

Town and Village of Saugerties

Comprehensive Plan: 2021 Update



Prepared by the Town/Village Comprehensive Plan Committee
With Shuster Associates and Planit Main Street, Inc.

Adopted

Village of Saugerties – [March 15, 2021](#)

Town of Saugerties – [March 17, 2021](#)



Preface

The Town and Village of Saugerties prepared and adopted their first Comprehensive Plan in 1999. That plan recognized that community planning is an ongoing process and recommended additional actions, plans and detailed studies to pursue the recommendations of the Comprehensive Plan. The 1999 Plan also recommended periodic updating of the Comprehensive Plan to incorporate the results of subsequent plans and studies and to reflect any unanticipated events or new issues.

This draft of the 2019 update of the Joint Town and Village Comprehensive Plan is not a new departure. Rather it incorporates and builds upon the Goals, Recommendations and Strategies set forth in the 1999 and 2013 Plans. Therefore, it should not be viewed as a change of direction but, rather, as a refinement of the course already established.

At its September 29, 2020 meeting, the Comprehensive Plan Committee made a recommendation to the Town of Saugerties Town Board and Village of Saugerties Board of Trustees to review, consider, revise, if deemed appropriate, and adopt this Comprehensive Plan Update.

ACKNOWLEDGMENTS

Town and Village of Saugerties Comprehensive Plan Update Committee

Town

Leeanne Thornton Deputy Supervisor, Liaison to CPC
Patrick Fitzsimmons - Comprehensive Plan Committee (Chair 2019)
Steve Hubbard-Comprehensive Plan Committee (Chair 2020)
Carole Furman- Conservation Advisory Commission, CPC Update Committee, Town Planning Board
Samantha Dederick- Town Zoning Board of Appeals and CPC Committee
Josepha Gutelius-Comprehensive Plan Committee

Village

Jeannine Mayer- Deputy Mayor
Alex Wade- Village Projects Coordinator
Mary Frank- Village Zoning Board
Mary Leahy- Village Planning Board Chair

Planit Main Street, Inc., Alan J. Sorensen, AICP President, Planning Consultant

Special Thanks To:

Mayor William E. Murphy
Supervisor Fred Costello Jr.
Melinda Herzog, Cornell Cooperative Extension
"Saugerties' History" written by Michael S. Smith



Funding for this assignment was provided, in part, through a grant from the *Hudson River Valley Greenway*. The Town and Village of Saugerties wish to convey their appreciation for the funding provided through the Greenway, which has enabled this Comprehensive Plan update to proceed.

"This publication was also prepared with support from Cornell Cooperative Extension (CCE) of Ulster County in partnership with the NYS Department of Environmental Conservation Hudson River Estuary Program and NYS Water Resources Institute at Cornell University, as part of the [Climate Resilience Partnership](#), with funding from the NYS Environmental Protection Fund."

MISSION STATEMENT

The Comprehensive Plan for Saugerties is a forward-thinking, comprehensive vision of the Town and Village at their best. While allowing for future responsible growth, the Plan maintains the positive mix of historic village, suburban, and rural settings located between the Hudson River and Catskill Mountains, and nurtures the community's safe and friendly atmosphere.

Table of Contents

1.0 Introduction 1

2.0 The Planning Process 3

3.0 Saugerties History 5

4.0 Important Trends & Resources 8

4.1 Population 8

4.2 Building Activity 9

4.3 Housing 10

4.4 Recreation and Public Open Space 12

4.5 Historic Structures 13

4.6 Natural Resources 14

4.7 The Economy 20

4.8 Public Utilities 21

4.9 Roads & Streets 22

4.10 Climate 24

5.0 Goals and Implementation Strategies 25

Goal #1 Quality of Life 26

Goal #2 Education 29

Goal #3 Town and Village Government 30

Goal #4 Recreation and Public Open Space 32

Goal #5 Historic and Small-Town Character 33

Goal #6 Land Use and Development Policies 35

Goal #6A Policy Certain Large Parcels 38

Goal #7 Housing 40

Goal #8 Natural Resource Protection 42

Goal #9 Diversify Economic Base 43

Goal #10 Utilities & Energy Efficiency 48

Goal #11 Traffic Planning 50

Goal #12 Harbor and Waterfront Development 52

Goal #13 Tourism 54

Goal #14 Resiliency and Sustainability 56

Goal #15 Public Safety & Emergency Preparedness 59

6.0 Implementation Strategy 61

1.0 INTRODUCTION

Communities like the Town and the Village of Saugerties were originally established without comprehensive plans, review boards, or regulatory controls. Many of the historic villages, hamlets, farm complexes, and rural roads remain from this era of initial development, a landscape now admired for its unique, yet harmonious, visual qualities.

Why then is a “comprehensive plan” necessary? Modern development involves rapid changes in technology, building materials, techniques, architectural styles and community needs. Worldwide communication has expanded through fax machines, the internet, and email; population mobility has been greatly enhanced. Individual communities are now directly affected by regional, national (and even international), trends and markets. One major housing project can dramatically increase a municipality’s population, creating significant impacts on traffic, school and other local services for the municipality and surrounding communities. Community standards, which were once passed down through generations among a smaller network of families and moderated by a slower pace of change, must now be defined and protected by the democratically-elected local government that represents an ever-changing population.

A comprehensive plan is a public document that defines what is important to the community. Carefully examining current conditions and issues in the context of citizen involvement can establish justifiable recommendations for future action. Its purpose is to guide change as consistent with community goals. In a unique Town / Village collaboration, this plan identifies important elements of the Town and Village’s natural and built environment and provides goals and recommendations intended to preserve that environment, while supporting growth that is compatible with community standards.

As a policy statement of community intent, a comprehensive plan serves the following purposes:

- Operates as an overall guide to be used in day-to-day development and government decision-making based upon the community’s identified goals.
- Serves as a coordinating mechanism for officials responsible for implementing elements of the plan.
- Provides residents with information on how their community will develop.

MISSION STATEMENT

“THE COMPREHENSIVE PLAN FOR SAUGERTIES IS A FORWARD-THINKING, COMPREHENSIVE VISION OF THE TOWN AND VILLAGE AT THEIR BEST. WHILE ALLOWING FOR FUTURE RESPONSIBLE GROWTH, THE PLAN MAINTAINS THE POSITIVE MIX OF HISTORIC VILLAGE, SUBURBAN, AND RURAL SETTINGS LOCATED BETWEEN THE HUDSON RIVER AND CATSKILL MOUNTAINS, AND NURTURES THE COMMUNITY’S FRIENDLY AND SAFE ATMOSPHERE.”

- Gives the public and private sectors a clear statement of what the community will expect in development proposals
- Provides a rationale for the specific land use regulations and other local government functions, which will govern the structure of the community in the future.

Land-use change is almost always initiated by the private sector, by individual decisions to build homes, start new businesses, expand existing businesses, sell farms, or make other changes. However, the private sector responds to opportunities that governments create through zoning, subdivision regulations, infrastructure investment and other official statements of local policy. Local governments can also take the initiative for the protection of valuable resources through the consistent application of comprehensive plan principles and other regulatory actions. The Plan seeks to guide market forces so that development opportunities and land use goals will be compatible.

“THE PLAN SEEKS TO GUIDE MARKET FORCES SO THAT DEVELOPMENT OPPORTUNITIES AND LAND USE GOALS WILL BE COMPATIBLE.”

2.0 THE PLANNING PROCESS

The Town/Village of Saugerties Comprehensive Plan was first adopted in December of 1999. It That Plan was update in 2013. Seven years have passed since the 2013 Plan Update was adopted and a number of issues discussed have either come to pass or are no longer relevant to the challenges facing the Town/Village today. For these reasons, and others, a committee of Saugerties Town and Village residents was appointed to update the 2013 Comprehensive Plan. Beginning on December 11, 2018, the Town and Village Comprehensive Planning Committee met monthly to work on the comprehensive plan update. The joint committee initially focused on reviewing the existing Goals and Recommendation contained within the Comprehensive Plan.

In the intervening years, since the original Comprehensive Plan was adopted, the Town and Village have undertaken or participated in a number of studies that were recommended in the 1999 and 2013 Comprehensive Plans. The Town and Village Boards also adopted a variety of local laws to implement various land use regulations. Some of these studies and laws are referenced below.

- 1) Saugerties Area Mobility Analysis, 2007.
- 2) Water and Sewer District Demand Analysis, 2007.
- 3) Hudsonia Biodiversity Assessment Report, 2008.
- 4) Washington Avenue Multi-Use Path Plan- 2008.
- 5) Lower Esopus River Reconnaissance and Report, 2008.
- 6) Town of Saugerties Design Guidelines, 2008.
- 7) Saugerties Town and Village Economic Development Plan, 2008.
- 8) King’s Highway Generic Environmental Impact Statement, 2009.
- 9) Winston Farm Feasibility Study, 2009.
- 10) Zoning Laws of the Town and Village of Saugerties as Amended through 2009 and 2010.
- 11) Town of Saugerties Open Space Plan, 2010.
- 12) Town of Saugerties Historic Resource Survey, 2011.
- 13) Complete Streets Study 2015.
- 14) Safe Routes to Schools 2016.
- 15) Large-scale solar energy facility Local Law 2016.
- 16) Climate Action Plan for Government Operations 2019.

“IN THE INTERVENING YEARS SINCE THE COMPREHENSIVE PLAN WAS ADOPTED, THE TOWN AND VILLAGE HAVE UNDERTAKEN, OR PARTICIPATED, IN A NUMBER OF STUDIES THAT WERE RECOMMENDED IN THE 1999 AND 2013 COMPREHENSIVE PLAN FOR THE TOWN-VILLAGE OF SAUGERTIES.”

The Town/Village of Saugerties secured grant funding through the Hudson River Valley Greenway to hire a planning consultant to assist the committee in preparing the Comprehensive Plan update. In the summer of 2019, the planning firm of Planit Main Street, Inc., began working with the joint committee to coordinate completion of a comprehensive plan update. Public participation in the development of the Plan was encouraged through two (2) public hearings.

The new Comprehensive Plan forms the basis for future land use policies, which may be necessary to implement the recommendations contained within this Plan. It is also intended to help guide other Town/Village policies related to recreation, open space preservation, housing, historic preservation and business development.

This Plan is intended to respond to challenges facing the Town/Village today and during the next five to ten years. This Comprehensive Plan represents a summary of the work of the Saugerties Town and Village Comprehensive Planning Committee based on their research and the comments of standing boards of both the Town and Village and the comments of residents and friends of Saugerties.

