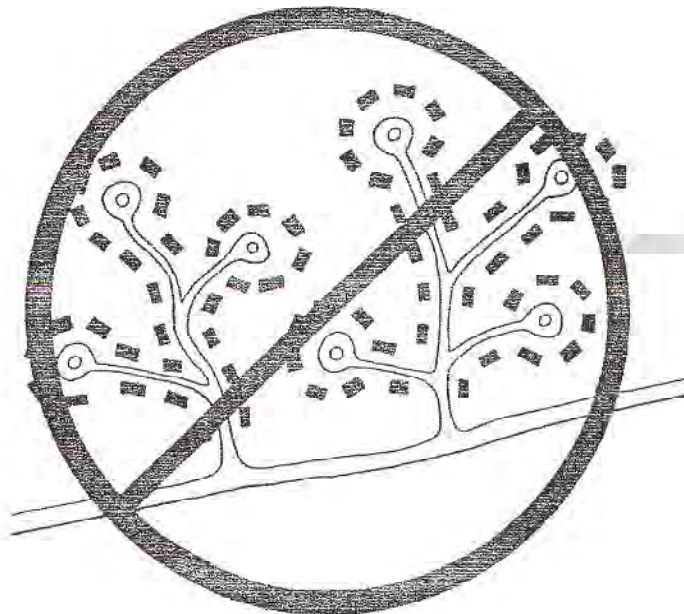
### Discussion

Simple, straight streets provide the shortest and most direct paths and make destinations visible. A direct and understandable street pattern encourages walking within a neighborhood. Multiple travel paths disperse traffic and allow for narrower and safer streets.

Curvilinear cul-de-sacs increase travel distances, gas consumption, and asphalt surfacing while discouraging walking. All trips load the same principal roads, increasing traffic and requiring wider loads.



*Partial plan of hamlet with connecting streets*



*Typical cul-de-sac that does not connect with other streets  
should be discouraged*



## STREET WIDTH

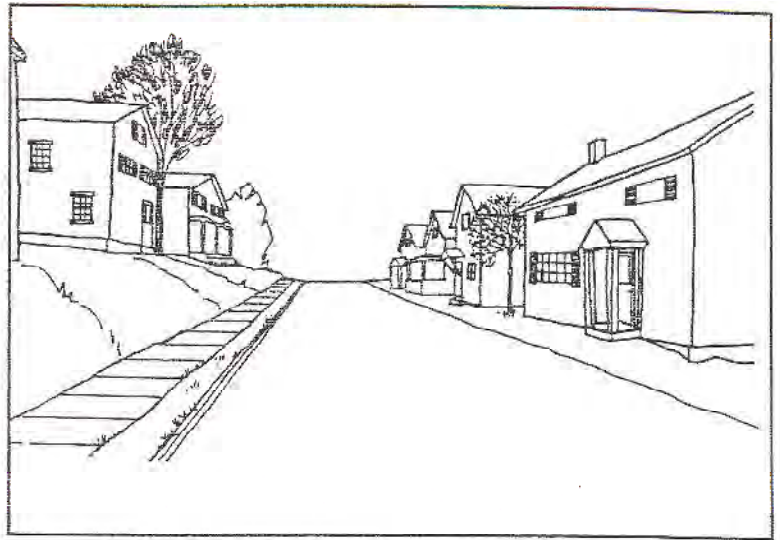
### *Guideline*

Streets within a hamlet should be as narrow as possible while accommodating cars, service and emergency vehicles. An example would be an 18-foot travel way with 8-foot shoulders for on-street parking on both sides. Streets should be designed for slow speeds and pedestrians, with sidewalks along at least one side.

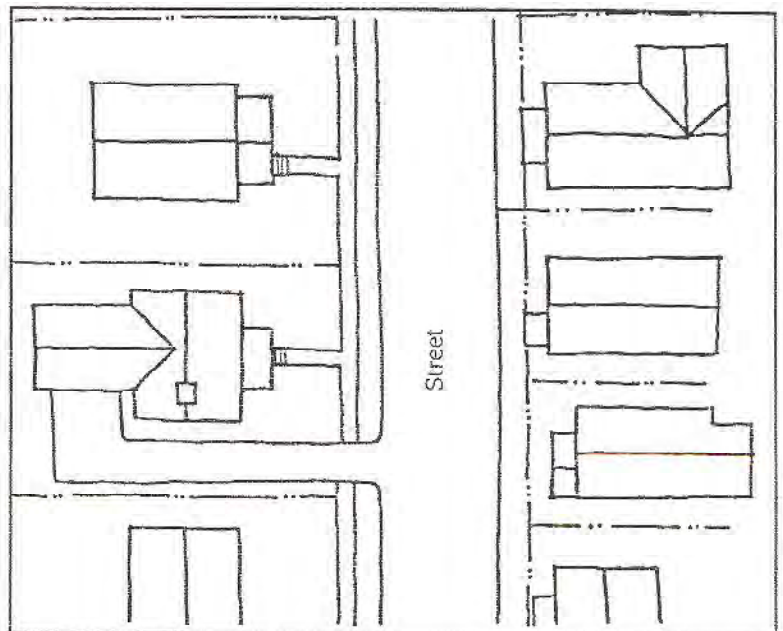
### *Discussion*

Narrow streets slow traffic and encourage walking and the use of the street as public space.

Road specifications based on suburban conditions should be amended to allow for appropriate hamlet development.



*Typical street view*



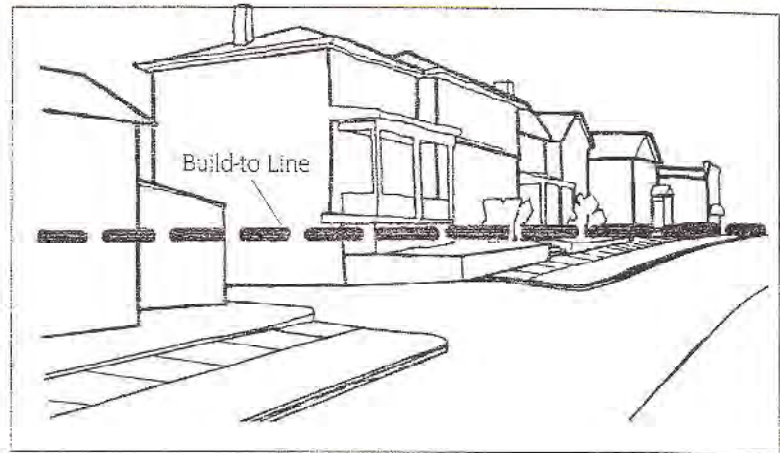
*Plan of typical street*

## BUILDING ALIGNMENT

### Guideline

Consistent setbacks from the street are strongly encouraged. New buildings on a street should conform to the dominant setback. Build-to lines should be designated on new streets.

Building faces should be parallel to the street with major roof ridges either parallel or perpendicular to the street where this is consistent with existing patterns.

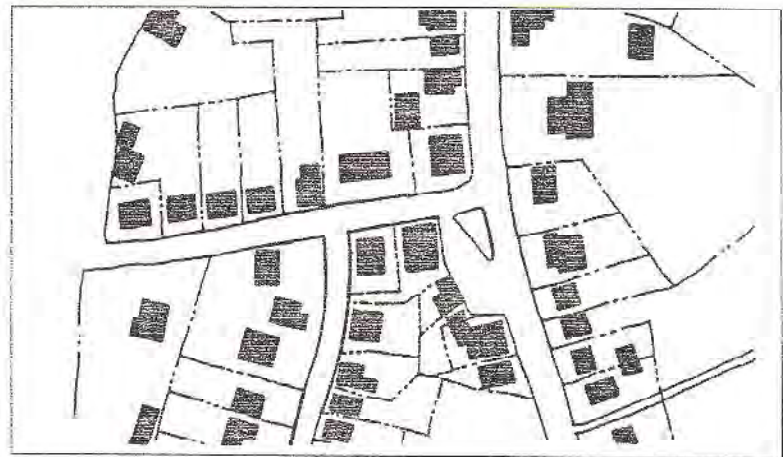


*Street view with build-to line*

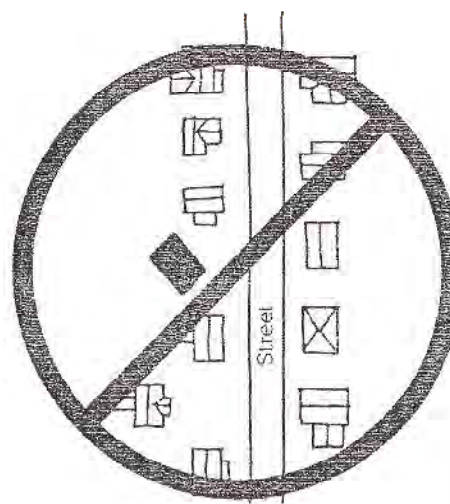
### Discussion

When buildings line up along a street, this line creates a defined edge to the public space which contributes to the hamlet's traditional character.

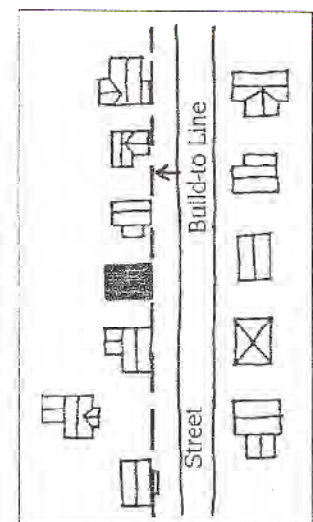
Parallel or perpendicular relationships between buildings and the street are typical of most hamlets. The building alignment with the street edge combines with the sidewalks and the rows of trees to create a canopied corridor.



*Plan showing building alignments*



*Discouraged*



*Encouraged*

*New buildings should follow existing alignments*



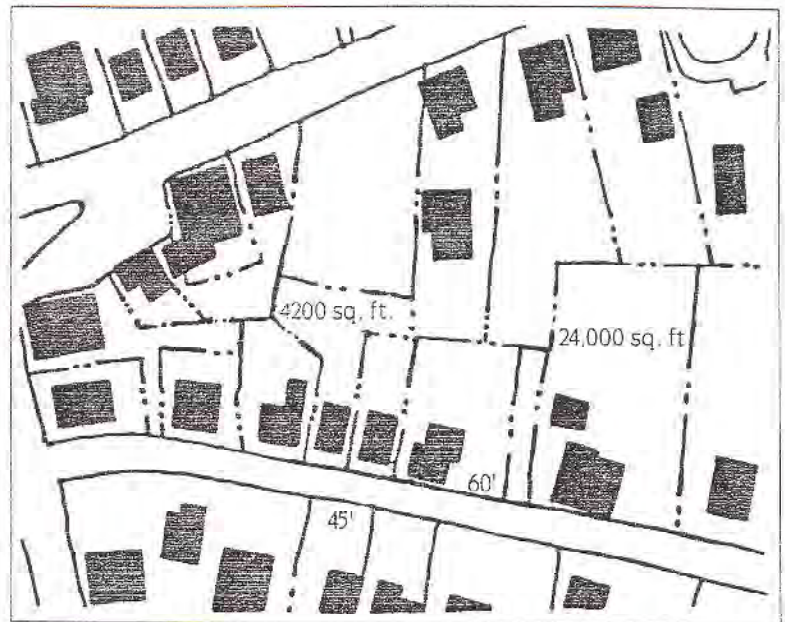
## LOT SIZE AND DIMENSION

### Guideline

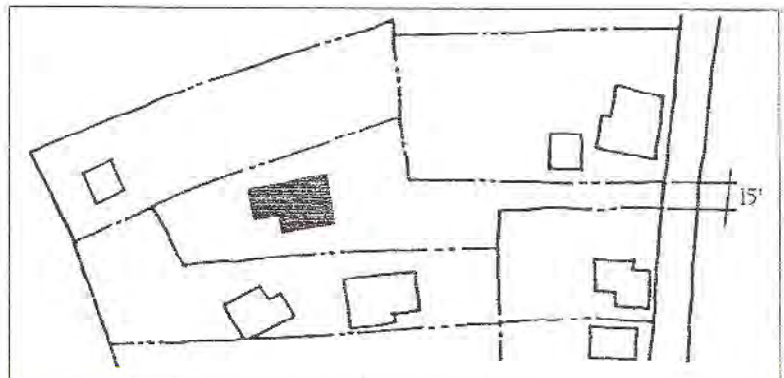
Variations in lot sizes are encouraged. Lot frontage for detached houses in the hamlet centers should be between 40 and 80 feet. On longer frontages, houses should be sited so as to allow future property subdivision in conformance with this guideline. Rear lots can be accessed with 15 feet of street frontage.

### Discussion

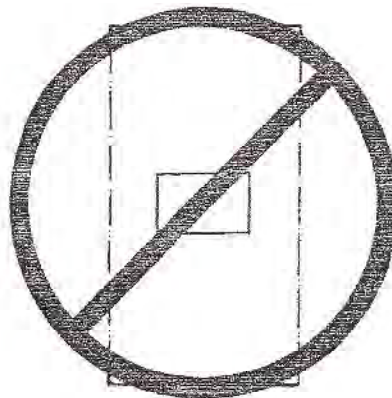
The typical hamlet street has a variety of lot sizes. This allows a range of house sizes and affordability. Small frontage dimensions preserve the walkability and spatial character of the hamlet streets.



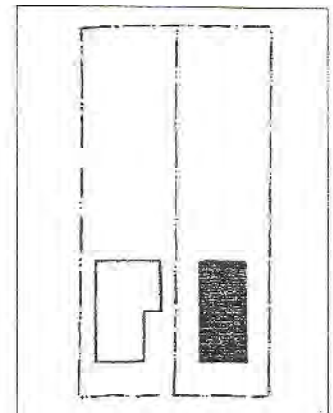
*Hamlets have various lot sizes*



*Rear lot*



*Large lot with building poorly sited for future subdivision*



*Large lot with building well-sited for future subdivision*

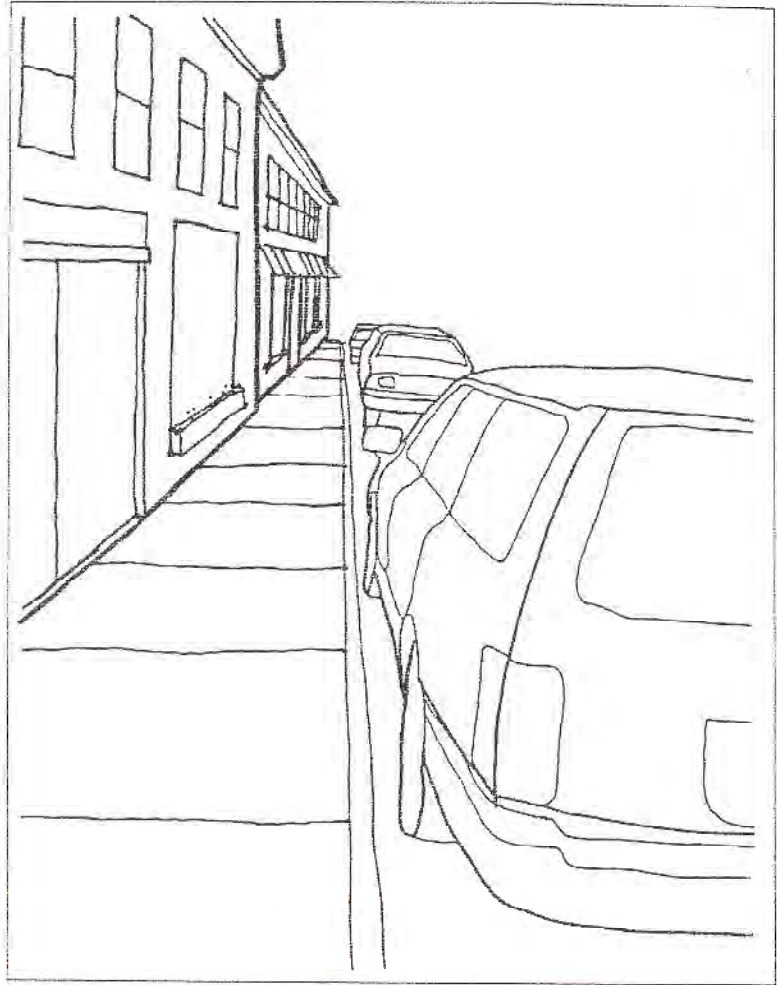
## ON-STREET PARKING

### *Guideline*

Parallel parking at the street should be provided within the hamlets on all major streets. Minor streets should be built with gravel shoulders for parking. Major streets should include at least one lane of paved parking. On-street parking should count toward meeting non-residential parking requirements.