“THIS
COMPREHENSIVE
PLAN REPRESENTS A
SUMMARY OF THE
WORK OF THE
SAUGERTIES TOWN
AND VILLAGE
COMPREHENSIVE
PLAN UPDATE
COMMITTEE BASED
ON THEIR RESEARCH
AND THE COMMENTS
OF STANDING
BOARDS OF BOTH
THE TOWN AND
VILLAGE AND THE
COMMENTS OF
RESIDENTS AND
FRIENDS OF
SAUGERTIES.”

3.0 SAUGERTIES HISTORY

Saugerties history is that of steady and progressive development. The first deed transaction in Saugerties recorded the property's location on a road, and in addition to the normal structures of a homestead, a mill. This was in 1687. No one can be sure how long this family lived on this land before the deed was written, but we do know there had been traffic here since 1655, when the first settlers of Kingston landed at Saugerties from Albany. Saugerties citizens were active in the Revolutionary War. An *Articles of Association* meeting was held in the Village during the early troubles with Great Britain. Although known as "Saugerties" or "The Saugers" in these early records, it was a part of Kingston until 1812, when the Town was formed and the name formalized. The Village that was long called Saugerties-On-Hudson was formed in the 1830's under the name of Ulster. Both the region known as the Town of Saugerties and the Village now called Saugerties have long histories as planned communities.

As the northern most division of the Kingston Commons, the land use of Saugerties and the rights of the greater community to this use are well documented in the records of the Trustees of the Commons. The division of the land for grazing, woodcutting, sharing of lots, and the maintenance of the transportation routes, represent the plan of a developed community. Some of the earliest signs of the birth of democratic government in Colonial America are evidenced in the 115 years that this plan remained in force.

Likewise, the Village of Saugerties was born as a planned community. Founded in the 1820's by the owner of the early Industrial Revolution factory sites on the Hudson River, Henry Barclay, and his partner Robert L. Livingston of Clermont, the Village has one of the earliest street plans to incorporate public health facilities for drinking, drainage and fire protection. As a hub of transportation, it also had developed infrastructure in its bridges, commercial wharves and turnpike roads, matching the needs of the skilled working base of its urban population for mobility and commerce. The planners made gifts of land and helped support the construction of churches and schools providing a stable spiritual and intellectual base for the community.

Branching out from the Village, from Glasco, and from Malden-On-Hudson, were the three turnpikes of Saugerties. Along their routes grew, from an early base of farming settlements, communities that supported the travelers of these roads.

"BOTH THE REGION KNOWN AS THE TOWN OF SAUGERTIES AND THE VILLAGE NOW CALLED SAUGERTIES HAVE LONG HISTORIES AS PLANNED COMMUNITIES."

The Quarrying industry of the Town supplied steady business for these turnpikes and the settlements that fed teamsters and teams and repaired their rigs. Planned commerce supported this aspect of Saugerties life as the financiers of the Village formed banks and supplied the quarrymen, farmers, loggers and craftsmen with instruments with which they could conduct their businesses. During the 1800’s, Saugerties boasted the largest collection of water-powered machinery, which had ever existed in one community. Textile, glass and other industries flourished and by the 1880’s Saugerties was the 278th largest municipality in the nation.

Whether by chance or plan, Saugerties’ first 200 years of growth followed a consistent pattern. By 1887, its economy was strong and its population prosperous and forward-looking. It supported public initiatives for promoting the community welfare that ranged from waterfront development to the creation of public utilities. Deep-water landings, reservoir and water supply, and gas generation, along with the creation of academies and libraries, are examples. These policies supported a stable expansion of the business and industrial base to where it was among the greatest in the region. This wealth spread into the countryside with the consolidation of large land holdings into estates creating a strong rural economy centered on stock farms adding greatly to rural employment.

With the growth of the resort industry in the early 20th century, Saugerties became a gateway community. Transportation from both the river landings and railroad stations, linked its long-established roads to the Catskill Mountains. Saugerties became one of the first communities in the State to pave a road and create an automobile route for the benefit of its tourist economy. For a long period, the manufacturing base and the tourist base worked side-by-side efficiently utilizing the same resources both in the urban community and in the countryside, and small agricultural and craft-based industries and businesses flourished.

But by the mid-20th Century, with the decline of the tourist and manufacturing industries, Saugerties began to lose its central identity. The rural economy that served summer resorts and the large farms and urban economy, so dependent on the mill incomes, both fell into decline. With the building of the Thruway, Saugerties’ population became linked to distant employment and it fell into being a bedroom community. In 1956, International Business Machines (IBM) opened a major manufacturing plant in the Town of Ulster, which would grow to employ over 7,000 people. Many IBM employees chose to reside in the Town or Village of Saugerties.

“FOR A LONG PERIOD, THE MANUFACTURING BASE AND THE TOURIST BASE WORKED SIDE-BY-SIDE EFFICIENTLY UTILIZING THE SAME RESOURCES BOTH IN THE URBAN COMMUNITY AND IN THE COUNTRYSIDE, AND SMALL AGRICULTURAL AND CRAFT-BASED INDUSTRIES AND BUSINESSES FLOURISHED.”

The County Master Plan, drafted at this time, recognized Saugerties’ well-defined, quiet, genteel character (so dependent in the past on the stable economy provided by its industrial base) created an active community environment that resisted this climate of development. However, the influx of IBM employees and their families to Saugerties helped fuel a dramatic increase in housing construction and with that increase population growth. The development that occurred during the IBM years would leave its own indelible mark on the Town and Village, which is reflected in the residential, commercial and institutional buildings constructed during this time period. Sadly, the closing of the IBM manufacturing plant in 1995 caused the demise of good paying manufacturing jobs in the community.

Few remain in Saugerties who still remember the whistles of the mill, steamboats and trains that called them to their purpose. But all that Saugerties is, in its buildings, homes, parks, farms, and its very landscape, so altered over its 300 plus years of growth to conform to the plans and aspiration of this community, demands that this heritage be recognized. Any plan for Saugerties’ future must acknowledge, with the greatest respect, this long and proud past as a working community. This can be done by replacing the growth elements of Saugerties’ past: the steamboats, waterpower, railroads and turnpikes, with the contemporary industries based on, for instance, the modern-day systems of broadband, cellular communications, and solar power.

Saugerties is in a place blessed by an environment where it is possible to have the past and the present merged into a plan using the best of both worlds. Its historic character and natural setting have already brought about recognition of its attractiveness to tourists and events producers. Its access to transportation (e.g. Thruway and CSX Rail) and telecommunications infrastructure are as important in today’s growth plan as harnessing the water power of the Esopus Creek meant to its growth plan of the past.

We, in Saugerties, are fortunate that we have the guidance of our predecessors to draw upon in determining what must be done, so that we may enjoy the same level of success which their intelligence and planning brought to them and to us, as our inheritance.

“SAUGERTIES IS IN A PLACE BLESSED BY AN ENVIRONMENT WHERE IT IS POSSIBLE TO HAVE THE PAST AND THE PRESENT MERGED INTO A PLAN USING THE BEST OF BOTH WORLDS.”

4.0 IMPORTANT TRENDS

The essence of community planning is to take lessons from the past, filter those lessons through an appreciation of current conditions, and translate this into recommendations for future action. Therefore, where Saugerties has been, and is today, is vitally important to defining where we hope our community heads in the future. For this Comprehensive Plan, a variety of demographic and economic trends were examined as indicators of where Saugerties has been and where it is heading. This section summarizes a few of those trends, as indicators of the health and stability of the Saugerties community.

4.1 Population

The Town of Saugerties continues to be the most populous town in Ulster County. However, the 2018 census estimate reported a population of 19,138 residents, a decrease of 344 residents from the 2010 census. A decrease of 135 residents occurred in the Village over the same time span, for a total of 3,836 residents. The percent decrease between 2010 and 2018 for the Town (-1.7%) and Village (-3.3%) were broadly similar to that of the County (-2.1%). The combined Town/Village population of 22,974 persons rivals that of the most populated municipality in the region, the City of Kingston, which had an estimated 2018 population of 22,950 persons.

Since 1900 the Village’s population has remained fairly constant, peaking at 4,286 in 1960, but softly declining to 3,697 residents in 1990. Since 1990, the Village’s population increased to 3,908 persons in 2000 and increased again to 3,971 individuals in 2010. The Town of Saugerties, on the other hand, had been growing with pronounced growth during the 1950s and 60s, when the Town gained nearly as many residents as the Village had in total. The Town’s 2010 population of 19,482 is nearly double that found in 1960, consistent with growth found throughout the Hudson Valley during that period of time. Since 2010 it has experienced a slight decrease in population, which is consistent with the population loss across the State.

Using statistical models, the *New York Metropolitan Transportation Council* projections suggest a continued, but modest (1.1%), growth for the Ulster County to the year 2030. However, the population increases projected between 2010 and 2020 never materialized and the County experienced a population decrease during this period of time (see Table 4-1 on the next page).

POPULATION TRENDS

“THE VILLAGE OF SAUGERTIES POPULATION PEAKED IN 1960 WITH A POPULATION OF 4,286 PERSONS. BY 1990, THE POPULATION DECLINED TO 3,697 INDIVIDUALS. SINCE THAT TIME, THE POPULATION PEAKED WITH A POPULATION OF 3,971 PERSONS IN 2010. SINCE 2010, THE POPULATION DECREASED BY 135 PERSONS, OR -3.3%.”

U.S. CENSUS BUREAU

Table 4-1 Population Trends 2000-2018					
Municipality	2000 Population	2010 Population	2018 Population	2010-2018 Change	% Change
Ulster County	177,749	182,493	178,599	-3,894	-2.1%
Town	18,822	19,482	19,138	-344	-1.7%
Village	3,908	3,971	3,836	-135	-3.3%

4.2 Building Activity

During its peak in the 1980’s, the Town issued an average of 93 building permits annually, according to the Bureau of Census Residential Construction Data. By the early 1990s, this fairly robust activity had softened to an average of 33 such permits a year. Following the tragic events of 911, Saugerties experienced a housing boom that lasted until the late 2000s when many residents from the Metropolitan New York area sought safer refuge in the Hudson Valley. This housing boom ended during the economic downturn from 2007 to 2009 after the bursting of the U.S. housing bubble and the global financial crisis.