### *Discussion*

Parked cars on the street help to slow traffic, reduce the need for parking lots, offer convenient parking, and encourage pedestrian use of the hamlets by dispersing parking and creating a safety buffer between the sidewalk and the street.



*Parked cars buffer pedestrians from traffic*

## GARAGES AND DRIVEWAYS

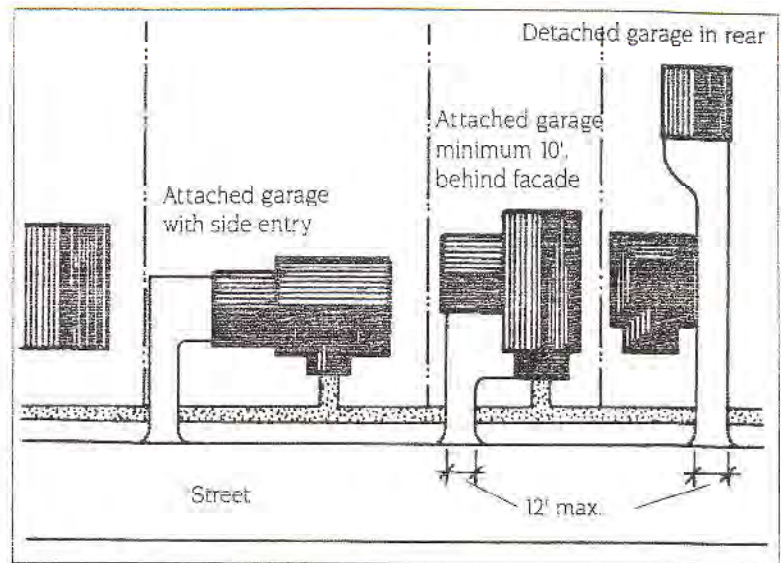
### Guideline

Detached garages to the rear of houses are encouraged.

Garages should be located so that cars parked outside will not project beyond the front building line. Curb cuts for residential driveways should be no wider than 12 feet.

### Discussion

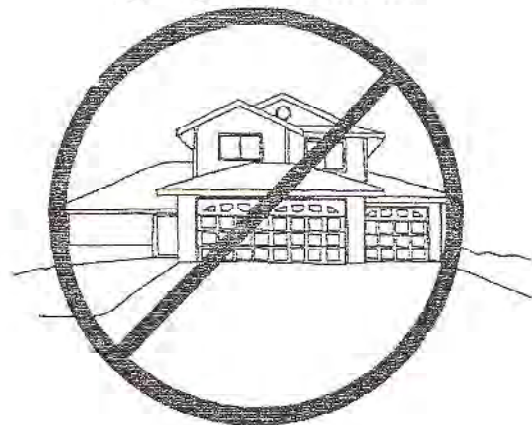
The pattern of detached garages behind houses keeps the street from being dominated by garage doors and makes narrower lots possible. The character of pleasant, walkable streets can be preserved if garages are set back.



*Recommended garage locations*



*Typical garage behind house*



*Garage doors should not dominate building*



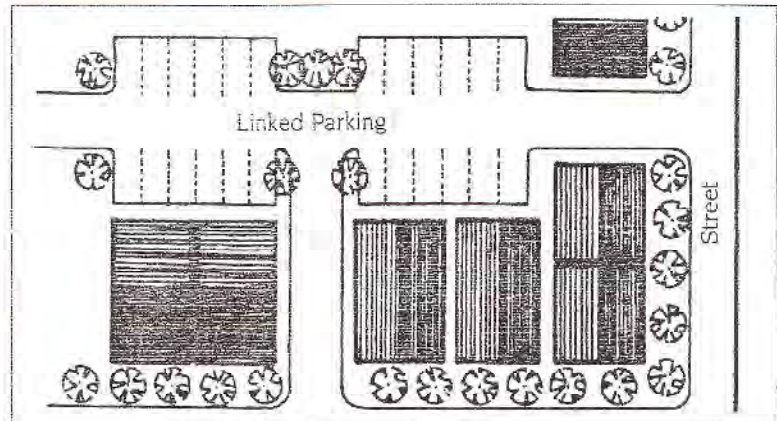
## ALLEYS

### Guideline

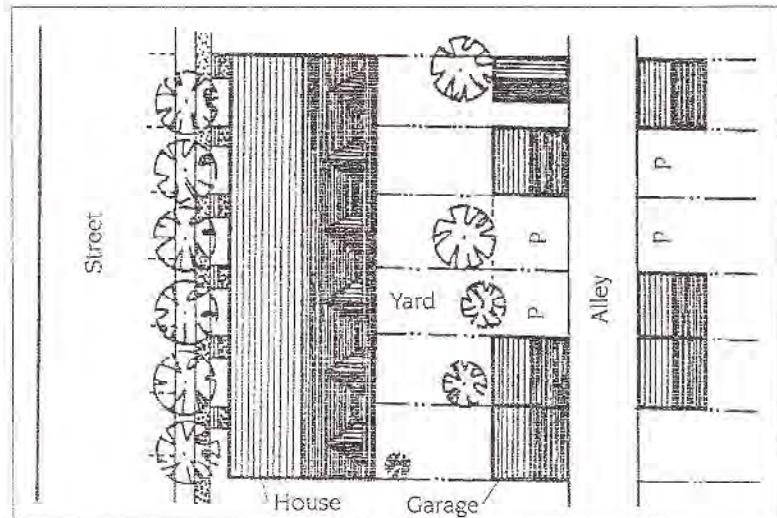
Alleys should be used for access to parking lots behind buildings with a mix of uses and for access to garages behind narrow lots and attached residences.

### Discussion

Alleys facilitate access to garages behind houses and allow narrow lots and attached houses to have garage access. They also allow more on-street parking by eliminating driveway curb cuts.



*Parking lots linked by alley behind buildings*



*Alley with garages behind townhouses*



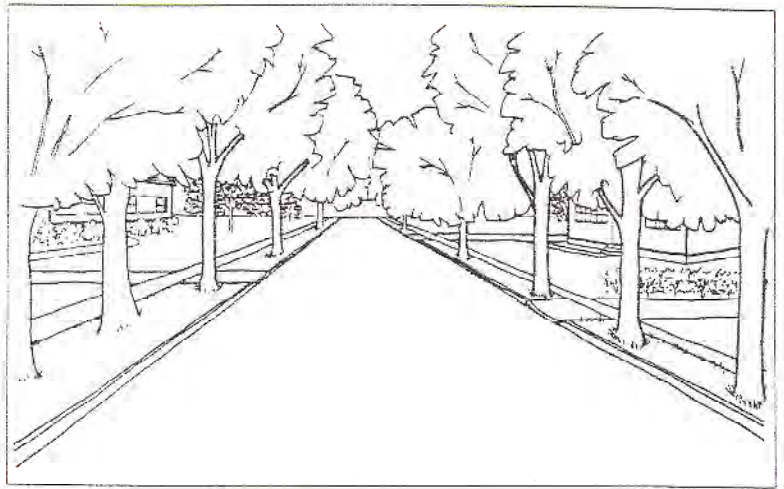
## STREET TREES

### *Guideline*

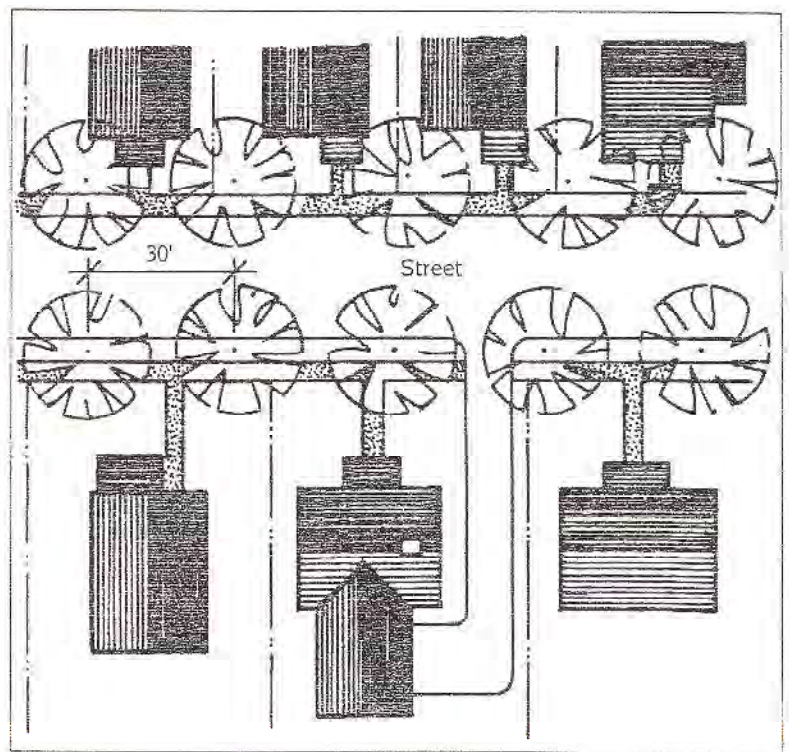
Streets within the hamlets should be lined with trees. Existing trees should be preserved. Dead trees that are within 20 feet of the pavement should be replaced with new trees. On new streets, indigenous species with broad canopies and 4" minimum caliper trunks should be planted at 20 to 30 foot intervals. Street trees can be planted within the first 10 feet of the front yard, in a tree lawn between sidewalk and street, or in the shoulder when designed to break up on-street parking areas. A variety of native species should be used.

### *Discussion*

In the historic hamlets, street trees announce the beginning of the hamlets and give special character to neighborhood streets. Street trees provide summer shade and reduce heat build-up from asphalt areas. Trees and shrubs add variety to the streetscape and help distinguish public from private spaces.



*Tree-lined street*



*Plan with street trees*

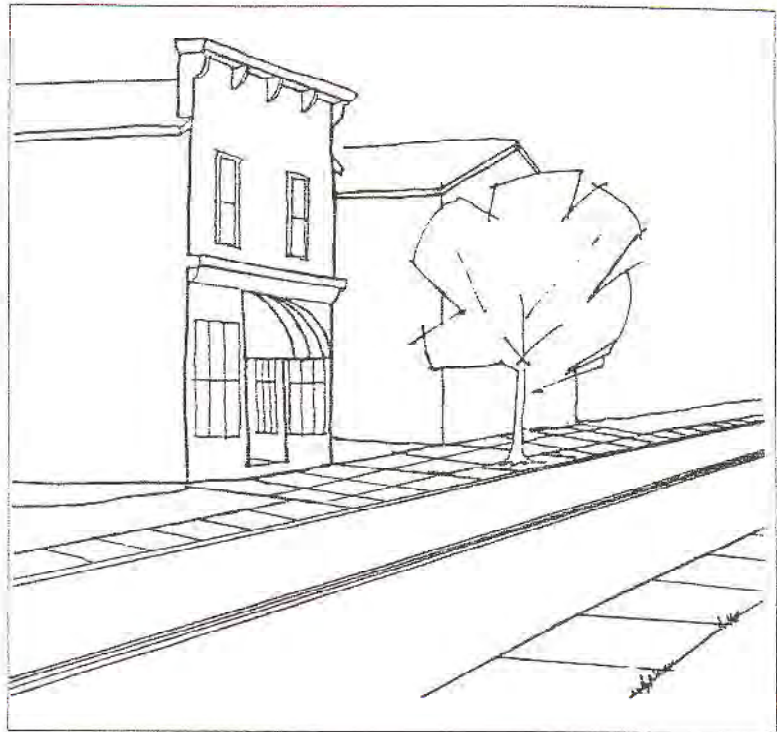
## SIDEWALKS

### Guideline

Sidewalks are recommended within hamlets. They should be 5 feet wide except on commercial streets where they should be 8 to 16 feet wide. On low traffic or one way streets, with one lane of parallel parking, sidewalks should be on the parking side. Their design should accommodate persons in wheelchairs as well as push carts and baby carriages.

### Discussion

Sidewalks encourage walking in the hamlets.



*Appropriate sidewalk on mixed use street*

## PORCHES

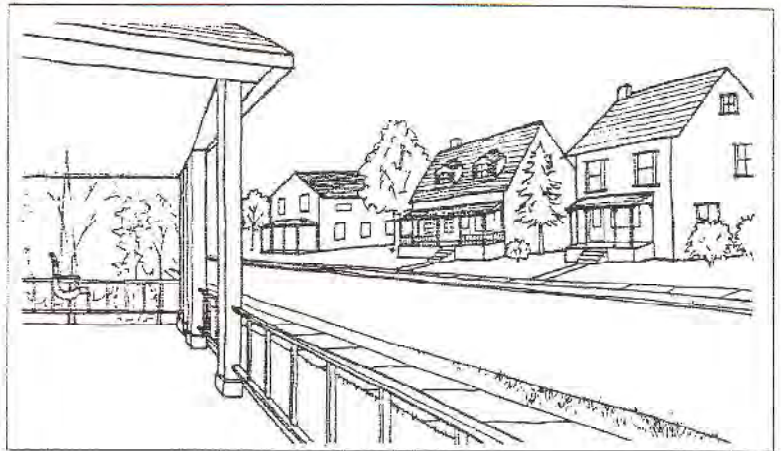
### Guideline

Front porches are encouraged. They may encroach into the front setback.

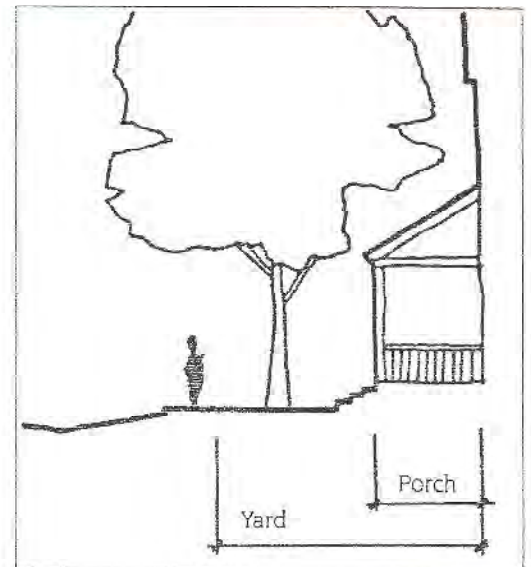
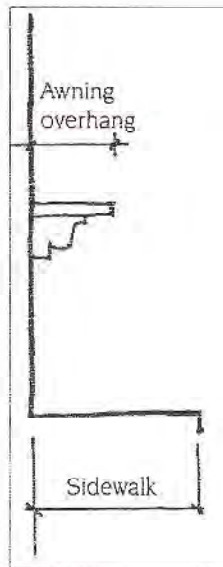
### Discussion

On residential streets front porches create a semi-private zone at the front of the house. This zone encourages socializing along the street and adds architectural interest for both pedestrians and occupants.

On mixed use streets, porches or canopies offer weather protection and an intimate scale for pedestrian activity.



*Residential porches*



*Porches and overhangs*



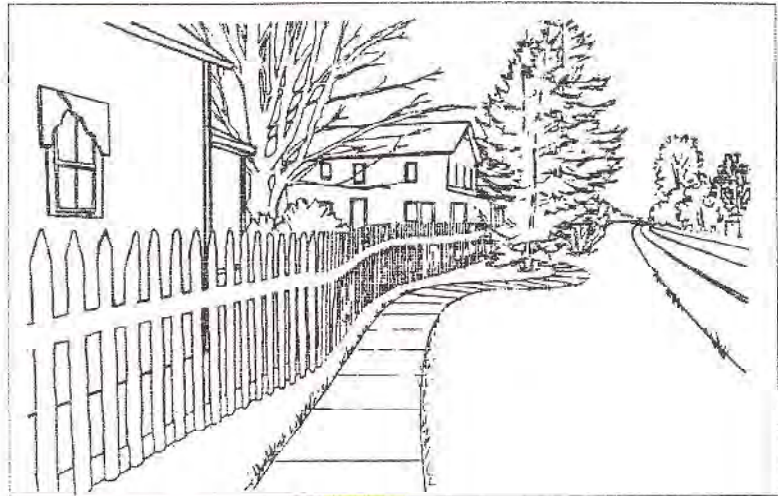
# FENCES, WALLS, AND LANDSCAPE SCREENS

## Guideline

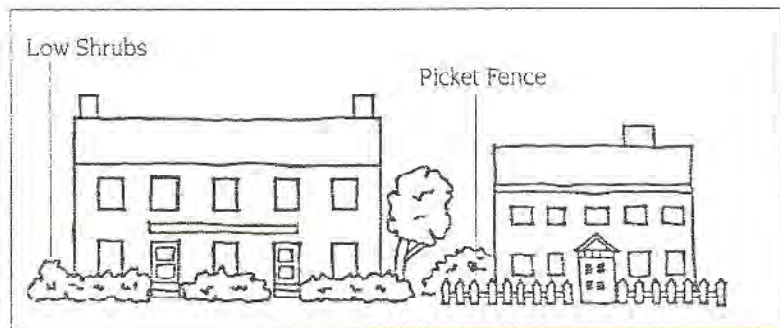
Fences, low walls up to 4 feet high, and landscape screens are encouraged along front property lines within the hamlets, especially where the continuity of buildings is interrupted by a vacant lot, a parking lot, or a building set back farther than the build-to line. Landscape screens should be set far enough back from the sidewalk to avoid encroachment when the screens grow to full size.

## Discussion

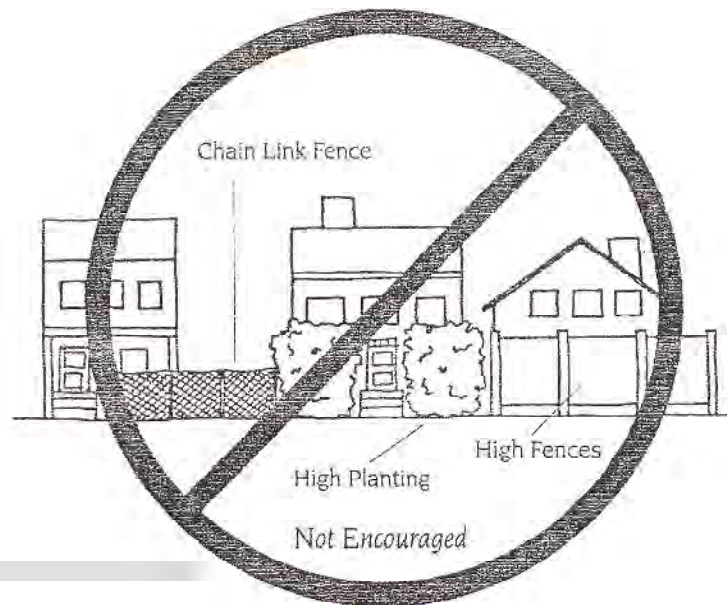
Fences, low walls and hedges define walkways, give pedestrian scale to the street, and maintain the historic character of hamlets. A special example of fences occurs in Harlemville, in Columbia County, New York, where sidewalks are outlined in picket fences to create safe walkways for children. Chain link fences and high hedges create unfriendly barriers.



*Sidewalk with fence*



*Appropriate street lining elements*



## PARKING LOTS/DRIVE-THROUGHS

### Guideline

Small parking lots within a hamlet should be located to the rear of buildings or, if that is not possible, to the side with the lot screened from the street. Parking lots should contain no more than necessary to satisfy 85% of the anticipated peak demand. Wherever possible rear lots should be linked by alleys. Parking lots should have permeable surfaces wherever possible. Curb cuts and interruptions of the pedestrian space should be kept to a minimum.

### Discussion

Wide curb-cuts and large parking lots destroy the scale and pedestrian continuity of the hamlets. Permeable surfaces for lots reduce runoff and environmental damage.

### Guideline

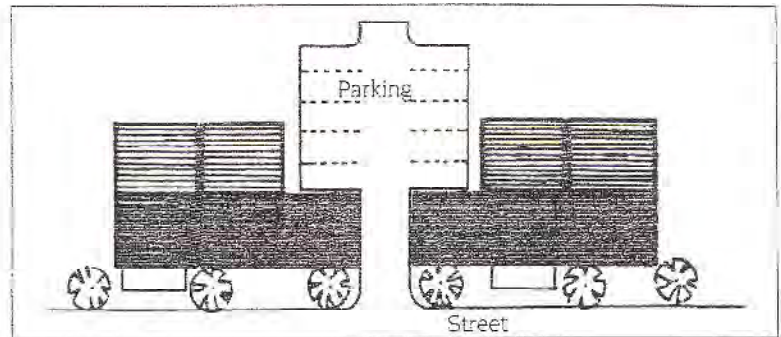
Connect parking lots with alleys wherever possible.

Gas stations and drive-throughs should conform to parking lot and curb cut requirements.

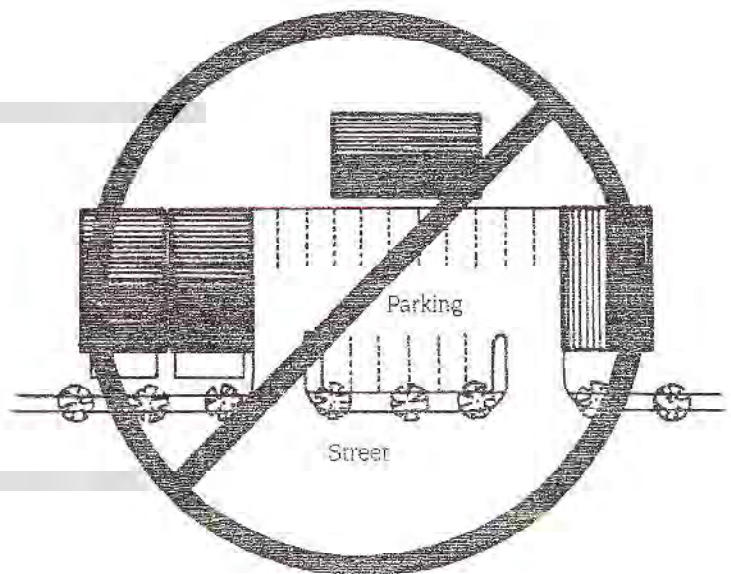
### Discussion

Connected lots are convenient and reduce congestion on mixed use streets.

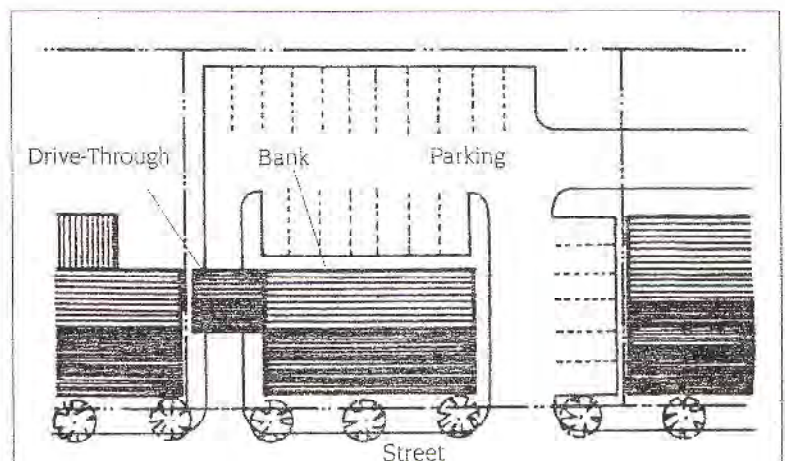
Drive-throughs and gas stations can be convenient for cars without ruining the pedestrian space.



*Small lot between buildings screened from street*



*Parking lots in front should be prohibited*



*Example of drive-through bank layout with rear and side-lot parking*



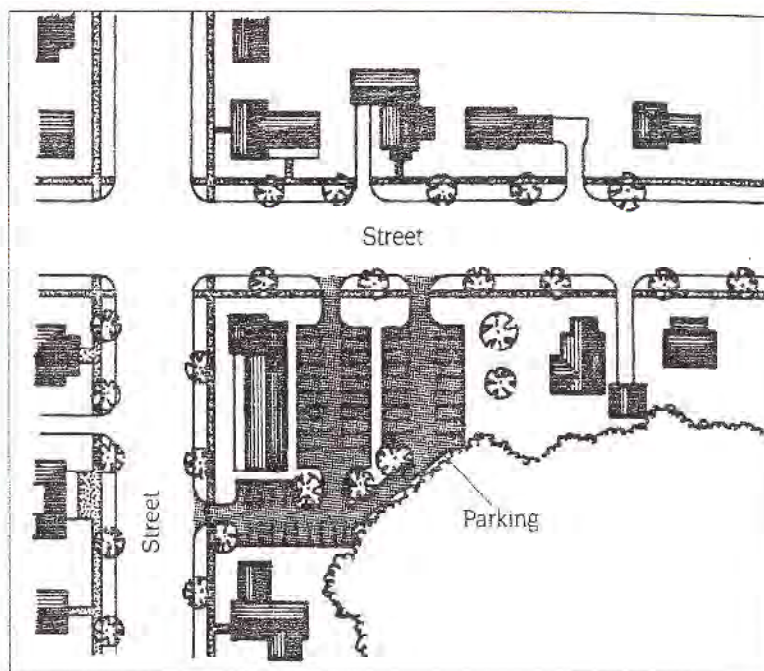
## PARKING ON CORNER LOTS

### Guideline

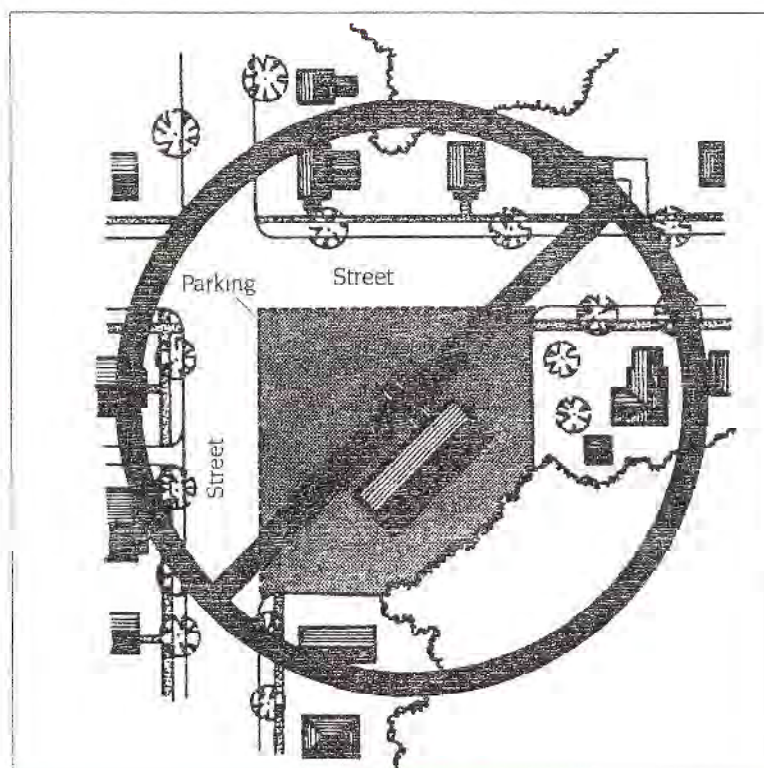
Corner parking lots are discouraged. If unavoidable, corner lots should use buildings, trees and sidewalks to define the street corner. Curb cuts should be minimized and kept away from the corner. Parking lots should be screened from the street by buildings and vegetation.

### Discussion

Street corners are an important point of activity in a hamlet and should be designed as pedestrian places. Strong corners make crossing the street easier and safer.



*Parking lot off set from the corner*



*Parking lots on corners should be prohibited*



Planning Resource 4. The Draft Biodiversity Assessment Report completed by the Rosendale Environmental Commission

Final Draft

***Of Calicoles & Cricket Frogs:***

**Town of Rosendale**

**Biodiversity Assessment Report**

**An Ecological Assessment of Habitats and Species  
in the Central Corridor of Rosendale north of Rondout Creek**

**Prepared by the 2004 Biodiversity Assessment Training Team**

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**Under the guidance of  
Gretchen Stevens and Laura Heady of Hudsonia, Ltd.**

**Presented to:**

**Town of Rosendale**

**Hudsonia, Ltd.**

**and**

**New York State Department of Environmental Conservation**

**March 14, 2004**



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Over the course of ten months in 2004, a group of ten people from the Town of Rosendale participated in a Biodiversity Assessment Training program taught by Hudsonia, Ltd. The purpose of this venture was to learn techniques for recognizing biodiversity resources, and to study, document and map habitats of ecological significance in a 3,200 acre Study Area in the Town of Rosendale. These habitats are critical to supporting local biodiversity—the entire spectrum of living organisms, and how they interrelate. Understanding the importance of the biodiversity in our Study Area will allow the Town, its boards, and commissions to make ecologically informed decisions about future development and planning. It is our hope that, by routinely using this report and the associated habitat map, the Town will be able to be proactive about making decisions that will preserve the biological diversity in Rosendale for future generations.

The Study Area was selected because it was thought to contain areas of ecological significance, due to the limestone ridges, Binnewater lakes, Rondout Creek, and other wetlands, streams, and forests. The area has been geographically inclined to non-development due to the prevalence of steep and rocky terrain, and soils that are too shallow or wet to support development. By better understanding the ecology of this special area, the Rosendale Environmental Commission hoped to strengthen its Natural Resources Inventory as well as complement the Comprehensive Plan update and inform future planning decisions.

The final report contains the methods used to conduct the assessment, detailed descriptions of the habitat types that were found within the Study Area, conclusions and recommendations based on the group's findings, and a large map that shows the location of different habitat types. Our conclusions and recommendations summarize the findings of the study, and suggest next steps that can be taken to aid in the preservation of significant habitats and species.

Our Town contains many special habitats important to a diversity of species of conservation concern; these include extensive forest, abandoned caves and mineshafts, calcareous ridges, intermittent woodland pools, and large hardwood swamps. Several NYS Species of Special Concern were identified in our area including marbled salamander, Jefferson salamander, and red-shouldered hawk. The project team also found the NYS Endangered cricket frog, and there are records of Indiana bat, which are on both the Federal and NYS Endangered Species lists. The location and specific habitat needs of these species should be taken into consideration when deciding the future land use patterns of the Town of Rosendale, so as to avoid or minimize any harmful impacts to local biodiversity.

These are preliminary findings, and further study will be necessary before major land use decisions should be made. The Town of Rosendale will benefit from the increased understanding of its natural resources as provided by this study. It now has baseline documentation of the location and distribution of existing habitats, and can use this information to help property owners understand the ecological value of their land, and to help town officials to make wise and sustainable planning decisions.



*Unidentified sedge on grounds of the Synder Estate.*

*Photo by Michael Montella*

### Introduction

Sound and sustainable planning is based on a comprehensive understanding of the natural, cultural, and historic resources of the community. Recognizing this, on December 10, 2002 the Town Board of the Town of Rosendale passed a resolution of support for a ten-month Biodiversity Assessment Training (BAT) to be provided by Hudsonia Ltd., a non-profit institute for research and education, in partnership with the NYSDEC Hudson River Estuary Program. The purpose of the project is to identify, document and prioritize habitats of special concern or sensitivity and to then implement appropriate measures to assure their protection.