Between 2011 and 2019, a total of 25 permits were issued for single-family residences in the Village of Saugerties. During this same period of time, 12 houses were completed in the Village. Building activity in the Town of Saugerties was significantly higher during this time period. From 2010 to 2019, there were 235 permits for single-family dwellings (e.g., single-family stick built and modular housing units as well as double-wide and single wide manufactured homes). There were also four (4) duplexes built within the Town. The largest multi-family housing development in either community, *Farmhouse Commons*, was constructed on NYS Route 32. This development consisted of eight (8) buildings with a total of 80 apartments.

During the Covid-19 pandemic, the Town/Village Saugerties are again seeing evidence of a resurgence in the demand for housing as people from the NY Metropolitan area are seeking refuge once again in the Hudson Valley, which is likely to result in increased building activity.

“Following the tragic events of 911, Saugerties experienced a housing boom that lasted until the late 2000s when many residents from the Metropolitan New York area sought safer refuge in the Hudson Valley.”

4.3 Housing

In 2017, 91.6% of dwelling units in the Village were occupied and 8.4% were vacant. Within the Town, 87.0% of dwelling units were occupied and 13.0% vacant. Within the Village in 2010, 25% of the vacant units were seasonal occupancy. Within the Town in 2010, 48% of the vacant dwelling units were used for seasonal occupancy (i.e. second homes and weekenders).

Year Round	Village of Saugerties, New York Tenure by Occupied Units 2010 - 2017				Town of Saugerties, New York Tenure by Occupied Units 2010 - 2017			
	2010		2017		2010		2017	
	Units	%	Units	%	Units	%	Units	%
Total housing units	2,002	100%	1,910	100%	9,106	100%	8,723	100%
Occupied Units	1,852	92.5%	1,750	91.6%	8,163	89.6%	7,589	87.0%
Owner Occupied*	806	43.5%	829	47.4%	5,695	69.8%	5,286	69.7%
Renter Occupied*	1,046	56.5%	921	52.6%	2,468	30.2%	2,303	30.3%
Vacant housing units	150	7.5%	160	8.4%	943	10.4%	1,134	13.0%
Seasonal units	38	1.9%			456	5.0%		

Source: U.S. Census Bureau SFT1 Data *Reflects the percent of occupied units, not total housing units.
Vacant housing unit count includes seasonal occupied dwelling units.

The Village, like most villages and cities, is also the source of rental units, where 52.6% of its 1,750 total occupied units were rented in 2017, as compared with 30.3% of the housing units in the Town of Saugerties being rented in 2017. Between 2010 and 2017, the U.S. Census data shows a slight shift in owner versus renter occupied housing units with the trend toward more owner occupancy in the Village. In 2010, 43.5% of all *occupied* housing units were *owner occupied*. By 2017, this number increased to 47.5%. In 2010, the Town owner occupancy rate was of 69.8% and decreased to 69.7% by 2017 (see Table 4-2).

According to information provided by the Village Building Department, a total of 199 new dwelling units were constructed there between 1990 and 2010. Of these, 61 were owner-occupied dwellings (including duplexes), 33 rental and 105 senior housing apartments. The bulk of the senior housing (89 units) was built at the Mill at East Bridge Street. The generally subtle shift from owner-occupied to renter occupied housing was influenced by new construction and does not reflect the conversion of single-family dwelling to apartments.

“BETWEEN 2010 AND 2018, THE U.S. CENSUS DATA SHOWS A SLIGHT SHIFT IN OWNER VERSUS RENTER OCCUPIED HOUSING UNITS WITH THE TREND TOWARD MORE OWNER OCCUPANCY IN THE VILLAGE.”

Since 1990, the number of Village dwelling units lost to demolition was largely offset by the construction of new housing units. According to U.S. Census data, the number of housing units in the Village increased from 1,887 units in 2000 to 2,002 units in 2010.

The Town of Saugerties Open Space Plan includes a limited build-out analysis to demonstrate a maximum development scenario in the low-density residential (LDR) and medium density residential (MDR) areas. These areas were selected because they include most of the natural and agricultural resources in the town. The build out analysis allows a community to look at the long-term impacts of development, and to plan accordingly

Based upon the limited build-out analysis, the town could see a significant increase in additional residential units in the LDR and MDR districts. This would represent an increase of 65% over the 9,106 residential units presently in the Town. This development would likely occur over the course of decades. The conclusions from the analysis reported in the Open Space Plan include:

- The density permitted in the MDR and LDR districts, even when the requirements of the overall conservation subdivision are applied, is likely to compromise the integrity of important natural and agricultural resources.
- The future build-out of the MDR and LDR districts could have significant impacts on the town’s natural resources, agricultural resources, scenic views, biodiversity, and rural and historic character. It could also result in economic impacts due to increased costs of services to town taxpayers.

Future recommendations include a complete build-out analysis, including carrying capacity, and a fiscal analysis to determine the potential impacts to town taxpayers. These recommendations from the Town of Saugerties Open Space Plan are supported through this Comprehensive Plan.

“BASED UPON THE LIMITED BUILD-OUT ANALYSIS, THE TOWN COULD SEE A SIGNIFICANT INCREASE IN ADDITIONAL RESIDENTIAL UNITS IN THE LDR AND MDR DISTRICTS. THIS WOULD REPRESENT AN INCREASE OF 65% OVER THE 9,106 RESIDENTIAL UNITS PRESENTLY IN THE TOWN.”

4.4 Recreation & Public Open Space

“Recreation is an open space related land use that is important to the Saugerties community. Getting outside to explore the town’s open space lands is a vital way for people to learn about, and appreciate, open space. This fosters a strong connection between people and open space and results in greater appreciation of nature and its process. Although all open space lands do not necessarily allow public access, the Catskill Mountains and the Hudson River are two large area that provide many opportunities for recreation in the town” (Town Open Space Plan 3-3-2010).

Other recreational amenities include public parks such as: Cantine Field; many streams and waterbodies in the town; private recreational areas such as campgrounds and fish & game associations. The establishment of *Esopus Bend* and *Falling Waters Preserves* along the Hudson River has enhanced public open space. Existing recreational resources are illustrated on the Recreational Resource Map (Town Open Space Plan 3-3-2010).

Large tracts of publicly-owned open space in the Town are principally located west of the Mount Marion escarpment. These include the Village of Saugerties-owned watersheds adjacent to the reservoir, onto which access is restricted.

The Catskill Park includes a narrow strip of the Town between Manorville Road and the western Town boundary. Within this park area are several large tracts of Forest Preserve lands administered by the DEC, interspersed with private land holdings. Two smaller parks are maintained by the Town on the Hudson River, adjacent to the Glasco and Malden wastewater treatment plants. North of Malden lies the Bristol Beach State Park and Eve’s Point. Turkey Point is located on the Hudson River, south of Glasco.

The Cantine Field Complex includes baseball and soccer fields, tennis courts, a skating rink, skateboard park and playground. This facility is centrally located within the Town of Saugerties with access from Washington Avenue.

In the Village, public open space includes a Tina Chorvas Waterfront Park and Village Beach, both located along the Esopus Creek, the Lion’s Playground, and Seamon’s Park which is located in the northern part of the Village along Route 9W.



Above (top to bottom): Cantine Field and Veterans Memorial Complex; Kiwanis Ice Arena and Cantine Baseball Field. The Town/Village of Saugerties have made substantial investments in recreational amenities and this Plan supports continuing efforts to do so. Ice Arena photo courtesy Rob Kleeman.

4.5 Historic Structures

Eighty-four buildings in the Village of Saugerties business district comprise a National and State Register listed Historic District. The District includes properties along Main Street (between John Street and First Street, James Street, Jane Street) and portions of John, Partition, Market, First, Valley, West Bridge and Russell Streets.

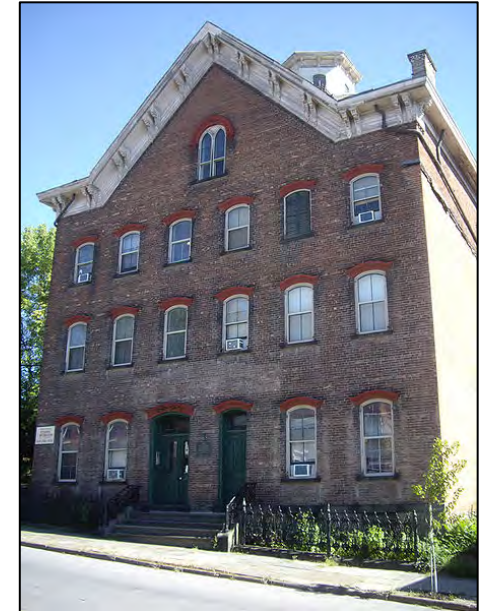
In addition to the historic District, the Saugerties Lighthouse circa 1869, Loerzel Beer Hall on Partition Street circa 1873, the Trinity Episcopal Church complex (including the Church, Parish House and Rectory) circa 1831, and the DuBois-Kiersted Stone House (aka Kiersted House) on Main Street circa 1727, are all listed on the National Register. As the museum of the Saugerties Historical Society, the beautifully landscaped 1.25-acre Kiersted House property, complete with centuries old black locust trees and a relocated Dutch Barn is the site of many special events, including History Day, Colonial Reenactments, and seasonal community concerts.

There are two properties in the Town listed on the National Register and State Registers of Historic Places. The Evert Wynkoop House circa 1740, on Route 32, and the Trumpbour Homestead Farm circa 1732, on Kings Highway, are both listed. The Trumpbour Farm listing includes a cemetery, houses, and barns.

Evert Wynkoop House: This linear stone house circa 1740 was built in two sections by the descendants of Dutch settlers and renovated in later years. Architecturally, this building has many well-preserved features of the type of Dutch stone house common in 18th-century but has stylistic touches distinctive to Ulster County as well, most notably in the gabled roof ends. Gambrel roofs were more common in Dutch housing elsewhere in New York State.



There are also numerous structures of historic significance located throughout both the Town and the Village that are currently not listed on either the National or State Registers of Historic Places. The Town’s 2005 *Historical Resource Survey* identified 180 historic structures with published details on 155 structures.



Above (top to bottom): View of Loerzel Beer Hall on Partition Street circa 1873 and view of Saugerties Lighthouse circa 1869 (Lighthouse photo courtesy Joy Moore and Beer Hall photo from National Register Listing). Saugerties has many historic resources that are worthy of preservation. These buildings define the community’s unique sense of place. Center photo Saugerties Historical Society.