The Town of Rosendale Environmental Commission (REC) has been developing an updated Natural Resource Inventory (NRI) for the Town of Rosendale, much of which has been digitized into a geographic information system (GIS) that is housed at the office of the Ulster County Environmental Management Council (EMC) at SUNY/Ulster. Rosendale is also in the process of updating its Comprehensive Plan. This biodiversity assessment looks at the Town's biological resources in greater detail, mapping some of the most sensitive and significant habitats in the designated Study Area, and makes recommendations, where appropriate, for their management. The BAT report will be incorporated into the Town's Natural Resource Inventory (NRI) and can be used to inform the Comprehensive Plan and future planning and zoning decisions.

The Biodiversity Assessment Training has taught project team members how to predict the occurrence of habitats based on a review of topographic, soil and geology maps, aerial photographs and other data using techniques outlined in the *Biodiversity Assessment Manual for the Hudson River Estuary Corridor* (Kiviat and Stevens 2001). With the help of the Hudsonia biologists, field verification refined these predictions. Significant habitats were then mapped and digitized into a GIS Habitat Map of the Study Area, will be on display at the Community Recreation Center for use by the Town of Rosendale Town Board, Planning Board, Zoning Board of Appeals, and other town departments and commissions, as well as the public at large. This data will also be added to the GIS database that is part of the Town's NRI. Based on our findings the project team has made specific recommendations to appropriate town offices or commissions, which may include creating one or more zoning overlays for habitats in the Study Area which require special consideration and/or protection.

Having acquired biodiversity assessment skills, project team members will now be able to perform similar assessments in other areas of the town and to assist others, including developers and citizen's groups, in interpreting this data and determining where more detailed assessments should be undertaken.

#### **Selection of Study Area**

The Study Area for this project was chosen because it contains

unique biologic, geologic and historic resources. Beginning at the Rondout Creek and the historic Delaware and Hudson (D&H) canal, the Study Area includes Joppenberg Mountain and the limestone ridge that extends northward, the Century House Snyder Estate and the adjacent Iron Mountain underground records storage facility, and the five Binnewater Lakes.

Historically, Rosendale was a cement-mining town. Rosendale Cement was used to build the Brooklyn Bridge and the base of the Statue of Liberty. The Widow Jane and nearby limestone mines, which were created by the Town's century-long mining industry, are in a unique area of karst geology. Karst is a special type of landscape formed by the dissolution of soluble rock, including limestone or dolomite, in which erosion produces fissures, sinkholes, underground streams and caverns. As if raked by giants, glaciers moved through the Hudson Valley XXXthousands of years ago, leaving a rugged topography composed of NNE-SSW running striations in the landscape, creating the visible ridges, lakes, wetlands, and streams we see today in the Study Area. This topography has limited development on areas of steep slopes, resulting in naturally clustered development patterns, with large tracts of undeveloped open space that provide uninterrupted habitat for a wide variety of species. In addition to limestone bedrock, there are other bedrock and soils.

The Century House Historical Society recently provided logistic support for a study of the structural geology of the Rosendale Natural Cement Region, conducted by Ken Burmeister of ....., which served as an important resource for the Biodiversity Assessment. These areas, plus the five Binnewater Lakes -- including three active resorts at Williams Lake, Hidden Valley Lake, and the Twin Lakes -- contain many wetlands as well as other distinctive features and significant habitats.

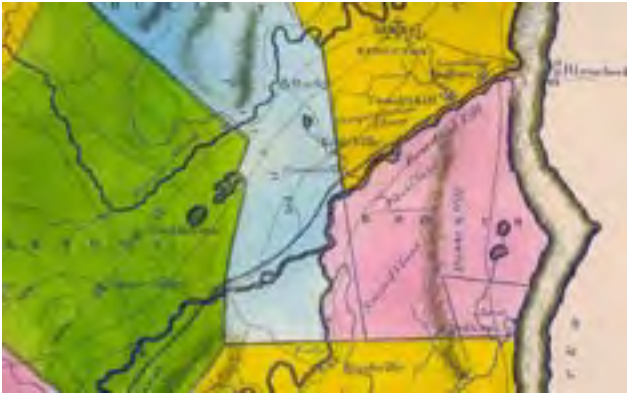
Future projects may extend this assessment southwest along the Rondout Creek to include High Falls, northeast along the Creek to include the remaining areas of Creek Locks, Maple Hill and Bloomington, and south into Tillson. The BAT has not initially focused on the richly diverse habitats of Springtown and Mountain Roads along the Shawangunk Ridge because other groups are already studying this area.

#### **Location of the Study Area**

The boundaries of the Study Area are the Rondout Creek on the south, Cottekill Road and Lucas Turnpike on the west, extending north to the border of Rosendale, picking up Dewitt Mill Road, then southward on Route 32 back to the Rondout Creek. This area covers about 6.9 square miles (4,416 acres or 17.9 km<sup>2</sup>). The Rondout Creek is a major tributary to the Hudson River Estuary. The uplands and wetlands in the Study Area are part of the Hudson River watershed.



### Physical & Cultural Setting of the Study Area



Collection: www.centuryhouse.org

1829 Map of Ulster County: detail Rosendale Study Area; Marletown in green, Hurley in blue.

#### Historical Overview of Study Area

The Study Area encompasses the village of Rosendale and hamlets of Lawrenceville, Binnewater, Hickory Bush, and Whiteport, as well as the eastern portion of the hamlet of Cottekill and the western portion of the hamlet of Maple Hill.

The earliest European occupation of the Study Area goes back to 1680 when the first home was built by Dirck Keyser on land leased from Jacob Rutsen near the small cemetery on Central Avenue. During the pre-revolutionary war period, the lands along Lucas Turnpike, Binnewater Road, Cottekill Road, and Greenkill Road (now Route 32), as well as along the banks of the Rondout, were slowly occupied by those interested in agricultural pursuits. Early mills along the upper reaches of the Greenkill were constructed during that period. One of the most notable, DeWitt's Mill, played an important role in feeding George Washington's troops and was therefore an intended target for destruction by the British who had to be satisfied with burning Kingston.

After the threat of attack by the British passed, life in the Study Area returned to normal, with the farmers tending to their crops and livestock. After the second war with the British (War of 1812) ended, large parts of the western portion of the Study Area, which had been town commons, were surveyed and given to veterans of the recent war. These were marginal lands and most of the veterans never settled them, but rather sold their parcels to others. It should be noted that prior to 1844 the western portion of the Study Area was part of the Town of Marletown and the eastern portion a part of the Town of Hurley (see 1829 map above). The Town of Rosendale was incorporated in 1844 by the County in order to consolidate the cement district.

The period between the end of the Revolutionary War and the beginning of construction of the Delaware and Hudson Canal was a time of peace and tranquility in the Study Area.

The construction of the Delaware and Hudson Canal in 1826 had a profound effect on the Study Area. At the time of the construction of the canal along a three-mile stretch of the Rondout in the Study Area, there were only three or four farms, and Jacob Low Snyder's grist and fulling mill.<sup>1</sup> There was no discernable village of Rosendale, only a crossing of the road that led to Dashville and New Paltz to the south and Greenkill and Kingston to the north.

With the discovery of limestone rock suitable for the manufacture of hydraulic cement, cement mining and processing became the leading industry, not only in Rosendale, but in all of Ulster County. Shipments of cement from the Study Area began in 1827, even before the canal was open for coal traffic.



Collection: www.centuryhouse.org

Main Street Rosendale with view of the D & H Canal

Another important product was lumber and cordwood. One of the earliest businesses in the east end of the village was a lumber mill. The village of Rosendale at that time was centered towards the west end. The mill owner even needed to establish a name for the area in which his mill was located; it was known as Bridgeport.

The canal and the growth of the cement industry which began in 1830 resulted in a concurrent growth in Rosendale's population to about 6,000 by 1900. Within the Study Area five major cement manufacturing areas developed: Lawrenceville, the village of Rosendale, Binnewater, Hickory Bush, and Whiteport. But it was not just cement manufacturing by which the residents made their living. The farms in the Study Area now became very profitable by producing food both for the cement workers and their animals. The cement industry depended on horse and mule power -- a large workforce that needed to be fed and housed even during the slack winter months.

With the construction of the Wallkill Valley Railroad Bridge over the Rondout in 1872, another transportation mode connected the Study Area to the rest of the world. The Wallkill Valley Railroad was the second railroad to be built in



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*Farms of S.R.S. Home in Cottekill (Town of Rosendale).*

the Study Area. As early as the 1850s, the cement companies located in Binnewater, Hickory Bush and Whiteport banded together to build a plank road. Then, in the 1860s, they built the Hickory Bush Eddyville Railroad on the plank road right-of-way. The HB&E RR never carried a steam engine; it was a horse-drawn railroad. Much later, in 1902, the Ontario and Western Railroad was built on the western bounds of the Study Area. Much of the right-of-way of the WV and O&W railroads are now open to the public as recreational trails.

The natural cement industry, which was largely responsible for the economic growth of Rosendale, incurred an almost overnight decline -- as Portland cement, which used lye and other additives, supplanted natural cement. Between 1902 and 1915 most of the area's natural cement companies closed -- all except the AJ Snyder Company, which continued operation until 1970. Vacant mines include: Snyder's Widow Jane, Lawrenceville, Turco and Beach Mine (now part of the Iron Mountain property on Binnewater Rd.), the Black Smoke and Lawrence mines at Joppenberg, the F.O. Norton mine, and numerous others off Whiteport Road (adjacent to what later became the Town Landfill and is now the Transfer Station).<sup>2</sup> By 1920 Rosendale's population dropped below 2,000. Farms of 100 acres or more were for sale at bargain basement prices. Homes, stores and smaller farmsteads stood vacant. The various cement companies, who had large land holdings, were offering the shuttered factories with

many acres of surrounding land also at rock-bottom prices. Fortunately, the natural cement industry, unlike other industries at the time, did not create large areas of toxic waste. Most of the disturbance was underground. What was left behind was an interesting and beautiful landscape, both above ground and below. Therein lies the rise of Rosendale's next incarnation. What had been the heart and soul of Rosendale and Ulster County's industrial zone became a refuge for folks wanting to escape the summer heat of the metropolitan areas of New York and New Jersey.



Collection: [www.centuryhouse.org](http://www.centuryhouse.org)

*Widow Jane Mine.*

In 1928 Gus Williams purchased the former F.O. Norton cement works in the Binnewater area and converted it to a summer resort, using renovated cement factory buildings as guest houses. The Fifth Binnewater Lake became known as Williams Lake. Williams Lake holdings are now more than 600 acres. To the north east of Fourth Lake, new owners dammed the Greenkill creating what is now known as either Third Lake or Whiteport Lake, which is surrounded by 100 acres of undeveloped land. Another type of recreation, camping, developed on the east shore of this man-made lake -- now known as Hidden Valley Lake Campground.

Just to the north of Third Lake is First Lake, where summer camp grounds evolved into Mountain Lake Resort Farm. This area is now operated as a retreat by the Korean Presbyterian church group. Next up the line of lakes is DeWitt's Lake, which became home to several summer resorts. The first of these, the Alpine, was opened by Mr. Braun on land he purchased on the west side of the lake in 1912. The Alpine changed hands several times from 1912 until it was destroyed by fire in the 1980's. On the east side of DeWitt's Lake several smaller resorts opened. DeWitt Lake Amusement Park was one of the better known because of its pavilion and music. At the northern most point of the Study Area is Twin Lake -- a summer camp prior to WWI, it eventually developed into the current facility, Twin Lakes Manor.

The Fourth Lake is the only lake that did not develop into a large resort, most likely because its shores bordered small



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*Wallkill Valley Rail Road Bridge.*





*Williams Lake Hotel*

lots or farms; it was not owned by a cement company. Instead of one large resort, small individually-owned summer bungalows were built on the western shore.

In the Cottekill area a year-round resort known as the SRS Home was founded in 1908. The SRS (Socialist Relief Society) Home centered around the Christopher Snyder farm and, over time, grew from a retirement home for Socialists to a summer farm resort with great food from its own cows, chickens, pigs and garden and a well-stocked bar. This is now the site of Cottekill Village Apartments.

There were also smaller resorts, which today would be classified as bed-and-breakfast lodging. One constant has been the Main Street village area, with the American Hotel, which later became the Astoria and is now apartments. As early as the 1920s, Main Street was the business center, and although it has seen its ups and downs, it's currently on a sustainable upswing. The eastern boundary of the Study Area, Route 32, has also remained mostly unchanged with the exception of a section with small business. The farms and smaller resorts are now gone, replaced by mostly single-family homes.



*(At right from top) Binnewater Lake, Dewitt Lake, Fifth Lake, SRS Home.  
All images on this page courtesy CHHS collection: [www.centuryhouse.org](http://www.centuryhouse.org))*

### Project Team

In planning this project the Rosendale Environmental Commission recruited its own members and extended an invitation to the Comprehensive Plan Committee, the Planning Board, the Town Board and any other interested Town department to send representatives to participate. This interdisciplinary approach has resulted in a diverse core group of people that understand these tools and can help others use them in the future.



Photo by Laura Heady

Early morning team conference with Erik Kiviat of Hudsonia (in hat) to prepare for field verification of habitat predictions at Twin Lakes.

**Sarah Charlop-Powers** graduated from SUNY Binghamton with degrees in Economics and Environmental Studies. She has worked in the environmental field in a variety of capacities including educator, farmer and steward. She has worked for two and a half years as the parks manager at Scenic Hudson. Sarah greatly enjoyed working with the BAT team on the Rosendale assessment. This course permitted her to further her personal goals of learning about biodiversity and helping to promote a sustainable Hudson Valley.

**David Daub**, environmental planner and registered architect, is a member of the Rosendale Planning board. His skills include plant taxonomy, tracking, GIS mapping, design, and careful listening. He has worked as a Vermont State Park Naturalist creating an environmental interpretative program for visitors and collected GPS data for the preparation of GIS trail maps at the Daniel Smiley Research Center of the Mohonk Preserve. He worked on a fish population study for the Indian Point Nuclear Power Plant EIS. As a planner for Wave Hill, Inc. in the Bronx, David created a landscape improvement plan for Riverdale Park. He also designed a bicycle lane on Lafayette Street in downtown Manhattan in collaboration with the group, Transportation Alternatives. He believes that communities can become simultaneously energy efficient and fun.

**Manna Jo Greene** is the Environmental Director for Hudson River Sloop Clearwater and cofounder of the Hudson Valley Sustainable Communities Network, now Sustainable Hudson Valley. Formerly the Recycling Coordinator/

Educator for Ulster County and a Registered Critical Care Nurse, Manna is a lifelong environmental professional and community activist. She serves as Vice Chair of the Rosendale Environmental Commission, is on the board of the Hudson Valley GREEN Times and active in numerous civic organizations, and has hosted a weekly environmental radio show. She avidly supports collaborative land use planning and problem-solving, has GIS (Arc View) training, and completed the Biodiversity Assessment short course prior to recommending a full ten-month study in Rosendale.

**Tim Kerin** is a member of the Rosendale Planning Board, and makes his living as a woodworker. He has a lifelong interest in botany and ecology, and received a BA in Art with Biology minor from SUNY Oswego. He has worked as a research volunteer at the Daniel Smiley Research Center at Mohonk Preserve where he has been involved in cultural and biological mapping, ecological succession studies, prescribed burn analysis, deer population monitoring and lake sample analysis. In the past year he has been studying the invasive exotic *Ailanthus altissima* ("tree of heaven") and experimenting with control measures, and leading other volunteers in the field in an effort to eliminate it from sensitive areas.

**Ilonka Metsger** is a member of the Rosendale Environmental Commission and has volunteered to serve as project coordinator and treasurer, calling members with relevant reminders and keeping a record of all project expenditures. Ilonka works as a medical assistant for a local family physician. She conducts yearly screening orthopedic clinics for the Shriners Children Hospital in Springfield, MA, and is a member of the ladies Shrine, who support the patients during the holidays.

**Michael Montella** is a member of the Rosendale Environmental Commission and the Town of Rosendale Comprehensive Plan Committee, and cofounder of Citizens



Photo by Laura Heady

Project Team at southern end of Second Twin Lake with shrub swamp containing phragmites and water-willow (*Decodon*) along edge; a pickerel frog was found under boat.