4.6. Natural Resource Protection

Topography:

Relief and slope are two topographic features that can significantly affect land use. These two features can place varying degrees of restraints on development. For example, topographical location affects groundwater yields. Wells of the same depth can penetrate a greater thickness of saturated materials in the valleys than on the hills, generally producing more water in low-lying areas. In addition, land that has steep slopes is usually both expensive and difficult to develop in an environmentally-sound way.

Relief:

The Town and Village of Saugerties lie within two major physiographic provinces. The Appalachian Plateau lies west of the New York State Thruway and the Appalachian Ridge and Valley to the east. A topographical cross-section of the Town and Village would illustrate the step-like topography between the Hudson River to over 2,300 feet at the western town line in the Catskill Escarpment. East of Mount Marion, flat-lying areas are generally between 150 and 200 feet above mean sea level (amsl), although south of the Village, the Esopus Creek has cut a gorge 50 to 150 feet below this level. The small limestone hills in this area rarely exceed 300 feet in elevation. Elevations in the Mount Marion / Mount Airy areas range between 250 and 500 feet, although Mount Marion proper is over 700 feet high. Thus, the overall setting is of broad, gently sloping, to flat areas with intervening narrow ridges and escarpments.

Slopes:

An important factor for gauging development potentials is the steepness, or slope, of the ground. Steep slopes can have access problems, the potential for serious erosion, shallow soils, and difficulties in locating septic systems. Runoff from steeply sloping driveways can overflow onto public roads, creating hazardous conditions. Sensitive builders who recognize the constraints of steep slopes can use hillsides attractively without environmental harm, but construction costs will be significantly higher. As a general rule, development of moderately steep slopes over 15 percent should be subject to careful review and proper engineering, and slopes 25 percent and over should be avoided. Most of the steep slopes in the Town (those over 15%) are located on the Catskill, Mount Marion, and Hudson River escarpments and along the Esopus Creek gorge, south of the Village of Saugerties.



Above (top to bottom): The Town and Village lie within two major physiographic provinces: the Appalachian Plateau and Appalachian Ridge. Between the Hudson River and western town line the elevation rises to over 2,300 ft. above mean sea level. The striking changes in relief provide scenic vistas and a multitude of recreational opportunities (photos courtesy Joy Moore).

Slopes greater than 25% are also present in these areas. Smaller discontinuous areas of the steep slopes are present throughout the Town. The largest concentrations of steep slopes (25% and over) in the Village of Saugerties are in the areas north and south of the Espous Creek and in the southwest corner of the Village. Additional steep slopes (15% and over) are present near the Village center and along the northeastern border.

Soils with Seasonally High Water Tables:

Much of the Town's soils have a seasonally high water table (6 feet or less below the surface). While much of the Village's soils also have a seasonally high water table below six feet, there are significant areas where the water table is greater than 6 feet. Soils having a water depth of 0 to 1 foot below the surface include Rock Outcrop Soil Complexes, the soils found in floodplains and in wetland areas. Seasonally high water tables can affect the design and setting of septic systems, the design of building foundations and basements and, in some cases, the stability of foundations, roads and slopes.

Depth to Bedrock in Soils:

Soils having shallow depths to bedrock (5 feet or less) are found along the Hudson River escarpment and in most of the Town's areas west of the Mount Marion escarpment. Many soil types in the western half of the Town include "rock outcrops" indicating shallow, although variable, soil depth. Deep soils can be found between West Saugerties and the Valley, east of the Mount Marion escarpment, in the Sawyer Kill Valley, and south of the Village to Flatbush. The vast majority of soils in the Village of Saugerties have depths to bedrock of greater than five feet. Shallow soils are mostly found in areas with rock outcrops near the Esopus Creek and in western sections of the Village. Soils having a shallow depth to bedrock can induce developmental impacts on blasting, slope destabilization, and design and location of septic systems.

Agriculturally Important Soils:

Soils that are recognized as important to agriculture are so designated on the basis of depth, lack of seasonal wetness, sediment material and texture, stoniness, erosion potential, and fertility. Soils having potential for high agricultural productivity are present in West Saugerties, Saxton, and in isolated areas along the Plattekill Creek, south of Centerville, and the Beaverkill, north of Veteran. Many of these are factors, which make these soils well-suited for agriculture and development. Some of these agriculturally important soils are present beneath the developed areas of Barclay Heights, Glasco, Mount Marion Park, and the Village of Saugerties.

“SEASONALLY HIGH WATER TABLES CAN AFFECT THE DESIGN AND SETTING OF SEPTIC SYSTEMS, THE DESIGN OF BUILDING FOUNDATIONS AND BASEMENTS AND, IN SOME CASES, THE STABILITY OF FOUNDATIONS, ROADS AND SLOPES.”

Groundwater and Public Water Supply:

The Town/Village are dedicated to protecting all freshwater resources. While the groundwater resources continue to be investigated, two aquifers were identified between Mount Marion Park and Ruby (in the town of Ulster), and at Veteran Park. Another aquifer was identified in the upper Plattekill Creek watershed between West Saugerties and Saxton, just upstream from the Saugerties Reservoir. This aquifer is used by the Village and part of the Town for public water supply through the reservoir, which impacts both surface water and groundwater discharge.

Protected Streams and Water Quality:

A number of streams in the Town and Village are “protected”, requiring permits for construction of stream-crossing and disturbance of banks and streambeds. “Protected” streams are designated by the NYS Department of Environmental Conservation (DEC) on the basis of water quality classifications. This includes waters suitable for the propagation and taking of trout (Class C (T) “T” Trout), for primary contact (Class B and B(T)), and for drinking and food preparation (Class A and A(T)). Protected streams include the Hudson River, the Kaaterskill and Plattekill Creeks, almost all the Plattekill tributaries, the Esopus Creek above the Cantine Dam in the Village of Saugerties, the Tinekill, and the Black Creek near Saxton. The Plattekill Creek, and almost all of its tributaries north of the Saugerties Reservoir, are classed as “A(T)” or “A” streams. Other classified streams include the Beaverkill, Mudderkill, and Sawyerkill.

Hudson River:

The Town and Village of Saugerties have approximately eight miles of waterfront along the Hudson River. The area is an important natural, historic, and aesthetic feature of the community. Significant features include Eves Point and Turkey Point, in the Town, the freshwater wetlands, surrounding the mouth of the Esopus Creek, and the historic Saugerties Lighthouse.

The Hudson River waterfront, in Saugerties, is part of the Ulster North Scenic Area of Statewide Significance (SASS), designated by the NYSDOS Division of Coastal Resources and Waterfront Revitalization. In Saugerties, the boundary of the SASS contains a portion of land inland from the waterfront, including the hamlets of Malden and Glasco, and the eastern portion of the Village. The waterfront also includes the Esopus Estuary and tidal areas around the mouth of the Esopus Creek, which are designated Significant Fish and Wildlife Habitat by State Division of Coastal Resources.



Above (top to bottom): View of Esopus Creek from the Saugerties Light House; view looking across Esopus Creek looking west toward Catskills; and view of walking trail pedestrian bridge (photos courtesy Joy Moore). The Town/Village of Saugerties natural resources help to define the community and enhance the quality of life.

Lower Esopus Creek:

The Lower Esopus Creek, in Saugerties, flows through a narrow valley between folded shale deposits. In 2007, the Lower Esopus Watershed Partnership (LEWP) was founded to foster stewardship of the Lower Esopus in order to enhance water quality and stream function, promote floodplain management and support ecosystem health and diversity. This was, in part, due to actions by the NYCDEP, which led to the degradation of the Esopus Creek. This Plan strongly supports efforts to protect the Esopus Creek and continued Saugerties participation in the LEWP.

Floodplains:

Floodplains are low-lying areas, normally adjacent to streams, which are inundated in times of heavy rains or severe snow melts. They act as shock absorbers in a drainage system, by providing space for excess runoff. Left undisturbed, floodplains can also serve as recharge areas for groundwater supplies. Floodplains place severe constraints on construction but are extremely useful for recreational corridors and agriculture. The Federal Emergency Management Agency (FEMA) has developed a flood insurance study and maps for the Town and Village of Saugerties that indicate flood events, which are expected to be equaled or exceeded during a 100-year or 500-year period. They also show the base flood elevation lines, which indicate the anticipated water surface elevation during a 100-year flood. In the Town, the 100-year floodplain is located adjacent to the following water bodies: the Kaaterskill and Black Creeks, the Beaverkill below Veteran, the Sawyerkill and Great Vly, the Plattekill Creek between Plattekill Cove and the Esopus Creek, on the Yager Stream and Washburn Creek below Artist Lake, and along the lowest banks of the Esopus Creek and the Hudson River. In the Village, the 100-year floodplain is located along Tannery Brook, the Sawyerkill, along the Esopus Creek, especially in the tidal flats area around Lighthouse Drive, along lower Ferry Street and along the Hudson River. The base flood elevation for the Hudson River has been determined to be nine feet above sea level. In addition, the Hudson River is influenced by tides, with a mean monthly range of four and one-half feet.

Wetlands:

New York State conservation Law allows for designation of “protected wetlands” of over 12.4 acres by the DEC. Current mapping shows 19 designated wetlands at dispersed locations in the Town and several wetlands in the Village. There may also be smaller wetlands, which have not been documented by State or federal agencies. For example, the biodiversity study for the northeast corner of the Town identified wetlands, which were previously undocumented.

“FLOODPLAINS PLACE SEVERE CONSTRAINTS ON CONSTRUCTION, BUT ARE EXTREMELY USEFUL FOR RECREATIONAL CORRIDORS AND AGRICULTURE.”

The Town designated wetlands include: the Great Vly, marsh or swamp lands near Flatbush, High Woods, Saxton and West Saugerties, and an area between Lauren Tice Road and Malden Turnpike have poor drainage soils. There is also a wetland on the Hudson River at Wanton Island, on the county line. There are three wetlands within the Village: two adjacent to the Esopus Creek, and one near the parkland at the end of South Partition Street.

FORESTRY:

The countryside of the Town of Saugerties is generally mountainous, forested & woodland. Some areas of the flood plains of the Esopus Creek, Plattekill, and Sawkill, have been cleared for cropland & agricultural purposes, such as pasture or hay fields. Since the majority of the lands of the Town of Saugerties are forested, the Timber Industry plays an important role in the land use of the Town. Forests contain natural resources in addition to trees that are important not only for potential water quality protection, but also for their own intrinsic value. Some examples include wetlands, vernal pools, springs, riparian areas, and habitat for threatened and endangered plant & animal species. Forest tree species range from soft wood eastern white pine, cedar, scotch pine, and Norway spruce, to hardwood northern red oak, beech, sugar maple, white ash, and hickory. All aspects of forestry thrive in the Town of Saugerties, from local firewood processing and supplies, structural sawn lumber & boards, to clear oak veneer logs exported worldwide. Several small businesses exist to support forestry in the area, such as logging/chainsaw dealers, logging truck mechanic service shops, heavy equipment dealers, service & repair, as well as forestry consultant services.