Photo by Laura Heady

Tim Kerin demonstrates why baneberry is commonly called "Doll's Eyes."

worked at the Shawangunk Ridge, Learning Circle, and New Paltz Community schools. When she's not trudging through the woods, she can often be found gardening, practicing her guitar, or folding paper into strange and beautiful creations.

**Miriam Strouse** is Program Coordinator for the Ulster County Environmental Management Council and is active in many civic organizations in the mid-Hudson region. A former middle school science teacher, her environmental work covers citizen advocacy, recycling program implementation, and five years on the Sustainable Hudson Valley Steering Committee.

**Dietrich Werner** is President of the Century House Historical Society, Secretary and founding member of the Rosendale Chamber of Commerce and served two years as an At Large Member of the Ulster County Environmental Management Council (EMC). He was co-chair of the Ulster County EMCs Dredge Spoil Materials Committee which gathered information and made recommendations to the County Legislature resulting in the enactment of a County Law banning the importation of contaminated dredge spoil material. Dietrich serves on the Ulster County Railroad Advisory Board, the Rosendale Comprehensive Plan Committee and is chair of the Rosendale Historical Preservation Committee. Dietrich served as an important resource person for the study.

of Rosendale – Group Initiative (CORGI). He has served on several ad-hoc town committees including the Recreation Center building committee and the committee charged with revising the Town of Rosendale Cellular Code. As a neighborhood environmental organizer in NYC and Nassau County, LI, Michael reviewed proposed development and advised on environmental and 'quality-of-life' impacts on the community. He spent several years as labor organizer in the 'rust-belt' of Ohio and Pennsylvania; where creative economic and development solutions were being sought to the growing 'de-industrialization' of that area in the early and mid 1980's. Michael currently serves as a Trustee to the Century House Historical Society, was past State Committee person for the Green Party of NYS, and was a consultant to the Hudson Valley Heritage Area and Hudson River Valley Greenway.

**Erica Pivko** is a former Rosendale resident who now lives in Kingston. She graduated from Ulster County Community College in 2001 with an A.A. degree in Environmental Biology. While attending UCCC, she interned at the Department of Environmental Protection, working with both the Limnology and Pathogen Monitoring departments. Erica is currently a freelance science and math teacher, who



Photo by Michael Montella

Pickerel frog found near Hardwood Swamp at Twin Lakes.

**Rick Fritschler** is Chairman of the Ulster County Environmental Management Council and is active with Lower Esopus River Watch and mentors students from the Learn and Serve America and other youth service programs. Rick established the EMC's extensive GIS lab, and created a wetlands Study Area that is within the project Study Area. Rick did not actively work on the project, but is familiar with the content of the Biodiversity Assessment Manual and well versed in the tools it provides and recommends using. Rick's major contribution will be assistance translating the project's findings into the GIS database of the Town's Natural Resource Inventory.



Photo by Laura Heady

Jesus moth

### Methods & Materials

Hudsonia's Biodiversity Assessment Training (BAT) process is outlined in Hudsonia's *Biodiversity Assessment for the Hudson River Estuary Corridor* (Kiviat and Stevens 2001), which was the source of a large portion of the habitat descriptions in this report. The BAT Team used data from national, state, county, and local map and air photo resources to develop predictions on the presence and location of habitats of ecological significance, and field observations to confirm (ground truth) the predictions. Map analysis was a core method of the assessment. The map resources used included standard 7.5 minute USGS topographic maps for the Kingston West (1997) and Rosendale Quadrangles (1964, photorevised 1980), the USDA's Soil Conservation Service's *Soil Survey of Ulster County, New York* (1979), USGS aerial photographs pairs of the Study Area for stereoscopic viewing (NAPP roll 8007; Frames 94, 95, 96; Acquisition date 1994/04/20; i.e. *leaf off*), stereoscopes, National Wetland Inventory maps, NYS bedrock geology maps, and NYS freshwater wetland maps. Information on rare and significant natural communities in the Study Area was obtained from the NYS Department of Environmental Conservation's (DEC) New York Natural Heritage Program. Dietrich Werner of the Century House Historical Society, Inc. shared his expert knowledge of past land use provided access to vintage aerial and regular photos of the Study Area,

Most of the volunteer project team works daytime hours, so the group met at least monthly evenings as a group and on Saturdays to do field verification throughout a ten-month period from January to October 2004. Program participants had classroom training in the use and interpretation of the study materials before they began fieldwork. This training include practice with the stereoscopes and aerial photos.

The program participants used the map resources to predict the location of ecologically significant habitats in the Study Area. Soil maps were coded to indicate particular properties useful for making habitat predictions, such as reaction (pH), depth to bedrock, and drainage. For example, information from stereoscopic aerial photos, topographic maps, and soil maps would be correlated to predict that a certain steep slope would have calcareous (alkaline) soil with a deciduous forest cover. Another similar correlation might suggest the presence of intermittent woodland pools or crest/ledge/talus habitats.

Field verification determined if the physical structure and vegetation in these areas was indicative of the predicted habitats. Field observations also assessed habitat quality, including level of disturbance, abundance and quality of microhabitats, presence of invasive species, and surrounding land use. Field guides, hand lenses, and binoculars were used to identify animals and plants in the field. Hudsonia field biologists Gretchen Stevens and Laura Heady led half-day field verification sessions on May 8, June 12, August 7, and September 11, 2004. Hudsonia biologist Erik Kiviat accompanied the group for the Twin Lakes field work. In addition, smaller groups did field verification between scheduled meetings. Although the BAT Team field verified

many sites, some of the mapped habitats in the BAT Report and accompanying GIS map were predicted using methods described herein, but have not yet been field verified.

Upon completion of the project, a written report and visual presentation were provided by the project team to the NYS DEC and Hudsonia, and will be presented to the Rosendale Town Board, the Planning Board, the Comprehensive Plan Committee and interested members of the public.

#### Documents analyzed and used as base for BAT Habitat Map

- 1) Ulster County 30 centimeter resolution Color Infrared Orthoimagery (2002) UTM zone 18, NAD 1983. NYS office of Cyber Security and Critical Infrastructure Coordination. Based on 2001 aerial photos.
- 2) New York State 2000 Digitally Enhanced Orthoimagery UTM zone 18, NAD 1983. New York State Department of State, Division of Coastal Resources, GIS Unit. Based on 1994 NAPP Orthographic stereophotos.
- 3) USGS 7.5 minute Topographic Maps (2000). UTM zone 18, NAD 1983. New York State Dept. of Environmental Conservation, Division of Fish and Wildlife and Marine Resources.
- 4) USGS 1:24000 7.5 minute Quadrangles NAD 1927. Kingston West and Rosendale Quads, revised 1997 and 1980, respectively. United States Geological Survey.
- 5) Soil Survey of Ulster County, New York (1979). 1:15,840. Based on 1972 aerial photos and 1974 field conditions. USDA Soil Conservation Service in cooperation with Cornell University Agricultural Experiment Station.
- 6) USGS NAPP Infrared Stereo Photographs. 1994. United States Geological Survey.
- 7) New York State Bedrock Geology Map (1999) UTM zone 18, NAD 1927, 1:250,000. New York State Museum/ NYS Geological Survey.
- 8) Map of Significant Natural Communities and Rare Plants in the Town of Rosendale (2004). New York Natural Heritage Program, NYSDEC.



Photo by Laura Heady

*Unidentified moth found at mouth of Cave near William Lake.*

#### Project Budget

A \$1,000 grant from the New York State Department of Environmental Conservation was used to purchase Biodiversity Assessment Manuals, topographic maps, soils and geology maps, aerial photos, stereoscopic lenses and other equipment necessary to complete the project. A second round of follow up funding has been requested to cover GIS mapping and production costs.



### H a b i t a t s   &   S p e c i e s

The habitats listed below have been digitized into an GIS mapping system. A large-format print-out is on display in the Rosendale Recreation Center. The 2-3 letter abbreviation following each habitat type coincides with the habitat codes on the map. Habitats are listed in order of predominance within the Study Area in each of three major categories: terrestrial or upland habitats, wetlands and open water.



Photo by Tim Kerin

*Rock polypody fern growing in tree, instead of on rocks, where it more commonly found.*



Photo by Tim Kerin

*Coral fungus on mixed forest floor; note both pine needles and deciduous leaf litter.*

sizes are similar to those found in the other mature forest types. We have not found a connection between the mixed forest and specific soils in the Study Area. There appears to be a greater variety of soil types represented in this forest habitat, however. This may be due to the fact that mixed forest ranges over such a comparatively large area. In the northern half of the Study Area, mixed forest seems to be the base upon which a mosaic of smaller areas of coniferous and deciduous forests is laid.

**Significance:** Some ecologically significant features of



Photo by Tim Kerin

*Helleborine in upland mixed forest. This non-native orchid is common at edge of Kallop Road swamp.*

#### TERRESTRIAL (UPLAND) HABITATS

**Forests:** Upland forests include Deciduous (UDF), Coniferous (UCF), Mixed (UMF), and Young Woods (YW).

##### ***Upland Mixed Forest (UMF)***

The Upland Mixed Forest type is found in large (30-200 acre) patches throughout the Study Area. The largest areas are north of Fourth Binnewater Lake between Binnewater Road and Whiteport Road. For this study, we defined "upland mixed forest" as a non-wetland forest with both deciduous and coniferous trees representing 25-75% of the overstory cover. Within these bounds, there is much room for variation. We found that sometimes the mixed forest seemed more like a deciduous forest, and at other times was hardly distinguishable from a conifer forest. The plant life varies depending on the mix, and we discovered no plants that would be found in a mixed forest but not in one of the other types. The same is true for our observations of wildlife. Tree

our upland mixed forests are their large size, continuity, and connectedness with other habitats. This provides ideal habitat for wide-ranging mammals like the black bear, and large birds like the red-shouldered hawk, barred owl and pileated woodpecker. Small conifer groves or even single conifer trees in a mixed forest are often used as roosting sites by owls. Certain of the songbirds (e.g., red-breasted nuthatch) and raptors (e.g., Cooper's hawk) that nest in conifer forests may also nest in conifer groves of extensive mixed forests. Small conifer groves or even single conifer trees in mixed forest are often used as roosting sites by owls.



Photo by Michael Montella

*Rue anemone with bedstraw.*

Certain of the songbirds (e.g. red-breasted nuthatch) and raptors (e.g. Cooper's hawk) that nest in conifer trees may also nest in groves of extensive mixed forests.

### **Upland Deciduous Forest (UDF)**

The Upland Deciduous Forest habitat is prevalent throughout the Study Area, with the two largest uninterrupted tracts (more than 200 acres) located between Binnewater Road and Cottekill Road, and between Binnewater Road and Route 32: bounded on the north by Sawdust Lane and Breezy Hill Road, and on the south by Route 213. Other sizeable areas are located north of Sawdust Lane running up to and between the hardwood swamps, and just north of Breezy Hill Road. Smaller 5-40 acre stretches occur throughout the Study Area. This habitat is found adjacent to and punctuated by hardwood swamps, rock outcrops, streams, intermittent woodland pools, springs and seeps, and areas of coniferous and mixed forest.

**Species Composition:** The dominant tree species we observed, which vary with site, were sugar maple, red maple, white ash, American elm, red oak, white oak, tulip poplar, black oak, black cherry, American beech, black birch,

black walnut, basswood, sassafras, hop hornbeam, ironwood and striped maple. Sporadic conifers include white pine, Eastern hemlock and Eastern red cedar. Trees range from 4"-36" dbh, with an average at around 16" dbh. Shrubs we encountered include alternate-leaved dogwood, flowering dogwood, spicebush, elderberry, red elder and multiflora rose. Plants in the herbaceous layer include herb robert, sweet cicely, celandine, pale jewelweed, spotted jewelweed, Laxiflorae sedges, Solomon's seal, trillium, bedstraw, white snakeroot, wild sarsaparilla, white baneberry, Jack in the Pulpit, rue anemone, Dutchman's breeches, Hepatica, wild ginger, helleborine, showy orchis, bracken fern, maidenhair fern, Christmas fern and a variety of mosses. This list is not exhaustive.

We found white-tailed deer, bat, racoon, striped skunk, eastern chipmunk, red and gray squirrel, red fox and evidence of black bear. The list of bird species we encountered is long, but some notables include wild turkey, pileated woodpecker, red-bellied woodpecker, yellow-shafted flicker, downy woodpecker, barred owl, great-horned owl, wood thrush, Gray catbird, black-capped chickadee, tufted titmouse, white and red breasted nuthatches, Carolina wren, scarlet tanager, veery, red tailed and broad winged hawk. We also found wood frog, gray treefrog, red backed salamander, red spotted newt, spotted salamander and American toad.

**Water:** Intermittent streams, intermittent woodland pools, springs and seeps, and hardwood and hemlock hardwood swamps may all be found within and alongside this habitat.



Photo by Michael Montella

*Showy orchis on forest floor.*



**Soils:** The two most common soils underlying the deciduous forests in the Study Area are Farmington silt loam to gravelly silt loam, and Stockbridge-Farmington outcrop complex. Both are calcareous mineral soils derived from glacial till with moderate to shallow depths and moderate to steep slopes. Smaller areas of many other soil types are present, the calcareous types being the most usual. The calcareous soils create a nearly neutral to alkaline environment, which our less common plants such as maidenhair fern, Hepatica, Dutchman's breeches and wild ginger require to survive and reproduce.

**Significance:** Abundance of standing dead trees and downed wood, boulders, talus and rock outcrop indicate a woods with abundant microhabitats for woodpeckers and cavity-nesting birds, amphibians, fungus, mosses and ferns. The presence of other natural habitats in and around the forest makes it an ideal high quality refuge for wildlife and



Photo by Michael Montella

Beaver activity near Binnewater Lake.

nesting migratory birds. We found stone walls in many of the areas we visited, which indicates former cultivation. Much of our deciduous forest is second or third growth. The deciduous forest moderates summertime temperatures, absorbs and slowly releases excess rainfall and prevents erosion on the generally steep and shallow soils.

Invasives we encountered were garlic mustard, Japanese barberry, Japanese knotweed, *Ailanthus* and European earthworms. Garlic mustard is spread easily by bare soil pathways, which are opened up by ATV trails, logging operations and road building. It aggressively crowds out native spring wildflowers. *Ailanthus* is an exotic tree which grows explosively in cleared areas and may form dense stands. The roots contain a phytotoxin which inhibits the growth of native trees and plants. *Ailanthus* was observed almost exclusively in recently logged areas and powerline cuts, and along roads. Japanese knotweed travels up riparian corridors and shades out natives, while also destabilizing streambanks. We observed knotweed only on the edges of

forested areas. Non-native earthworms devour the leaf litter on the forest floor which wildflowers need to survive and may increase the rate of spread of invasive plants by exposing the bare soil.

### ***Upland Conifer Forest (UCF)***

The Upland Conifer Forest occurs in small to large stands throughout the Study Area, in areas from 3-40 acres in size. It is typified by an abundance (over 75%) of conifers, chiefly Eastern hemlock and white pine, both shade-tolerant species which over time may shift a particular forest composition from mixed to predominantly conifer. Eastern red cedar is not found within the dark confines of the conifer forest. We found a nearly pure stand of eastern red cedar approximately 1/3 mile south of the Binnewater Road and Lucas Avenue junction, between Binnewater Road and the hardwood swamp.

**Species Composition:** The conifer forest in the Study Area generally occurs as small patches within the upland mixed forest type, where there is a gradual transition from deciduous canopy/conifer subcanopy to conifer canopy with sporadic deciduous such as sugar maple, beech, yellow birch, black birch, black cherry and spicebush. The herbaceous layer is sparse due to low light levels from a year-round dense canopy. Partridgeberry, Virginia creeper, spotted wintergreen and Christmas fern were found. Other herbaceous plants and shrubs mentioned in Upland Deciduous Forest are found around the edges near lakes and streams and other edge environments, where light levels are higher. We observed red squirrel, chipmunk, black capped chickadee, red breasted nuthatch, white breasted nuthatch, brown creeper, red bellied woodpecker, downy woodpecker and tufted titmouse.

**Water:** Hardwood and hemlock swamps are common along low-lying edges of UCF. Intermittent woodland pools, springs and seeps and intermittent streams are also common.

**Soils:** The conifer forest in the Study Area is often found where calcareous rock and soils are mapped. The thick needle detritus that forms on the ground lowers the pH in the top soil layer enough so that some of the calcicoles found in the deciduous forest are not found here, even where light levels are adequate. We found the best examples of conifer forest associated with rock ridges and talus slopes, where the soil is often thin.

**Significance:** The Upland Conifer Forest is an ideal refuge particularly for the birds that winter over in our area: chickadee, nuthatches, tufted titmouse, white throated sparrow and others. The dark green needles absorb sunlight and warm up during the day, and act as an insulating blanket over the ground at night, keeping the area under the canopy a few degrees warmer than more open areas, at night. This can be crucial for the roosting birds, who do not have large fat stores to draw upon for warmth.



Photo by Tim Kerin

*Moss-covered Calcareous Crest*

Two pests seriously threaten our conifer forests--both of them feed on Canadian hemlock: wooly adelgid and hemlock scale. Both pests are found on the needles. Typically, scale weakens the tree and the wooly adelgid kills it. Most trees we found had at least some hemlock scale, but the wooly adelgid was missing, a likely result of prolonged cold-snaps two winters in a row. (2003, 2004). The adelgid, at least for now, is killed off by temperatures of 0-10 degrees F below zero.

### **Young Woods (YW)**

Young woods are wooded areas where all or most of the trees are small in size, <12 inch diameter to breast height (dbh). This habitat is often found in areas that are former agricultural sites. Young woods can serve as important buffer habitat. Young woods don't often support rare species, but can in areas where there is unusual species composition and/or dominance by rare trees.

**Species composition:** Tree species that are considered uncommon in young woods are sweet gum and hackberry. A few bird species are especially partial to young woods: Cooper's hawks can be found nesting in young woods, even near a road and wood cocks enjoy using young woods as their summer habitat.

**Significance:** In addition to the habitat values noted above, young woods can serve as important buffers for streams and wetlands.

### **Crest, Ledge and Talus (CLT)**

Carbonate, Non-Carbonate

#### **Crest Ledge and Talus Habitat (CLT)**

Crest Ledge and Talus is a generalized habitat type which includes a broad range of rocky substrates that have sparse vegetation, and shallow to nonexistent soils. These habitats can consist of hilltops, hillsides, and knolls that have regions

of exposed bedrock, as well as areas of scree, ledges, cliffs and talus. Scree is the buildup of small rock fragments at the base of a steep slope; talus is an accumulation of large rock fragments at the base of a steep slope. There are two major forms of CLT habitat, carbonate and non-carbonate, both of which can be found in the Rosendale region. Each of these is defined more thoroughly below.

#### **Carbonate Crest Ledge and Talus (CCLT)**

Carbonate CLT is relatively rare in the greater Hudson Valley region; however the majority of CLT habitat in Rosendale is carbonate in nature. Carbonate rocks and soils have the ability to buffer acidic conditions, and the flora that can be found on them prefer neutral to alkaline substrates. There are many rare plants that inhabit this unique habitat. Many of the Carbonate-CLT regions located in this area are surrounded by Coniferous and Mixed Hardwood forests, however regions of open Carbonate ledge and talus are found on Joppenburgh Mountain along Rt. 213, as well as smaller exposed ledges located outside of town on Rt. 32 North. Other limestone woodlands near the Twin and Third lakes, identified by the NY Natural Heritage Program, also contain areas of CLT habitat.

**Species:** Carbonate CLT can support a variety of different types of flora. Some are nearly bare or sparsely covered in lichens and mosses; however grasses, shrubs, and trees can also be found inhabiting these areas. Some good indicator species for Carbonate CLT are walking fern, maidenhair spleenwort, ebony spleenwort, early saxifrage, wild columbine, wild ginger, poodle moss, and basswood trees. We found these species, as well as many others. Some species of concern that can be found in these habitats are the earthstar fungus, Dutchman's breeches, roundleaf dogwood, anise millipede, falcate orange tip and olive hairstreak butterflies, five-lined skink, eastern hognose snake, northern black racer, black rat snake, and long tailed salamander.



Photo by Laura Heady

*Maidenhair spleenwort*



**Soils:** The Study Area in Rosendale contains numerous areas of Carbonate CLT habitat, due to the dominance of Carbonate dolomite and limestone in the bedrock of the Study Area. Much of this bedrock has been uplifted, creating areas of emergent calcareous rock interspersed throughout the town of Rosendale. Non Carbonate bedrock dominates the Hudson Valley Region, however approximately 75% of the Rosendale Study Area contains Calcareous soil, about 50% of the Study Area contains steep slopes, and 50% have shallow soils. The two dominant Carbonate CLT soils located here are Farmington outcrop complex (FAE) and Stockbridge-Farmington-Rock outcrop complex (STD). Farmington soils are made up of well drained glacial till composed of shallow (>20 inch) layers of carbonate silt and/or gravel loam. FAE, the complex version, is interspersed with rocky areas. Stockbridge soils have similar characteristics as the Farmington soils, however the soil is usually deeper (>40in), not as well drained, and less rocky. STD is also a complex, comprised of both Farmington and Stockbridge soils, rocky and hilly areas. A very large portion of the southern and eastern regions of the Study Area are primarily carbonate in nature, and contain the soils listed above. Due to the shallow nature of these soils, this habitat type is extremely sensitive to the removal of vegetation and soil.



Photo by Tim Kerin

*Walking Fern and Moss found in moist CCLT*



Photo by Tim Kerin

*Wild Ginger found on CCLT & Limestone Woodland*

Kallop Road. These areas create depressions that contain intermittent streams and pools, as well as pools which have been seen to hold water for a long time due to a lack of fissures in the bedrock. The ledge habitat located on Rt. 32 also has small waterfalls and intermittent streams. Standing water in a Carbonate environment would show some buffering capability, meaning that if the rainwater collected in these pools was highly acidic, the rock would be able to bring the pH back to a more neutral state. This could provide critical habitat for amphibians which are sensitive to acidic conditions, such as the extremely rare long tailed salamander, which prefers highly calcareous intermittent pools. Rosendale also has many caves, which create cooler Carbonate-CLT microclimates. These are evident in the area near Widow Jane Mines. Wetlands, seeps and springs are interspersed throughout the Study Area.

**Water:** CLT very rarely has surface water present, however it is interesting to note that there are a few stretches of Carbonate-CLT bordering large areas of standing water. These ledges near the lakes and creek may harbor plant life that prefers microclimates with a higher humidity. Specifically the cliffside area of limestone woodlands located at the eastern side of 5th Binnewater Lake, and Joppenburgh Mountain bordered on the south by the Rondout Creek. Areas of standing water were located in the knolls and ravines around Joppenburgh Mountain and

**Significance:** Disturbing the soils can severely damage the ability of native species to grow there. Disturbing the shallow soils located in the CLT regions allows for the introduction of non-native and invasive species. These species can be detrimental to the ongoing survival of rare native species. Fortunately, the Biodiversity Assessment Team located a few pristine examples of Carbonate CLT habitat, which were free of invasive species. These areas are extremely beautiful; however the public should be educated about the need to keep certain parts of these areas free of human traffic. Many regions of CLT habitat were seen to have invasive species,



Photo by Tim Kerin

*Laxiflora sedge is also found on calcareous soils and in CCLT.*

such as garlic mustard, and these areas usually contained evidence of human traffic. The delicate balance of these habitats can be permanently destroyed by many recreational activities, including ATV's, hiking, and dog walking. Rosendale contains many premier regions of Carbonate-CLT habitat. CLT that are located in remote, forested regions are of a higher quality for biodiversity due to the limited exposure to non native species, and less recreational disturbance. Because Carbonate CLT is rare in the greater Hudson Valley region, this "island" of CCLT habitat may be critical to the ongoing survival of rare carbonate loving plants and animals, and this is worthy of further investigation.

### Non-Carbonate Crest Ledge and Talus

Non-Carbonate CLT is widely distributed in the Hudson



Photo by Michael Montella

*Anise millipede is a indicator of Calcareous Soils and CCLT.*

Valley region; however it is the least common form of CLT habitat in the Rosendale Study Area. Non-Carbonate rocks do not provide any buffering capability; therefore this habitat provides conditions suitable to species which prefer acidic environments. The Shawangunk Conglomerate, the primary rock type in the Shawangunk Ridge in New Paltz, is a Non-Carbonate rock. Hikers familiar with the flora and fauna

of the Mohonk Preserve may note that many of the species present in Rosendale appear very different. This is due to the prevalence of Carbonate CLT in the greater Rosendale Study Area.

**Species:** Some good indicator species of Non-Carbonate CLT are black huckleberry, early low blueberry, late low blueberry, black chokeberry, and rock polypody. Red oak, chestnut oak, red maple, paper birch, black birch, gray birch, pignut hickory, white ash, hop-hornbeam, serviceberry, pin cherry, striped maple, mountain maple, American mountain-ash, white pine, eastern red cedar, basswood, sugar maple, white ash, hackberry, and American beech are some of the tree species that can be found.

**Soils:** In Rosendale, the regions of Non-Carbonate CLT are created by two distinct geologic sources. There are areas of Non-Carbonate bedrock which were created by a sequence of sedimentary rocks called the Normanskill group. This group is composed of shale, argillite and siltstone, and is represented by the symbol "On" on bedrock geology maps. The second source of Non-Carbonate rocks and soils is known as the Nassau-Bath-Rock outcrop complex, and these are represented on the Ulster County Soil Survey maps by the symbols "NBF" and "BOD". Nassau-Bath soils are primarily non-carbonate, and are composed of both Nassau and Bath soil types. "Outcrop complex" means that these regions contain areas of emergent bedrock, interspersed with rock and soil deposits. Glacial till is the parent material for this soil type. Till is created when glaciers melt, resulting in the deposition of embedded rock and soil. These deposits are unsorted, and you can see many different types and sizes of rock all mixed together. NBF soils are very shallow, usually less than 20in. deep, and have very steep slopes. BOD soils are deeper, between 20-40in, and have a slope between 8-25%. BOD soils would not normally be considered as regions where CLT is present; however there is some evidence of small crests in these areas created by emergent bedrock. These areas tend to be very steep, and are located primarily in the northwestern portion of the Study Area.



Photo by Michael Montella

*Garter snake on CCLT.*



**Water:** Water is rarely found directly on the crest, ledge or talus, however there can be small ephemeral and intermittent pools, as well as intermittent streams in the general regions surrounding CLT habitat. If surface water is present, it would be acidic in nature, because non-carbonate rocks do not provide any buffering capacity.

**Significance:** Non-Carbonate habitats are greatly affected by acid rain. Even though the species who live in non-carbonate environments have evolved to survive in a more acidic environment, acid rain is often of a greater acidity than these organisms can tolerate, and the rock substrate offers little to no ability to buffer the acidity. These areas are also extremely sensitive to soil erosion (see Carbonate-CLT description for more information). The Non-Carbonate region between the 4th and 5th Binnewater lakes was surveyed, but there is undeniable evidence of human disturbance, made evident by the huge population of invasive species, junkyards, and stone walls. Undisturbed areas of Non-Carbonate CLT should be located, and every effort should be made to preserve these tracts of land. The preservation of continuous tracts of undisturbed land is very important for genetic migration between different populations of organisms, and is critical to the ongoing survival of the many rare species in our region.

### *Upland Meadow (UM)*

Upland meadows include hayfields, pasture, cropland, fallow crop field, herbaceous oldfield and mowed grassland.

**Species composition:** Vegetation includes pasture grasses, goldenrods, asters, spotted knapweed, and other forbs.

**Soils:** All upland meadows contain non-wetland soils.

**Water:** Ponds, intermittent stream, springs and seeps may be found within or adjacent to upland meadows.

**Significance:** Large expanses of upland meadows can serve as critical grassland bird habitat. Of particular interest are northern harrier, upland sandpiper, sedge wren, bobolink, eastern meadowlark, grasshopper sparrow, Henslow sparrow and vesper sparrow. Upland meadows can provide courtship habitat for American woodcock. Upland meadows, especially Calcareous, herbaceous oldfield may support rare plants, can also provide habitat to many rare plants, invertebrates, small mammals and some snakes, and can provide hunting areas for larger mammals and raptors. Continued or modified management may be necessary to maintain field conditions for rare species. Mowing in late summer prevents succession, but allows for the successful breeding of grassland birds.

### *Shrubby Old Fields (SOF)*

Shrubby oldfields are a successional stage in the transition that occurs when cropland, pasture or mowed fields have been abandoned. As grasses, forbs, shrubs and saplings move in, these areas provide habitat for diverse vegetation

and wildlife. Eventually, as trees become larger and more prevalent these oldfields become young forests. Sometimes SOF is found under powerline rights of way or in areas that have been cleared for logging or other purposes. Shrubby oldfield is an upland habitat marked by the presence of scattered shrubs and small trees, usually less than 6 feet high. Shrubby oldfields are found scattered throughout the Study Area. Bird watchers find these open areas great resources, as do ATV enthusiasts, who may not understand their habitat value.

**Species composition:** Vegetation includes goldenrods, asters, Kentucky bluegrass, orchard grass, little bluestem, gray dogwood, multiflora rose, prickly dewberry, northern blackberry, black raspberry, hawthorns, staghorn sumac, eastern red cedar, grey birch, red maple, black locust, oaks, quaking aspen, and white pine.

Meadow vole is found in herbaceous areas, white-footed mouse in areas dominated by woody plants. Breeding birds include gray catbird, northern mockingbird, brown thrasher, American robin, willow flycatcher, blue-winged warbler, American goldfinch and song sparrow. The Eastern box turtle and the black racer and a variety of butterflies are also found in SOF.

**Soils:** Almost any upland substrate except bare rock.

**Water:** May adjoin wetland and may contain wet meadows or intermittent or permanent pools in depressions.



Photo by Laura Heady

Entrance to The Cave at Williams Lake.

**Significance:** SOF is specially important for rare bird, butterflies and other invertebrates. Plant species of conservation concern include stiff-leaf goldenrod, small-flowered agrimony, shrubby St. Johnswort, devil's-bit, and butterfly weed. Invertebrates include aphrodite fritillary, dusted skipper, Leonard's skipper; birds include northern harrier, short-eared owl, northern saw-whet owl, loggerhead shrike, blue-winged warbler, and several sparrows. Golden winged warbler nests in SOF; American warbler uses SOF as part of its breeding habitat.

### ***Caves, Abandoned Mine Shafts and Cool Ravines***

Limestone formations throughout large sections of the Study Area were mined for the natural cement industry, which flourished in the nineteenth and early twentieth centuries. This industry disappeared with the advent of Portland cement, and these abandoned mines, (sometimes referred to locally as "caves") provide roosting and hibernating habitat for bats, and in Rosendale, they are known to support the federally- and state-listed Endangered Indiana bat and the eastern small-footed myotis (NYS Special Concern). Many of the caves store huge quantities of underground water, forming what appear to be lakes where the groundwater meets the surface.

Groundwater in karst limestone areas can be interconnected in ways that are not apparent. The project team encountered a mine along the rail bed near Fourth Binnewater Lake, which seemed to be grossly polluted by seepage, possibly from the capped Rosendale landfill. It emitted a distinctly foul odor and should be investigated further. "Structural and groundwater characteristics of carbonate and non-carbonate bedrock are different, so there may be differing susceptibilities to groundwater pollution." (Kiviat and Stevens 2001)

Cool ravines (CR) is a cool, moist habitat created by high



Photo by Tim Kerin

*Vertical limestone mine in Hemlock Hardwood Forest.*

rocky slopes flanking a rocky perennial or intermittent stream. The slopes are forested, often with hemlock. Cool ravines support unusual plants and animals, including...