Hemlock is somewhat credited with the development of the Catskill Mountains. Starting in 1830 hemlock was harvested for its bark containing tannic acid used in the leather tanneries. Wagon roads, which were also used by smooth bottomed sleds to skid logs, were cut into the mountainsides to reach stands of hemlock. Men came to the mountains for work, and employers became wealthy. Nearby hamlets and villages sprung up. Shiploads of hides came to the docks of Saugerties and Kingston from as far away as Argentina and Brazil to be tanned and processed in the free trade after the War of 1812, after which free commerce & shipping was unrestricted by England. The leather products were exported to Europe. At the outbreak of the Civil War, the tanneries were operating at full capacity – wartime demand for leather products made the demand even greater, large quantities of hemlock and oak bark were necessary.



Above (top to bottom): Views from typical forestland in Ulster County with a mix of softwoods such as eastern white pine, cedar and hemlock, to hardwood such as red oak, beech, white ash, black birch and hickory. Properly managed forestlands can provide a sustainable timber harvest over time while resulting in a healthier forest. Best management practices must be adhered to during harvest to avoid impacts on wetlands and streams.

Over thirty tanneries were in operation at one time in Ulster County. The Tannery industry led to the rapid deforestation of the Catskill Mountains leaving hillsides barren.

In the wake of the deforestation and loss of most old growth forest in the Catskill Mountains, the NYS Legislature adopted Article XIV of the New York State Constitution, which protected as “forever wild” forest preserve lands with exceptional scenic, recreational and ecological value. New York State also encourages private landowners to participate in NYSDEC regulated Forestry Management Programs through tax incentives under Section 480-a of Real Property Tax Law. Forest Service, US Fish & Wildlife Service, and the NYSDEC under Federal & NY State Environmental Conservation Laws, as well as the SEQRA process for larger projects regarding logging road stream crossings, Storm Water Pollution Prevention Plans, Wetlands protection, as well as transport of various species of wood to prevent spread of pests such as the Emerald Ash Borer insect.¹

State & Federal Conservation Agencies have recognized that forest cover is the best land use for large-scale watershed protection. Forestlands protect the watershed of the Blue Mountain Reservoir, which is the water supply for the Town and Village of Saugerties. The Comprehensive Plan endeavors to include Conservation Practices for Forest Management Planning to ensure Best Timber Management Practices to maintain the forests.

Located within the Catskill Park, is the Catskill Forest Preserve, comprised of 287,500 acres of public state land that is primarily forested, NY constitutional protections prevent the removal of timber from the preserve. There is a yearly Catskill Forest Festival, hosted by the Catskill Forest Association in Arkville. A small portion of the Catskill Forest Preserve is located within the Town of Saugerties. Forest management situations that warrant expedited procedures include but are not limited to: responses to forest pest infestations (insects, fungus disease, etc.), storm damage events (i.e. blow downs, wind storms, ice storms, forest fires, etc.) that may threaten public health and safety, or instances where failure to expedite timber treatment or permits could lead to negative water quality impacts.

¹ Federal Army Corps Of Engineers 404 Wetland Permit; NY State Stormwater SPDES Permit; Protection of Waters Permit (Environmental Law Article 15); Freshwater Wetland Permit (Environmental Law Article 24);

FOREST CONSERVATION

“THE
COMPREHENSIVE
PLAN ENDEAVORS
TO INCLUDE
CONSERVATION
PRACTICES FOR
FOREST
MANAGEMENT
PLANNING TO
ENSURE BEST
TIMBER
MANAGEMENT
PRACTICES TO
MAINTAIN THE
FORESTS.”

4.7. The Economy

Economic successes include the 2004 opening of *HITS-on-the-Hudson* in Saugerties – a state-of-the-art horse show facility that hosts world class equestrian competitions each summer season. Other successes include: *The Lazy Swan*, *Diamond Mills Hotel & Tavern* and *Saugerties Performing Arts Factory* (SPAF) Gallery, *Holiday Inn Express & Suites*, *Arm-of-the-Sea*, and the *Saugerties Steamboat Company*.

Decision by investors to open these establishments in Saugerties is perhaps a reflection of the strength of location and regional quality of life. This Plan strongly supports efforts to strengthen the tourism economy within the Town/Village of Saugerties and to promote the unique cultural, natural and historic resources, which Saugerties has to offer visitors.

Tourism is the fastest growing sector of the economy in the Hudson Valley, principally due to the scenic beauty of the region. Although the Village Historic District attracts visitors, more cooperation is needed between the Town and Village to enhance the attractiveness of the Gateway Roads leading into the Village and to ensure commercial development on the Gateway Roads blends in, enhances, and attracts visitors to the Historic Village.

This Plan includes recommendations for strengthening the community’s economy and also incorporates recommendations contained in the 2008 Saugerties Economic Development Strategy. These are presented under GOAL #9: Diversify Economic Base.



Above (top to bottom): Recently opened Diamond Mills Hotel and Tavern (photo from tavern website); Krause's Home Made Candy at South Partition Street, which has been making fine chocolates since 1929; and view of historic Downtown Business District in the Village of Saugerties.

(The center photo via flicker photo stream Joseph A).

4.8. Public Infrastructure

Public Water Systems:

The Village of Saugerties Water District serves the entire Village and also allocates 600,000 gallons per day (gpd) to the Town's water districts. The Village's water supply is the Saugerties Reservoir. There are four (4) public water districts within the Town of Saugerties as follows: *Glasco, Malden, Barclay Heights and the Kings Highway Water District*. Presently, the Town's water districts collectively utilize an average of about 307,000 gpd. The Water Department serves approximately 4,250 people through 1,595 service connections in the Town. The *Glasco Water District* serves the hamlet of Glasco, the immediate area to the west and south of Glasco along the state and county roads, and most of Barclay Heights west of US 9W, which is outside the Glasco Sewer District. The *Malden Water District* serves the hamlet of Malden-on-Hudson, the area south of the hamlet to the Village boundary and Cantine Field boundary, and west along Route 9W to the railroad tracks. The *Malden Water District* uses approximately 50,000 gallons per day. The *Kings Highway Water District* (KHWD) was designed for 138,000 gallons per day of potable water. The KHWD, presently supplies 58 residential and commercial parcels with potable water within the Kings Highway Corridor and the current usage is about 4,396 gpd.

Public Sewer Systems:

Public sewage in the Town exists within five (5) districts as follows: *Glasco, Malden, Barclay Heights, Blue Stone Water District and the Kings Highway Sewer District*. The Glasco District includes part of Barclay Heights. The Malden District serves the hamlet of Malden-on-Hudson and adjoining areas, westward to the CSX tracks, and southward to areas served by the Village of Saugerties sewer system. The Glasco District encompasses the area of the Town immediately south of the Village, extending over 2.5 miles from the Village at its southernmost extreme. This district includes the hamlet of Glasco, but does not include the area of Barclay Heights on the west side of US 9W between Manor Place and the Village, and area of concentrated residential and commercial development. The Glasco and Malden treatment plants are located in their respective hamlets, on the shore of the Hudson River. The Village of Saugerties sewer system serves the entire Village and an area of Barclay heights on the west side of US 9W. The treatment plant is located on the shore of the Esopus Creek.

“THERE ARE FOUR (4) PUBLIC WATER DISTRICTS WITHIN THE TOWN AS FOLLOWS:
GLASCO, MALDEN, BARCLAY HEIGHTS AND THE KINGS HIGHWAY WATER DISTRICT.”

4.9. Roads and Complete Streets:

There are over 200 miles of public highways in the Town and Village. There are nine miles under Thruway Authority jurisdiction, and close to 30 miles of other state highways (Routes 9W, 32, 32A, and 212). The Thruway corridor is equipped with state-of-the-art wired and wireless telecommunications infrastructure. Ulster County maintains 34 miles of road in the Town. Information from the New York Department of Transportation lists just over 117 miles of town roads and close to 14 miles of village roads. All of the twenty-seven (27) lane miles of road in the Village of Saugerties are paved and it takes about three hours using five plow routes to completely plow the snow in the Village. In accordance with Chapter 165 Street & Sidewalks of the Village Code, the owner or occupant of any real property abutting any sidewalk in the Village of Saugerties, whether vacant or improved by any buildings, shall be responsible for maintenance of such sidewalk.

Within the Village, there is a need for sidewalk replacement and new sidewalk segments to complete the pedestrian circulation system. Funding for such endeavors is often limited and this Plan supports efforts by the Village of Saugerties to procure grant funding for sidewalk improvements when made available by State and Federal agencies. This Plan recommends that sidewalks are provided with new infill development within the Village to provide connections to the established sidewalk system.

It is an important goal of this Comprehensive Plan to implement *complete street* solutions and policies to revitalize the historic grid network that exists in the Village and to implement them into new streets and highways in the Town. In some instances, such solutions would involve repair or replacement of curbing, crosswalks and sidewalks. This is what is needed throughout the Village. In other instances, new sidewalks, bike lanes or trails should be considered to better link residential areas to institutions, parks, schools, Downtown and the strip retail developments along state highways (Routes 9W, 32, 32A, and 212).

This Plan strongly supports streetscape enhancements in the heart of the Downtown, which would include new sidewalks streetscape along with enhancements to make the business district more inviting to pedestrians and bicyclists. *Curbed bump outs* could be considered to improve sight distance and pedestrian safety at intersections [in the Town](#), where appropriate.

COMPLETE STREETS

“NOW, IN COMMUNITIES ACROSS THE COUNTRY, A MOVEMENT IS GROWING TO “COMPLETE THE STREETS.” CITIES AND TOWNS ARE ASKING THEIR PLANNERS AND ENGINEERS TO BUILD ROAD NETWORKS THAT ARE SAFER, MORE LIVABLE, AND WELCOMING TO EVERYONE.... TO ENABLE SAFE ACCESS FOR ALL USERS, REGARDLESS OF AGE, ABILITY, OR MODE OF TRANSPORTATION. THIS MEANS THAT EVERY TRANSPORTATION PROJECT WILL MAKE THE STREET NETWORK BETTER AND SAFER FOR DRIVERS, TRANSIT USERS, PEDESTRIANS, AND BICYCLISTS — MAKING YOUR COMMUNITY A BETTER PLACE TO LIVE.”

- National Complete Streets Coalition

By bumping out the curb line at appropriate crosswalks, the traffic gets slower, the pedestrians are more visible to oncoming traffic, and pedestrians are clearly directed to these crossing locations which helps channel them to safer crossing locations. The curbed bump outs would help to address the sight distance concerns at busy intersections in the Town. Bump outs within the Village must only be considered when determined not to interfere with traffic circulation and should be subject to pre-approval by the Village Board.

This Plan also recommends the introduction of more landscaping along commercial streets that lead to Downtown Saugerties in order to soften the appearance of these business districts. Complete Street enhancements are also needed along the commercial corridors that are situated further outside of the Village.

To make Downtown and other commercial districts more amenable to bicyclist, it is recommended that local business provide bike racks, where appropriate, so that bicyclist can conveniently lock their bikes while frequenting local retail establishments and restaurants. Perhaps the Arts Commission could encourage local businesses to get creative and create bike racks that are not only functional but aesthetic pleasing and themselves a work of art.



Above: The ideal “Complete Street” with accommodations for pedestrians, bicyclists, transit and automobiles.
Courtesy AARP Bulletin.

Above: Illustrative examples of creative bike racks that serve a function while also providing visual interest.

4.10 Climate: (From Goal 10 of Town of Saugerties Open Space Plan)

The Town of Saugerties Open Space Plan provides background information and planning goals for dealing with climate change. Recommendations and text are excerpted here, in part, along with additional factors included by the Comprehensive Plan Review Committee.

The United States Environmental Protection Agency defines Climate Change as “any significant change in the measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer).” Climate change is a global issue and the impacts are being felt in our town, village and neighborhoods.

According to the NYSDEC’s Hudson River Estuary Program, the following trends associated with climate change are expected in the Hudson River Valley in the future:

- Climate change will continue to affect local farmers and winter recreation and may increase diseases carried by insect populations as they shift northward.
- Rising sea levels, storm surges and strong storms will cause localized floods and threaten shoreline infrastructure and development.
- Rising summer air temperatures will increase pollution-related asthma and heat exhaustion, especially in urbanized areas.
- Invasive species and nuisance plants will thrive under elevated atmospheric CO2 levels.

Other potential impacts associated with climate change include changes to the extent of existing floodplains, changes to hydrologic cycle that may affect water supply (e.g. drought), water bodies may be more prone to nutrient enrichment during flooding (e.g. increased mobilization of organic carbon from soil layers and disinfection by-products).

The intensity of storms events, as we have recently experienced, warrants emergency planning for dealing with the immediate effects of climate change. Long-term changes also require immediate planning to mitigate the effect of the anticipated changes. This Plan encourages proactive measures by the Town/Village to address the potential impacts on the community associated with climate change. Specific recommendations for minimizing potential impacts of climate change are provided in Section 14 of this Plan.

CLIMATE CHANGE

“CLIMATE CHANGE REFERS TO ANY SIGNIFICANT CHANGE IN THE MEASURES OF CLIMATE (SUCH AS TEMPERATURE, PRECIPITATION, OR WIND) LASTING FOR AN EXTENDED PERIOD (DECADES OR LONGER).”

5.0 GOALS AND IMPLEMENTATION STRATEGIES

In order for this Comprehensive Plan to be effective, the Saugerties Town Board and Village Board of Trustees must actively apply the goals and policies that are contained within the Plan. Furthermore, their respective Planning Board and Zoning Board of Appeals should use the Plan as a framework to guide their decisions with respect to the review of development proposals and land use decisions.

Certain recommendations contained herein will require the subsequent action of the Town Board or Village Board of Trustees in order to enact recommended revisions to the Zoning Laws and other land use regulations. Other actions such as the preservation of natural resources, Main Street revitalization or the development of programs to support historic preservation will require the collaboration between the Town, Village, County, State and not-for-profit entities. These actions are provided as *Goals, Recommendations and Implementation Strategies* in this Chapter.

Each member of the Town Board and Village Board of Trustees along with their respective Planning Board and Zoning Board of Appeals should have a copy of this Comprehensive Plan. Reference to the Comprehensive Plan should also be included in the Employee Handbook. The Town Board and Village Board of Trustees should appoint a Comprehensive Plan subcommittee to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary.

The following pages provide a summary of the *Goals, Recommendations and Implementation Strategies* that are part of this Plan. The recommendations are organized under the broad topic areas as follows: *Quality of Life, Education, Open Space and Recreation, Town and Village Government, Historic and Small-Town Character, Planning Policies, Natural Resource Protection, Diversify Economic Base, Utilities, Traffic Planning, Harbor and Waterfront Development and Tourism.*

For each topic there is a list of specific recommendations, along with an indication of when the recommendation should be implemented. These *Goals, Recommendations and Implementation Strategies* will help the Town Board and Village Board of Trustees to set priorities for the subsequent actions that will be necessary to implement this Comprehensive Plan.

“IN ORDER FOR THIS COMPREHENSIVE PLAN TO BE EFFECTIVE, THE TOWN BOARD AND VILLAGE BOARD OF TRUSTEES AND THEIR RESPECTIVE PLANNING BOARD AND ZONING BOARD OF APPEALS SHOULD ACTIVELY APPLY THE POLICIES THAT ARE CONTAINED WITHIN THE PLAN.”

GOAL #1: Quality of Life

Every resident has a right to live in safety and in beautiful surroundings. In order to preserve the integrity, stability, health and unique beauty of the community and the value of the land, Saugerties recognizes the importance of a healthy environment, farmland and natural resources protection, open space preservation, and a neighborly atmosphere. Saugerties will also encourage the following: ethical leadership; low-impact commercial and residential growth; diversity and inclusion; citizen involvement, particularly youth involvement in the community to create a better future.

Recommendations:

The Saugerties Comprehensive Plan envisions that the Town and the Village:

- 1.1 Support the formation of community associations, and other local interest groups, as a way of identifying collective concerns and organizing community involvement such as Life Spring, Shout Out Saugerties and other groups.
- 1.2 Encourage the widest possible participation in the governmental process to ensure that the concerns of all are heard. Some techniques to encourage public involvement include:
 - regular press releases, in addition to legal notices, to announce meetings and events;
 - utilize social networking and web-based news to encourage civic involvement;
 - follow up with community surveys to elaborate on specific topics;
 - candidate or community issue forums;
 - scheduled weekend walkabouts, with local representatives, to discuss problems or development proposals;
 - cable coverage of Town and Village meetings and events; and
 - publicize events on the Town/Village Saugerties website and Chamber of Commerce.
- 1.3 Encourage leadership-training of all their local leaders to provide well-trained leadership for the municipalities. Training should include meeting management, negotiation and collaborative problem-solving skills, diversity and inclusion, de-escalation skills for law enforcement as well as appropriate specialized skills.
- 1.4 Enforce the Gateway Overlay District Regulations to enhance the appearance of Saugerties for residents and visitors alike.



Above (top to bottom): Saugerties Lighthouse on the Hudson River; Kiersted House circa 1727 from Dutch settlement period, which is maintained by the Saugerties Historical Society; and view of the Blue Mountain Reservoir Spillway in the Town of Saugerties. A pleasing built environment along with recreational and leisure opportunities improve quality of life.

- 1.5 Act cooperatively with neighboring towns to protect, maintain, and improve the Hudson Valley. It will act as a responsible member of the Catskill Mountain region and global community. Saugerties is affected environmentally, economically and socially by its neighbors. It is in the Township’s best interest to be forward-thinking and act cooperatively with its neighbors to accomplish common goals.
- 1.6 Make efforts to work with neighboring communities to better address issues that impact the entire region.
- 1.7 Enforce local laws that require people to reasonably maintain their property.
- 1.8 Enforce our local animal control ordinances.
- 1.9 Ensure lead agencies implementing the State Environmental Quality Review Act (SEQRA) follow the mandate of New York State Environmental Conservation Law (NYSECL) Section 617.1(d) to consider social, as well as economic and environmental factors, produce documents understandable to the general population, and provide full opportunity for public comments and consideration of project alternatives that are compatible with the existing community character.
- 1.10 Establish a roadside maintenance program to keep the roadways of the municipalities free of litter and debris.
- 1.11 Review and update all of the local land use regulations including site plan and subdivision regulations, to ensure that the review process is streamlined and efficient.
- 1.12 Work with neighboring municipalities to review zoning regulations along municipal borders.
- 1.13 Continue to be active communities in New York State by, among other things, maintaining memberships in organizations, such as the Association of Towns of New York State and the New York Conference of Mayors.
- 1.14 Continue to keep informed of legislation and regulations that will affect the communities, actively seek funding sources for Town and Village projects and, where feasible, participate in programs and workshops offered by the state and federal agencies and other organizations that will be useful in these endeavors.



Above (top to bottom): NY Horse & Pony Show at the HITS-on-the-Hudson; Saugerties Farmers Market; and view of Village of Saugerties Fourth of July Parade. There is a strong sense of community in the Saugerties, which is expressed during seasonal events and public gatherings. (Photos courtesy Jim Pepler).

- 1.15 Promote the values and diversity of the community, particularly respect, responsibility, caring and honesty in all activities by the community including organizations, businesses, government, clubs, councils, schools, civic groups, and public employees.
- 1.16 Increase community awareness of the values and benefits of open space.
- 1.17 Adopt design guidelines to encourage alternatives to cookie-cutter franchise architecture that are more in keeping with the historic character of Saugerties as part of the Gateway Regulations.
- 1.18 Actively seek equitable access to both cable and DSL internet, as well as the proposed upgrades to fiber optic internet, for all residents of the Town and Village.
- 1.19 Support the Saugerties Arts Commission’s goal to acquire property for a Community Cultural Center in a central location in the community.

Implementation Strategies:

- Review Town and Village policies to improve opportunity for public participation. (Recommendations 1.1 and 1.2)
- Develop a policy regarding training of municipal board members. (Recommendation 1.3)
- Continue to form joint Town and Village committees to recommend specific opportunities for inter-municipal cooperation. (Recommendation 1.5)
- Develop a regular structure, such as liaisons or quarterly meetings, for communication among community groups, boards, committees, and other municipalities within the region. (Recommendations 1.5, 1.6 and 1.12)
- Audit and amend zoning, as needed to ensure consistency with Comprehensive Plan Goals and Recommendations. (Recommendations 1.11)
- Use Virtual Meeting technology to expand public outreach and encourage public participation in Town and Village meetings and to conduct business when necessary.