### **WETLAND HABITATS**

#### ***Hardwood Swamp***

Hardwood swamps occur with some frequency in the Study Area. What we found most often was a damp to submerged muck floor with raised hummocks of trees, shrubs and ferns. The largest contiguous hardwood swamps are found in three areas: between Kallop Road and Whiteport Road; on the west side of Binnewater Road; and on the east side of Lucas Turnpike between Binnewater Road and Sawdust Lane. Smaller swamps occur throughout the Study Area. Tree, shrub and fern hummocks, which have developed over time from the accumulation of roots and organic matter, create an environment which allows plants intolerant of constant submersion to thrive. They range from 1-8+ feet in diameter and from 6-24+ inches in height.

**Species Composition:** The trees and shrubs most commonly found include red maple, American elm, black ash, white pine, poison sumac, swamp azalea and spicebush. Ironwood, witch hazel and elderberry were found near the edges. eastern hemlock, yellow birch and black birch are found alongside these in a variation of the hardwood swamp known as a hemlock-hardwood swamp. Trees range from 2" to 24" dbh. In the herbaceous layer we found royal fern, cinnamon fern, skunk cabbage, spotted jewelweed, clearweed, trailing moneywort, poison ivy, arrow arum, marsh marigold, golden ragwort, water plantain, water parsnip, golden saxifrage, jack-in-the-pulpit, goldthread, water willow (*Decodon*), white



Photo by Tim Kerin

*Cinnamon fern in Hardwood Swamp.*





Photo by Tim Kerin

### Hardwood Swamp

turtlehead and meadow rue. Liverworts and mosses were common. Animals we found include blue jay, Carolina wren, wood thrush, black capped chickadee, broad-winged hawk, red-shouldered hawk, barred owl, great horned owl, pileated woodpecker, Louisiana waterthrush, white tailed deer, and evidence of black bear. Ants (unidentified species) were found in hills approximately 16-24" high in shrubby portion of the swamp on the west side of Binnewater Road.

**Soils:** Soils underlying the hardwood swamps in the Study Area are most often Palms muck or Carlisle muck, very poorly drained soils composed almost entirely of decayed organic debris. Some of our swamps are also found on poorly drained or very poorly drained mineral soils such as Canandaigua, Raynham, and Odessa silt loams.

**Water:** Since the surrounding geology is generally high in calcium and magnesium carbonates, runoff water and springs feeding the swamp tend to be neutral in pH. This



Photo by Tim Kerin

*Goldthread is found in Hardwood Swamps.*

has an effect on species composition, such that calcicoles will be found in the wettest layer and acidophiles (acid-loving plants) found higher up on hummocks, away from the ground water. The swamp floor is nearly always damp, frequently wet, and seasonally inundated.

**Significance:** Our hardwood swamps have high ecological value as potential habitat for the red-shouldered hawk and barred owl as well as amphibians, reptiles and more common animals. Also, they store water during periods of high rainfall which helps keep areas downstream from flooding. They also filter and clean the water, and may help neutralize the effects



Photo by Laura Heady

*Patch of Decodon surrounding a spring in an Emergent Marsh in the midst of a Hardwood Swamp..*

of acid rain in water bodies further downstream. Threats that our hardwood swamps face include: logging, filling in, draining, damming, siltation from roads and construction, leachate from septic systems with inadequate setback, garbage thrown over surrounding cliffs and hillsides, and isolation by fragmentation and encroachment of developed areas.

### Hemlock-Hardwood Swamp

Hemlock-hardwood swamps are found within the three main areas of Rosendale mentioned for hardwood swamps. When transitioning from a hardwood swamp to a Hemlock-hardwood swamp, the vegetation gives way to higher

numbers of white pine and especially eastern hemlock. The hummocks are more elongated, distinct, and somewhat drier. The swamp floor, overall, seems more firm. Downed wood is more abundant. Light levels are much lower than in the nearby hardwood swamp, which affects the plant composition and generally makes ground cover less abundant.

**Species Composition:** In addition to the trees found in the hardwood swamp, eastern hemlocks are common, although not generally of great size, 2-6 inches dbh and not in the canopy but rather mid-story. White pines may be of slightly greater girth, but also not usually as tall as the hardwood canopy. Yellow birch and especially black birch become common, which are not often seen in the hardwood swamp. Black ash also becomes more abundant. Two invasives, Oriental bittersweet and Japanese barberry, are common in some places. One animal found in the hemlock hardwood swamp but not in the hardwood swamp was a chipmunk, which appeared to be living in an excavated hummock.

The herbaceous layer includes much skunk cabbage, jack-in-the-pulpit, spotted jewelweed and poison ivy, as well as some plants found in the hardwood swamp. Royal fern is abundant, but ostrich fern becomes scarce. The hummocks may support Virginia creeper and mosses, as well as oak, beech and tulip poplar seedlings, in areas of higher light. Animal life was found to be the same as that in hardwood swamps, except that



Photo by Tim Kerin

*Golden saxifrage in Hemlock-Hardwood Swamp.*

successionally mature than the hardwood swamp. Eastern hemlock, as pointed out earlier with UCF, is especially vulnerable. Because conifer forests are somewhat rare in the Hudson Valley, designating this habitat as a special priority for conservation is warranted.

### **Emergent Marsh (EM)**

An emergent marsh is a wetland that is dominated by emergent herbaceous vegetation, and that typically has standing water for most of the year. "Emergent" plants are those that are rooted in the substrate and emerge above the water surface; e.g., cattail, arrowhead, bur-reed.

The Biodiversity Assessment Team found three sizable emergent marshes in the Study Area. The first was to the south of the pond near the dump on Whiteport Rd. There is a marsh on the south end of the first twin lake. The third emergent marsh was in the proximity of an old quarry site. The area is highly impacted.

**Species composition:** The marsh near the dump is dominated by purple loosestrife and the adjacent open water is heavily loaded with algae, presumably because of nutrient loading from the adjacent dump. In the other marshes the vegetation is a combination of phragmites and some yellow or tufted loosestrife (*Lysimachia terrestris* and *L. thyrsiflora*, respectively, which are the native varieties; purple loosestrife is an invasive and is from an entirely different family). The marsh near twin lake showed signs of beaver activity, which probably contributed to the flooding of the area and to the spread of phragmites. We saw buttonbush, a pickerel frog and *Decodon*, which is an indicator of wet soils.

**Soils:** Soils found in emergent marshes are typically Carlisle muck, Palms muck, which are poorly drained, Canandaigua silt-loam, which is poorly or very poorly drained, and Rayham silt-loam, which is a somewhat poorly drained; all are calcareous soils. Other types of poorly drained, silty soils may be found underlying the emergent marsh.



Photo by Tim Kerin

*Water parsnip in Hemlock-Hardwood Swamp.*

no ant hills were found.

**Soils:** Soils are the same as in hardwood swamps. However, the muck seems to have a coarser texture.

**Water:** Water appears to come from the same sources as in hardwood swamps.

**Significance:** Since hemlock-hardwood swamps are found alongside and within hardwood swamps, they have similar habitat value, however they are higher, drier and more





Photo by Tim Kerin

*Purple Loosestrife, an invasive species frequently found in Wet Meadows.*

**Water:** One of the defining properties of an emergent marsh is that there is standing water for most of the growing season. These areas usually have poorly or very poorly drained soils and sometimes are adjacent to open standing water and/or springs or seeps.

**Significance:** Emergent marshes are important habitat for many uncommon marsh birds including least bittern, American bittern, common moorhen, king rail, Virginia rail, sora and marsh wren. Marshes are also important breeding



Photo by Tim Kerin

*Wet Meadow.*

grounds for Northern harrier and important habitat for breeding geese and duck. Marshes are also important because they serve as natural filters for pollution and provide for flood retention. While smaller marshes may have some conservation value, larger marshes are better for birds of conservation concern.



Photo by Tim Kerin

*White turtlehead found in Wet Meadow.*

### **Wet Meadow (WM)**

Wet meadows (both calcareous and non-calcareous) are wetlands that are dominated by herbaceous (non-woody) vegetation, and that have little or no standing water for much of the growing season.

**Species composition:** Both types of wet meadows tend to be dominated by tussock sedge, woolgrass, reed canary grass, or lakeside sedge, common reed, rice cutgrass, soft rush, woolgrass, Joe-Pye-weed, tall hairy goldenrod and others. We found dogbane, trailing moneywort, mountain mint, arrowleaf tearthumb, tussock sedge, beggar tick, false-foxglove (*Penstemon digitalis*), clearweed, sensitive fern, purple loosestrife, veronica, rough-leaved goldenrod, and white turtlehead. Some plants that may appear sparsely interspersed are: red maple, red ash, silky dogwood, willows and alder. There is incomplete information about species composition in non-calcareous versus calcareous wet meadows. A fen-like area was found in calcareous soils on Phyllis Noreen's property. The quality of wet meadows is considered higher when they do not have a large amount of invasive plant species. Plants that may occur in calcareous wet meadows, but not in non-calcareous wet meadows include: sweet flag, New York ironweed, spreading goldenrod, lakeside sedge and small-flowered agrimony. Non-calcareous wet meadows tend to provide habitat for American vole, red-winged blackbird, American goldfinch, swamp sparrow, eastern garter snake, green frog and pickerel frog.

**Soils:** Calcareous wet meadows occur near or on areas of calcareous bedrock, usually limestone, and dolostone. The soil has a higher clay or silt content, which impedes drainage. Wet meadows may be found adjacent to marshes and swamps or may be surrounded by upland meadow or other upland habitats.



**Water:** Water in wet meadows can come from springs and seeps or run-off from uphill areas.

**Significance:** Provide habitat for birds, small mammals and amphibians, reptiles and possibly rare plants.

### ***Intermittent Woodland Pools (IWP)***

Intermittent woodland pools (IWPs) are areas of shallow standing water that form in low lying depressions found



Photo by Tim Kerin

*Rough leaved goldenrod found in wet meadow.*

in upland forest habitats. The hydroperiod, or duration of standing water, lasts between 6 and 9 months during most Water flow is negligible to nonexistent, and they usually lack inlets and outlets. They are primarily located in shaded areas, under tree cover, where sunlight does not provide for increased evaporation.

**Species:** IWPs are critical breeding environments for many rare and endangered species. Many amphibians and reptiles, including the spotted salamander, Jefferson salamander, four-toed salamander, wood frog, and Blanding's Turtle, use IWPs as their primary breeding habitat. Fish are rarely present, and this is important for protection of the offspring of the species mentioned above. Some regionally threatened invertebrates, such as the black dash butterfly, mulberry wing butterfly, and springtime physa snail also spend a portion of their life cycle in IWPs.

**Soils:** The water pH of these pools is determined by the surrounding vegetation, as well as the bedrock and soils present. These pools typically form in areas where the soil is not permeable, and has poor to very poor drainage. IWPs usually have a thick bed of partially decomposed leaf litter underlying the standing water, which can be used as an indicator in the summer after the pool has dried up.

**Water:** IWPs typically have standing water for approximately 6-9 months out of the year, and the hydroperiod is dependant on the amount of local precipitation received. In years with increased or excessive rainfall, the hydroperiod may increase, however this is rare. IWPs in calcareous environments may buffer the effects of acid precipitation could increase, so may



Photo by Michael Montella

*This sink hole, a common phenomenon in areas of karst geology, can provide habitat similar to that of an IWP.*

be especially important for amphibian conservation.

**Significance:** Rosendale has large undisturbed forest underlain by calcareous bedrock. Due to the increasing threat of acid rain, these regions may provide a more hospitable breeding ground for certain amphibians, due to the buffering capacity of calcareous bedrock and soils. The amphibians listed above spend a large portion of their adult life in the forests surrounding IWPs. It is important to protect, not only the pools themselves, but also the surrounding forest, and undisturbed corridors between these pools.

Due to the small size and isolation, many IWPs are overlooked by regulatory agencies. They suffer from many hazards, including filling, dumping, application of pesticides (particularly for mosquito control), presence of fish (from release of domestic fish), destruction of surrounding forests, excessive nutrient input (from fertilizer runoff), drainage, canalization, excavation, construction and damming to create ponds.



Photo by Tim Kerin

*Intermittent Wetland Pool (IWP) dry in August was a watery breeding and nursery ground in spring and summer.*



### **Intermittent (IS) and Perennial Streams (PS)**

**Intermittent streams** flow only part of the year or after rain or snowmelt. They are the headwaters of many perennial streams, lakes, and ponds, and support invertebrates and stream salamanders. The stream channel is typically small, only a meter or two wide, and often flows into a perennial stream. Flows range from scouring during heavy rains or snow melt, to dry in late summer. May contain small pools that hold water and support aquatic invertebrates and small fish even when the stream has stopped flowing. Intermittent streams are indicated on USGS topographic maps and on BAT map as a dotted blue line, which must always be field verified in several seasons. For example, the Tan House Brook, which runs from Marbeltown, through Cottekill and empties into the Snyder Estate, is indicated as an intermittent stream, when in fact, area residents report the stream has not been dry in more than 15 years even in drought conditions.

**Species:** Moss and lichens; snails, insects, small fish such as blacknose dace and creek chub.

**Substrate:** Varies, including clay, cobbles, and bedrock.

**Significance:** Intermittent streams are especially vulnerable to human disturbance, alteration or pollution, which then effects the watercourse and wetlands into which they flow. It is important to protect stream banks and channel and prevent alteration by unfortified vehicle crossings, siltation or channelization, or polluted discharges. Species of conservation concern include goldenseal, a very rare plant, arrowhead spiketail (dragonfly), mocha emerald spiketail, *Marstonia decepta* (snail), *Pisidium adamsi* (fingernail clam); mountain dusky salamander, northern dusky salamander, red salamander and spring salamander.

**Perennial streams** flow continuously, except perhaps in extreme drought. They provide important habitat for fish, amphibians, reptiles and birds. They are important watershed connections, impacting everything downstream. For example, the Tan House Brook, mentioned above, flows into the Rondout Creek, which which joins with the Wallkill at Sturgeon Pool in Rifton and then flows into the Hudson River, which ebbs and flows to the New York Harbor and the Atlantic Ocean.

Perennial streams are indicated on USGS topographic maps and on BAT map as a solid blue line, which must also be field verified in late summer and early fall to see if there is year found flow. Stream segments may be miles long and channels 3 to 100 feet wide. Examples in the Study Area include Tan House Brook in Cottekill and the Greenkill, which fed Dewitt's Mill.

**Species:** Pools and slow runs many support submerged aquatic vegetation, such as riverweed or water starwort,

Eurasian watermilfoil, wild celery, pondweeds, waterweeds, water-purslane and coontails. Shallows support willows, alder, silky dogwood, purple loosestrife, spotted jewelweed, stinging nettle and a variety of grasses and rushes. These, in turn, help stabilize shorelines.

The species of fish and aquatic invertebrates a stream supports are indications of its quality. In addition, streams support salamanders frogs, snapping turtle, eastern painted turtle, wood turtle, northern water snake, caddisfly larvae and crayfish. Birds include great blue heron, green heron, mallard, spotted sandpiper, belted kingfisher, tree swallow, and barn swallow.

Species of concern include winged monkey-flower, riverweed, and spiny coontail, invertebrates such as sable clubtail (dragonfly), brook floater (mussel); fish, including brook trout, slimy sculpin, bridle shiner, mud sunfish; salamanders, as listed with intermittent streams, plus long-tailed salamander and wood turtle; American black duck, wood duck, bank swallow, and Louisiana waterthrush.

Introduced fish, such as brown trout, largemouth bass, smallmouth bass and several sunfishes, have displaced native species to varying degrees.

**Substrate:** Same as intermittent streams. Rock types may vary including limestone, sandstone, shale and gneiss may affect pH and mineral content.

**Significance:** As with intermittent streams, but protection is even more important as perennial streams support a wider range of species and contribute even more significantly to the quality of water downstream. Dams may interfere with fish migration, and eliminate riffles which support mollusks, crustaceans, insects and fish that require fast-moving, well



Photo by Laura Heady

Intermittent Stream, deepened by human excavation, drains a Hardwood Swamp. oxygenated water.

Water withdrawals may reduce flow, raise temperature and reduce dissolved oxygen, especially in summer. Siltation and nutrient loading, from de-icing salts, septic discharges or agricultural run-off degrade habitat for rarer plants and animals. Road run-off may also contain petroleum products that are toxic to sensitive aquatic organisms.