Above (top to bottom): There is a strong sense of community in Saugerties, which is expressed during these seasonal events and public gatherings (Photos courtesy Jim Pepler).

GOAL #2: Education

Provide an environment that fosters educational excellence for the benefits of students and all in the community.

Recommendations:

The Saugerties Comprehensive Plan envisions that the Town and the Village:

- 2.1 Work with the School Board to support Adult and Continuing Education Programs and should support other community functions of local public and private schools.
- 2.2 Work with the School Board to help ensure that the schools provide a positive, safe atmosphere that promotes excellence in education.
- 2.3 Work with the School Board to encourage education programs for teachers, administration, and students to elevate all concerned to the highest technological and educational skill levels obtainable.
- 2.4 Work with schools to ensure that appropriate facilities are available that will allow for recreational variety including sports, performing arts, and cultural events or all ages, throughout the year.
- 2.5 Take every opportunity to educate its residents and visitors about the history of Saugerties.
- 2.6 Encourage continuation of Saugerties Public Library programs, services, and cultural activities to meet the changing needs of the Saugerties community.
- 2.7 Encourage participation in local government by working with the School Board to provide more opportunities for students to attend local government meetings.
- 2.8 Continue to work with schools to develop & maintain safe walking/biking routes to school.

Implementation Strategies:

- Establish annual meeting of the Town/Village Boards with the School Board to discuss areas of concern and opportunities to collaborate for the betterment of the community.



Above (top to bottom): Saugerties Public Library (courtesy U.W. Marx); Saugerties Senior High School; and Cahill Elementary School. School photos were taken from the Saugerties Central School District website.

GOAL #3: Town and Village Government

The Town and Village governments will work together to achieve community goals in a cooperative and efficient manner. *Saugerties must not be internally divided. The Town and Village governments should consolidate services wherever it proves beneficial to both municipalities and their respective taxpayers.*

Recommendations:

The Saugerties Comprehensive Plan envisions that the Town and the Village:

- 3.1 Form a joint committee to identify mutually beneficial opportunities for cooperation between the Town/Village and other municipalities.
- 3.2 Examine the possible benefits of consolidating departments.
- 3.3 Comprehensive Planning Committee work to implement the “Plan”. At least every five years, this committee should review and recommend amendments to this plan, if appropriate, in conjunction with surveys and / or resident forums on current planning issues. It is suggested that the Committee consist of seven members (four from the Town and three from the Village) to serve staggered two-year terms.
- 3.4 Work cooperatively to maintain and enhance the Village as a center for diverse and inclusive recreational, civic and cultural activities.
- 3.5 Work jointly to adapt and mitigate issues related to Climate Change (e.g., invasive species, flood mitigation, weather extremes, etc.).
- 3.6 Work together to enhance the Town and Village Website to increase accessibility of information for municipal departments, local planning documents, floodplain and other maps, and emergency information.
- 3.7 Provide more opportunities for training municipal managers on the use of available risk (like FEMA’s HAZUS-MH) and vulnerability tools (like flood insurance rate maps, cumulative risk assessments) which can be used to report estimated future financial losses from natural hazards.

*“THE TOWN
AND VILLAGE
GOVERNMENTS
SHOULD
CONSOLIDATE
SERVICES
WHEREVER IT
PROVES BENEFICIAL
TO BOTH
MUNICIPALITIES AND
THEIR RESPECTIVE
TAXPAYERS.*

3.8 Reduce municipal greenhouse gas emissions as outlined in the Town’s Climate Action Plan, working with the Village to promote a climate smart culture throughout the municipal government and community at large.

Implementation Strategies:

Appoint a joint Town and Village Committee to recommend specific opportunities or inter-municipal cooperation. (Recommendations 3.1 and 3.2)

Maintain the Joint Comprehensive Planning Committee as a permanent committee to oversee implementation of the Comprehensive Plan, implement portions of the Comprehensive Plan and review and update the Plan. (Recommendation 3.3)

Review and update the Comprehensive Plan at least every five years. (Recommendation 3.3)



Above (top to bottom): 2017 Saugerties New Year’s Eve Celebration; Saugerties Caribbean Carnival and participants in the annual “Sign of Spring Nature Walk” (an event co-sponsored by the Esopus Creek Conservancy and John Burroughs Natural Historical Society and led by Steve Chorvas. Photos courtesy Jim Pepler, copyright Jim Pepler/2019.

GOAL #4: Recreation & Public Open Space

Recreation is an open space-related land use that is important to the Saugerties community. Recreational resources will be diverse, of the highest standard, and available to all age groups.

Recommendations:

- 4.1 Support the continued implementation and development of the Master Recreation Plan for the Town and Village in order to create a multi-use recreational facility for community residents and visitors of all ages that comply with all requirements of the ADA.
- 4.2 Develop a multi-use trail system, which focuses on the development of a *Hudson River Trail*; with connections to the Village, schools, Cantine Field, Saugerties Lighthouse, Esopus Bend and Falling Waters Preserve.
- 4.3 Increase access to the Hudson River and Lower Esopus Creek for boat, canoe, kayak launching and paddle boarding.
- 4.4 Develop a master plan for town trails, sidewalks and bicycle trails and lanes.
- 4.5 Explore the development of a network of equestrian trails.
- 4.6 Create a water access/kayak trail along the Esopus Creek.
- 4.7 Increase opportunities for scenic overlooks and parking areas along existing roadways.
- 4.8 Designate scenic roads and create overlook access areas to provide areas for observation of open space and natural areas along roadways.
- 4.9 Work with New York State to implement master plans for state-owned lands, such as *Bristol Beach*, *Eve’s Point*, and *Turkey Point* along the waterfront. This plan may include recreational opportunities, while addressing environmental concerns in the area.
- 4.10 Encourage development patterns, which encourage walking and cycling as modes of travel.
- 4.11 Increase access to open space and natural areas, where appropriate.
- 4.12 Implement proposed plan for the Arm of the Sea Recreation Area.

Implementation Strategies:

Appoint a joint Town and Village Committee to recommend specific opportunities for Recreation and Open Space.



Above (top to bottom): View of baseball game at Cantine Field; marina and boat slips on Esopus Creek with access from Ferry Street; and view of softball game at Cantine Field. The Town and Village of Saugerties have many active and passive recreational facilities. Improved public access to watercourse is recommended. Photos (top & bottom) courtesy Joy Moore.

GOAL #5: Historic and Small Town Character

To maintain the historic and small-town character of Saugerties; historic sites and structures will be protected and restored as needed. *Our architecture is unique. New structures will be designed to complement existing buildings. Attractive markers, or small signs, should signify places of historic interest to educate residents, as well as visitors.*

Recommendations:

The Saugerties Comprehensive Plan envisions the Town and the Village:

- 5.1 Work to identify, protect, and restore their historic buildings, sites, and roadside cultural features, and ensure new development respects historic traditions.
- 5.2 Encourage historically-sensitive rehabilitation of historic properties that are being adapted to new uses.
- 5.3 Require new development to be compatible with the setting, scale, and design of small town architecture and landscape elements.
- 5.4 Adhere to Design Guideline recommendations on architecture, streetscapes, signs, and maintenance procedures to provide for architectural compatibility, positive guidance to applicants and to help streamline the development review process.
- 5.5 Require Planning Board review and approval for any major exterior alteration, demolition, or relocation of a structure designated a national or local historic landmark, as well as new construction directly adjacent to such landmarks, to protect both municipalities from historically destructive renovation, incompatible new architecture, and / or unnecessary demolition.
- 5.6 Work together to design historic markers, or signs, to identify places or historic interest.
- 5.7 Utilize Town/Village designation as Certified Local Governments to promote historic preservation at the grass roots level.
- 5.8 Identify and designate historic or scenic corridors or gateway roads judged to be important tourist routes.

“FIRST WE SHAPE
OUR BUILDINGS; AND
AFTERWARDS OUR
BUILDINGS SHAPE
US.”

WINSTON
CHURCHILL

Note: While addressing the nation with regard to the re-building of the ‘Houses of Commons’ after its destruction during the Second World War.

Implementation Strategies:

The Town of Saugerties *Historic Preservation Commission* and Village of Saugerties *Historic District Review Board* should utilize their powers to identify, protect, and restore their historic buildings and ensure new development respects historic traditions. (Recommendation 5.1)

Encourage building owners to adhere to the Town/Village “*Honoring the Past and Looking to the Future: Guidelines for Identification and Preservation in Saugerties, New York.*” (Recommendation 5.1)

Develop design guidelines for new construction adjacent to historic structures and for the rehabilitation of historic structures. (Recommendations 5.2, 5.3, and 5.4)

Audit and amend zoning, as needed, to ensure consistency with Comprehensive Plan Goals and Recommendations.

Adhere to recommendations of Town/Village “*Honoring the Past and Looking to the Future: Guidelines for Identification and Preservation in Saugerties, New York.*”

Utilize Certified Local Government (CLG) designation to secure Federal and State funding for local preservation efforts. (Recommendation 5.7)

The Town/Village should provide assistance and guidance to applicants through the development approval process to help facilitate effective historic preservation outcomes.

Adopt design guidelines for historic districts within the Town and Village of Saugerties.

Develop well-defined strategies to beautify the gateway roads in order to enhance the unique, scenic character and the charming building scale of Saugerties (Recommendation 5.8).