Water quality can best be protected by adequate buffer zones of natural vegetation adjacent to streams (see recommendations). Pollution and run-off must be controlled or eliminated. Artificial streambank structures such as riprap, concrete and gabions, should be avoided or removed, as appropriate, in sensitive areas.

A specific concern was raised regarding the integrity of an existing dam that impounds the stream along Binnewater Road just north of Route 213, across from Joppenberg Mountain owned by Iron Mountain. This structure has many leaks. If it failed it could cause danger to the residents living downstream.

### Riparian Corridors (RC)



Photo by Michael Montella

*Purple-flowered wild raspberry is found in Riparian Corridors, along lakeshores and in Crest., Ledge and Talus habitat.*

Riparian corridors are essential to protection of streams (which includes the many brooks and larger Rondout Creek) in the Study Area, providing important habitat for diverse species. Loss of riparian habitat results in marked decline of fish and wildlife. The American woodcock is an example of a declining species that depends on riparian habitats and wetlands.

Riparian corridors include the floodplains of perennial streams, their streambanks, and higher adjacent areas. An annual floodplain is defined by the extent of flooding that can be expected to occur on a yearly basis, but the term "floodplain" refers to the 100-year floodplain – the extent of flooding that occurs once in a century in undeveloped areas. However, paving and compaction that occur with development may increase the frequency of this extent of

flooding.

**Soils:** Floodplains often contain alluvial soils, as noted in the Study Area north of the Rondout Creek below Route 213, by the Little League field and the areas on either side of it.

**Species composition:** Streambanks support rich vegetation that can withstand flooding and ice damage such as sycamore, silver maple, red maple, boxelder, elms, red ash, American hornbeam, and other plants mentioned in perennial streams; at higher levels, hackberry and oaks. Fauna includes green frog, northern watersnake, eastern garter snake, Canada goose, wild turkey, American woodcock, pileated woodpecker, red-bellied woodpecker, gray catbird, Carolina wren, yellow warbler, muskrat, mink, and white-tailed deer.

Species of concern include cattail sedge, diarrhena, Davis' sedge, wingstem, river birch, small-flowered agimony, winged-monkey flower, goldenseal, false-mermaid, wood duck, red-shouldered hawk, American woodcock, cerulean warbler, and river otter. The wood turtle is an example of a species that requires a range of intact habitat including stream pools, undercut banks, riparian or floodplain meadows, and woods. The red-shouldered hawk, heard in the Study Area, also requires a large range (several hundred acres) of undisturbed, closed-canopy mature forest, which includes swamps and riparian zones. The Study Area still contains extensive undeveloped parcels that contain many of these features, and are good candidates for conservation protection.

**Significance:** Riparian corridors provide extremely valuable habitat in the Study Area. Hudsonia recommends that the full "100-year floodplain be protected from development or alteration; and that broad buffer zones of natural or seminatural soil and vegetation upgradient of the floodplain also be preserved." <sup>1</sup> Activities throughout the watershed will impact the riparian zones and the streams they surround, and should be carefully considered in reviewing site plans and environmental assessment forms and impact studies.

### Springs and Seeps (SS)

Springs and seeps are places where groundwater discharges at the ground's surface. Springs are concentrated discharges and seeps are diffuse discharges. It is common to find springs or seeps at the base of a ledge or at the edge of a wetland or pond. Springs and seeps discharge at an average temperature of about 50 degrees, which means that they provide cool, consistent water in dry, hot times and water that is warm enough to be of value to wildlife in the winter. Springs and seeps are often mineral rich because they absorb minerals from the bedrock that they pass through. In some cases, springs and seeps can feed fens and wet meadows.

Rosendale is a likely place to find springs and seeps because





Photo by Tim Kerin

*Spring-fed Pond at Phyllis Noreen's. Note dark circular area in water is spring that fills this pond.*

the karst geology. Springs may emerge from the ground a surprising distance from any discernable bedrock or upland areas.

**Species composition:** Springs and seeps are important to wildlife because they are a consistent source of cool water. There are a few species that appear to be restricted to spring habitats; the eastern red damsel is restricted to open, grassy seeps. Gray petaltail and tiger spiketail occur in seeps in our area. Spring salamanders and northern dusky salamander use spring habitats as well as cold streams. We found golden saxifrage, watercress, and nightshade in springs and seeps in the Study Area.



Photo by Tim Kerin

*Seep at Ilonka's Swamp.*

**Water:** Groundwater is often rich in minerals especially when it issues in areas with carbonate bedrock or carbonate-rich glacial deposits. Mineral-rich groundwater is called "hard". Spring water can also be soft if it lacks mineral salts.

**Significance:** Springs and seeps provide important water sources for organisms during dry seasons and droughts and

during winter when seeps and springs may remain free of ice.

### *Lakes and Open Water (W)*

The Town of Rosendale has many open water sources, including the five Binnewater Lakes, Twin Lakes, DeWitt Lake, and other smaller unnamed lakes. There are also numerous small streams and ponds, as well as the Rondout Creek, which is the southernmost boundry of our Study Area.



Photo by Michael Montella

*Second Binnewater Lake.*

**Species:** We have not yet done any extensive species profiles of most of the Lakes. We have found evidence of cricket frogs in the Second Lake. A more thorough species profile is recommended.



Photo by Michael Montella

*One of the Twin Lakes photographed in early Spring.*

**Water:** Many of the lakes are fed by water from the extensive watershed regions located in the Study Area. There are long

stretches of Swamp regions that collect large amounts of rainwater which eventually filters out to the lakes. The Fourth and Fifth Lakes do not appear to have an interconnected water system, however we did observe that Twin Lakes and Second Lake drain into the First Lake, which then drains into Third Lake (Hidden Valley Lake). Third Lake appears to drain by seepage or other means into a tributary of the Greenkill and thence to Rondout Creek. The northern most lakes in the Study Area (Third, Second, and First Binnewater, DeWitt, and Twin Lakes) drain to the north, while Fourth and Fifth Lakes appear to drain in southward direction. All of the major lakes appear to ultimately drain into Rondout Creek.

**Significance:** The beauty of 5th Binnewater Lake (aka Williams Lake) has been enticing tourists to visit the Rosendale Area for well over a century. Boating, fishing, canoeing, and swimming are enjoyed in the unique beauty of this area. The continued conservation of these areas benefits not only the local economy, but the natural world as well. Open Water areas are an important food and water source for woodland animals, as well as a stop for migrating birds. By preserving the wooded areas around the lake, the general health of the lakes will be improved as well.

## Conclusions & Recommendations

### Conclusions

One of the most common habitats in the BAT Study Area is calcareous crest, ledge and talus (CCLT), which is the less common form of crest ledge and talus is unusually prevalent in the Study Area. The low pH of this habitat is especially valuable as a buffer and provides a rich habitat for calcicoles (plants that thrive in neutral to alkaline soils). We observed many common and a few regionally-scarce calcicoles growing in CCLT habitats in the Study Area, and it is likely that rarer species could occur here as well. We believe the overall habitat value of CCLT in the Study Area is very high. Where any land use change is proposed in or near these habitats, closer investigation of the plants and animal communities on this habitat type may be warranted. Early knowledge of the presence of rare species will allow early planning to avoid or minimize any impacts to their habitat.

Large expanses of relatively undisturbed forest with intermittent woodland pool, streams, CCLT and hardwood swamps provide habitat for a range of "umbrella species". Umbrella species are species whose protection also protects a wide range of co-existing species in the same habitat which may be lesser known and otherwise difficult to protect, as well as those that use similar habitats but use less space. In the Study Area, the BAT group identified wood frogs, a Hudson Valley species that is vulnerable to habitat loss and degradation that needs a habitat buffer with a radius of 750 feet from the water body in which they are hatched. Both barred owl and red-shouldered hawks have been observed in the BAT Study Area. These two species are nocturnal counterparts, meaning that they live in the same environment and hunt the same prey but that the barred owl hunts only at night and the red-shouldered hawk hunts only during the day. The red-shouldered hawk is listed as a New York State Species of Special Concern. Both of these birds need an area of 25-250 contiguous acres in which to hunt. The protection of these birds of prey protects an abundance of other wildlife including small mammals and birds. There are several species of salamanders in the BAT Study Area that are vulnerable to habitat loss, including the spotted salamander and the Jefferson salamander. Salamanders produce best with greatest success in intermittent woodland pools: seasonal pools that dry up in the late spring or summer. The temporary nature of these pools means that they do not host fish, thereby greatly decreasing the risk of predation to salamander eggs and larvae. It is important when protecting salamanders, that a large forested area around the intermittent woodland pools is protected, because this provides the terrestrial habitat for adult salamanders and that safe movement corridors between pools are preserved. This provides the terrestrial habitat for adult salamanders, and allows for population dispersal and genetic exchange.

The NYS Endangered cricket frog was identified at Twin Lake. This is an extremely rare species, with very specialized habitat requirements. Its presence here suggests that further biological investigations might discover other rare species of plants and animals.

The abandoned cement mines and natural caves in the Study Area support a variety of bats, including the Indiana bat which is a federal Endangered and a NYS Endangered Species. There are also records for eastern small-footed myotis (NYS Special Concern) in the Study Area. Any development or change to the mines and caves should include an extensive study of the impact on wildlife that live there. In addition to their habitat value, mines and caves in the Study Area are also provide a connection between surface and ground water. It is important to consider protecting caves and mines because their protection is one of several conservation measures necessary to protect water quality in the aquifer.

In addition to increased vulnerability to invasive plants, fragmented areas have decreased value to some wildlife species that cannot easily cross roads, openings, etc., and that may also experience increased predation from



Photo by Laura Heady

Disturbed land on grounds of Williams Lake





Photo by Laura Heady

*BAT team reviewing maps at Snyder Estate.*

some species that hunt along habitat edges (e.g., skunks and raccoons). The population explosion of white-footed mice in eastern forest fragments is not because of invasive plants creating ideal white-footed mouse habitat, but because the smaller fragments of forest don't support competitors like chipmunk or predators of white-footed mouse like foxes or barred owl. They prefer larger forest tracts. The resulting low mammal diversity in small patches enables the white-footed mouse, which is a generalist, to flourish, and since they are the main carrier of Lyme-disease causing bacteria, incidence of infected ticks (which feed on the mice) increases in these smaller forest patches. White footed mice themselves aren't necessarily "undesirable" – rather, the fragmented forest patches of suburban landscapes are undesirable. Evidence shows that forested areas of less than three acres have three times as many ticks as larger areas and that the ticks are seven times more likely to be infected with lyme disease than in larger areas. It is clearly advantageous for the Town of Rosendale to consider, not just how to preserve the maximum number of total acres, but rather the maximum number of contiguous acres, in order to maximize the benefit to biodiversity and to humans.





### ***Recommendations***

This Biodiversity Assessment should be included as an appendix to the Town's revised comprehensive plan. Informative presentations should be made to the Town Board, Planning Board, and any other municipal agencies that may have the opportunity to use the map/report findings in land use decision making and conservation efforts in the Town. The Town would benefit from inter-municipal conservation efforts and/or outreach where important habitat areas cross town boundaries.

The draft habitat map and report should be consulted by the Planning Board and Town Board whenever new land use proposals arise in the Study Area and in the planning process. Landowners, residents, and developers should also be encouraged to utilize the map and report in their endeavors.

The Town should support an expansion of the BAT to include the entire Town of Rosendale, including Bloomington, Maple Hill, Tillson (east and west of route 32), Springtown and Mountain Road areas and the Rosendale section of High Falls. New people should be invited to participate in this invaluable process to expand the base of knowledge and the appreciation for the area's natural resources and their importance in the community.

In order to best preserve Rosendale's areas of significant habitat and rich biodiversity, an education program which promotes an understanding of the ecological values of the region should be developed by the Rosendale Environmental Commission. This program should be used to educate youth, the general public and landowners within the Town.

The BAT team would like to see the increased management of private lands as habitat. Landowners could take several steps toward increasing biodiversity on their land including the use of lawn space for wildflower meadows and planting of fruit trees and berries for bird habitat. Landowners should be encouraged to use native plants for all new plantings and to consider naturalized landscapes on their properties. Landowner may also be encouraged to confine structures and human activity to limited areas, so as to maximize the biodiversity on their property.

Based on this study, a Conservation Overlay District should be created and added to the Town's Natural Resource Inventory and integrated by the planning and zoning boards.

The BAT project has found that the Study Area contains many areas of high quality habitat. The BAT team recommends the development of a Binnewater Preserve, which would be identified and developed in conjunction with area land trusts. Assistance would be provided to help area landowners understand the various mechanisms associated with conservation easements and purchase of transfer of development rights (PSR/

TDR) that allow tax relief and provide incentives to protect biodiversity resources in perpetuity. The Town of Rosendale should work in conjunction with local land preservation organizations and the Century House Historic Society to achieve this goal. Land preservation by conservation easement is completely voluntary, but can provide benefits to the landowner as well as the future of biodiversity on the property. In addition to providing enhanced biodiversity in Rosendale, the creation of a preserve dovetails seamlessly with the idea of increasing recreation-based tourism.

Zoning and development should help to support low impact development in the Study Area. This could include, but is not limited to cluster development and development in areas that already have medium to high development.

BAT and the Rosendale Environmental Commission will watercourse laws in Rosendale and make a recommendation in accordance with the findings of the BAT study and with best management practices. The recommendation should include the governance of IWPs and wetlands in addition to lakes, streams and other open water.

The finding of the BAT study will be incorporated into the development of required Phase 2/MS4, stormwater management plans for the Town.

Given the increased connections between surface and groundwater in karst geology, the Rosendale Environmental Commission should research and recommend an ordinance to address septic management in these areas.

## Proposed Study Area



**ROSENDALE ENVIRONMENTAL COMMISSION  
TOWN OF ROSENDALE, NEW YORK**

**January 21, 2004**

**Nick Conrad  
New York Natural Heritage Program  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233**

Dear Mr. Conrad,

The Town of Rosendale Environmental Commission is participating in Hudsonia's Biodiversity Assessment Training program, conducted in partnership with the Hudson River Estuary Program of the New York State Department of Environmental Conservation (NYSDEC). Participants in the Rosendale Biodiversity Assessment training include members of the Rosendale Planning Board and the Rosendale Comprehensive Plan Commission.

For this program, the Town of Rosendale Environmental Commission is identifying and assessing ecologically significant habitats throughout the approximately 2,860 acre Study Area shown on the attached map (source: Kingston West and Rosendale USGS 7.5 minute quadrangles, Ulster County, NY).

The purpose of this work is twofold: 1) to develop a map and description of biodiversity resources in this Study Area to aid the Town of Rosendale in land use planning and decision-making, and 2) to gain practical knowledge and experience in map analysis and field techniques for identifying important habitats, in order to similarly assess biodiversity resources elsewhere in the Town of Rosendale. The final habitat map and report on this site will be conveyed to Hudsonia and NYSDEC. It will become part of the Town of Rosendale's Natural Resource Inventory and will be used by the Rosendale Environmental Commission for conservation planning.

Please search your records for rare species and significant natural communities in and within one mile of this Study Area (see attached map), and if possible, send us the names and locations of rare and significant elements on and near this site. For the most sensitive species or habitats, please send us a list of names without the mapped locations. We also request a list of rare species and significant natural communities recorded from the Town of Rosendale.

In addition to requesting information, the participants in the Rosendale Biodiversity Assessment Training program are committed to using the study to provide information back to the NY Natural Heritage Program. Please send us any relevant forms, instructions or guidance documents to be able to do so.

If you have any questions about this request, please contact me at 845-255-8455, 124 Main Street, New Paltz, NY 12561, DWDaub1@aol.com, or contact Laura Heady (Hudsonia, 845-876-7200, heady@bard.edu) or Gretchen Stevens (Hudsonia, 845-758-7053, stevens@bard.edu) if you'd like more information about the Biodiversity Assessment Training program.

*Thank you very much.  
Sincerely,*

*David W. Daub,  
Biodiversity Assessment Trainee*