Above (top to bottom): Trinity Episcopal Church circa 1831 at corner of Barclay and Church Street; view of Main-Partition Street Historic District and Osterhoudt Stone House circa 1818 on Flatbush Road. (Photos from Wikipedia/National Register)

GOAL #6: Land Use and Development Policies

The Town and Village support, and encourage, planning policies that promote *environmentally-sound development* (see Glossary) in all zoning districts and are responsive to the socio-economic needs of the communities. These two factors must be balanced. *The open spaces and rural aspects of the area are not replaceable, and any development should be well thought-out and planned with the future in mind. The Comprehensive Plan also seeks to strike a balance between open space conservation and economic development as stated in the Open Space Plan.*

Recommendations:

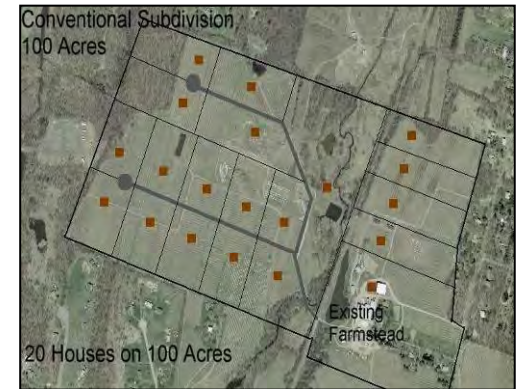
The Saugerties Comprehensive Plan envisions the Town and the Village:

- 6.1 Will ensure the type and intensity of uses, permitted in any area, shall be based on the capacity of the area’s natural resources and infrastructure (utilities, roads, etc.) to accommodate development, while avoiding steep slopes, floodplains and wetlands. Protect natural resources to the greatest extent practicable when evaluating future development proposals.
- 6.2 Encourage development that reinforces Saugerties’ historical architecture and pattern of land use. The most intense residential and commercial development shall be located in and adjacent to the Village, where public water and sewer are available and the road system has the greatest capacity. Existing hamlets will remain activity centers for more rural areas.
- 6.3 Review and update the Comprehensive Plan at least every five years and audit Zoning, Site Plan and Subdivision regulations to keep these laws up-to-date to reflect the policy recommendations within the comprehensive plan. Future development should conform to community goals.
- 6.4 Encourage construction, with the retention of existing trees and natural features wherever possible, replacement trees where necessary, and the sensitive use of landscaping and architecturally compatible elements that enhance the beauty of the small-town charm of the community and provide shade. (See Recommendations 9.2-9.3)
- 6.5 Maintain and enforce sign regulations that encourage designs that are compatible with the building and neighborhood. Coordinate regulations that provide consistency between Town and Village sign regulations or which establish a sound basis for any differences.



Above (top to bottom): Saugerties Lighthouse circa 1869; Opus 40 circa 1939; and view of barns in the Town (top and bottom photos courtesy Joy Moore). Center photo from National Register listing. Saugerties has many historically and architecturally significant structures, which are well preserved.

- 6.6 Encourage new businesses that provide employment for residents, and offer goods and services geared toward their needs. Encourage the development of light industries and offices in designated locations, which have immediate access to the NYS Thruway, Routes 9W, 32 and 212, Kings Highway South and Malden Turnpike. New single parcel industrial uses in residential areas off major transportation routes should be avoided.
- 6.7 Take full advantage of the State Environmental Quality Review Act and other impact analysis to obtain detailed information on the environmental and community impacts of proposed development, make potential concerns open to public comment, and explore alternatives to continue the project.
- 6.8 Allow the use of clustering, where appropriate, to help preserve open space, protect sensitive natural features, and contain infrastructure and housing costs.
- 6.9 Enforce Municipal Separate Storm Sewer System (MS4) requirements to handle storm water runoff in a way that will protect the environment.
- 6.10 Ensure full compliance with NYSDEC regulations when the amount of site disturbance triggers applicant's to prepare Stormwater Pollution Prevention Plans (SWPPP).
- 6.11 Encourage future growth to be concentrated as much as possible within walking distances of the village center and other retail nodes. (SAMA Report 2007)
- 6.12 Implement *access management strategies* with the aim to alleviate the inherent conflicts between the function of through traffic on an arterial and the local function of access to abutting properties. (SAMA Report 2007)
- 6.13 Work with Ulster County Transportation Council, New York State Department of Transportation, CSX Railroad and other entities to implement recommendations of the *Saugerties Area Mobility Analysis* (SAMA) Report of 2007.
- 6.14 Advance opportunities for pedestrian/bicycle connections between new developments and existing centers to improve access and recreational opportunities.
- 6.15 Encourage the use of Low Impact Development (LID) techniques in new developments.
- 6.16 Preserve and maintain agricultural lands and support the economic viability of agriculture (see also Town of Saugerties Open Space Plan adopted March 3, 2010).
- 6.17 Promote development of the local food system (e.g., farm production, food processing, distribution and composting).



Above (top to bottom): Conventional versus a cluster subdivision. The above illustrates how a cluster subdivision can be used to retain large tracts of farmland. The illustration above shows a conventional subdivision of 100 acres into 20 five-acre lots where the community's Zoning requires a minimum lot size of five acres per lot. The illustration below shows a cluster subdivision where the 20 building lots are clustered on 33 acres of the site – leaving 67 acres of prime farmland within a conservation easement. The conservation easement can be held by a homeowners association, land trust, or sold to an adjacent farmer for the agricultural value of the property that is far lower than the use value if it could be developed.

- 6.18 Integrate Complete Street policies in the Village and Town roadway networks, utilizing green infrastructure wherever possible, to improve pedestrian safety and improve the multi-modal transportation system.
- 6.19 Encourage mixed-use (commercial/residential) development within the designated Gateway Overlay District.
- 6.20 Evaluate the pros and cons of allowing special events on farms as a means to sustain farmland and bring in needed revenue to family farms.
- 6.21 Support the development of a Flood Hazard Mitigation Plan that aligns with the National Flood Insurance Program Community Rating System standards, and involve municipal officials, community boards, businesses, and residents as well as a current Certified Floodplain Manager in the planning process.
- 6.22 Create a local wetland ordinance to give the Town/Village more authority to protect wetlands, which are important for water quality, wildlife habitat, and mitigating floods.
- 6.23 Support the development of a *Green Economic Development* plan that will consider the risk of flooding when upgrading existing municipal infrastructure and on proposed infrastructure projects and will identify economic vulnerabilities due to climate change effects and other hazards.
- 6.24 Support land-acquisition programs to purchase land conservation easements in hazard prone areas.
- 6.25 Increase accessibility to local floodplain maps by linking them to the Town and Village websites and publicize the availability of floodplain information and coastal erosion maps to insurance agents, real estate agents, lenders, and the community.

Implementation Strategies:

Review and update the Comprehensive Plan at least every five years and audit and amend Zoning, Site Plan Review and Subdivision regulations as needed, to ensure consistency with Comp Plan Goals and Recommendations. (Recommendations 6.1, 6.2, 6.3 6.5, 6.6, and 6.9)

Work with Ulster County Transportation Council, NYSDOT, CSX Railroad and other entities to implement recommendations of the Saugerties Area Mobility Analysis (SAMA) Report of 2007.

“AUDIT AND AMEND ZONING, SITE PLAN AND SUBDIVISION REGULATIONS AS NEEDED, TO ENSURE CONSISTENCY WITH COMPREHENSIVE PLAN GOALS AND RECOMMENDATIONS.”

Goal 6A: Policy Regarding Certain Large Parcels

There are a number of large parcels in the Town and Village that, if developed, would have a significant effect on future development. One parcel in particular, the Winston Farm, is the largest singly owned property in the Town of Saugerties. It is unique not only because of its size but, also, due to its excellent access to state and regional highways, its physical assets and features and its historic significance.

Recommendations:

A variety of uses have been proposed for the Winston Farm over the past 25 years, some of which were met with substantial resistance by the Town's residents.

6.A.1. In response, a citizens group (Friends of the Winston Farm) developed a vision for the Winston Farm, which included basic guidelines for use and development, which are also applicable to other large parcels with similar characteristics:

- *Be environmentally sound with a focus on energy self-sufficiency*
- *Protect the aquifer*
- *Preserve open space, forested lands and the viewshed*
- *Foster job opportunities with livable wages*
- *Generate tax revenue for local government and schools*
- *Be historically sensitive, preserving or restoring significant buildings and landscapes"²*

6.A.2. A study prepared in 2009 by the Hudson Valley Economic Development Corporation examined the Winston Farm's potential for high technology development and concluded that:

“THE WINSTON FARM IS THE LARGEST SINGLY OWNED PROPERTY IN THE TOWN OF SAUGERTIES. IT IS UNIQUE NOT ONLY BECAUSE OF ITS SIZE BUT, ALSO, ITS EXCELLENT ACCESS TO STATE AND REGIONAL HIGHWAYS, ITS PHYSICAL ASSETS AND FEATURES AND ITS HISTORIC SIGNIFICANCE.”

² *Winston Farm High Technology Feasibility Study Master Plan*, IDC Architects, October 30, 2009

“After evaluation of nine sites within the region, Winston Farm emerged as the most favorable greenfield site for technology development as evaluated through an objective site selection process.”

Following the initial site evaluation, a concept plan was prepared for the Winston Farm, and presented to the community. Following a number of community workshops, a revised plan was prepared based on the following guiding principles for a Winston Farm Research Park:

- *A high tech village open and connected to the larger Saugerties and Hudson Valley communities containing a mix of complementary land uses.*
- *Appropriate balance between environmental and economic considerations.*
- *‘Anchor’ industries consist of a mix of R&D-oriented high tech facilities and sustainable manufacturing.*
- *Supporting uses consisting of a mix of restaurants, shops, recreation, arts venues, educational center offering workforce training, and museum/interpretive center highlighting Hudson Valley heritage.*
- *At least 50% of total site area preserved as open space.*
- *‘Sustainability’/LEED Certification required for park development (LEED stands for Leadership in Energy and Environmental Design and is the standard for best practices in sustainable/green design of buildings in America)”*

Implementation Strategies:

Support the preparation of a Generic Environmental Impact Statement (GEIS) to evaluate the effects of development of the Winston Farm and, possibly, other similar sites and the measures necessary to mitigate any negative impacts.

Prepare an amendment to the Zoning Law that establishes a Planned Development Overlay District that will allow use of large sites with direct access to state or county roads subject to preparation, review and approval of a comprehensive design for the entire site. Such a district would include a mixture of uses subject to design standards and open space preservation requirements.

“SUPPORT THE PREPARATION OF A GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS) TO EVALUATE THE EFFECTS OF DEVELOPMENT OF THE WINSTON FARM AND, POSSIBLY, OTHER SIMILAR SITES AND THE MEASURES NECESSARY TO MITIGATE ANY NEGATIVE IMPACTS.”

GOAL #7: Housing

Saugerties should maintain and encourage a variety and diversity in the housing stock – including the goal of maintaining affordability for home ownership and rental opportunities – in order to accommodate the preferences and needs of current and future residents consistent with the community’s character as expressed in this Plan.

Recommendations:

The Saugerties Comprehensive Plan envisions that the Town and the Village:

- 7.1 Examine all current housing options and community facilities in relation to the projected population growth, and accommodate change while enhancing the community’s mix of ages and family types.
- 7.2 Work to provide a broad range of housing affordability for all present and future residents, including young people, families with children, and senior citizens.
- 7.3 Ensure that building codes are enforced, all housing meets public health, safety, and zoning codes, and sufficient funds are provided for those purposes.
- 7.4 Support the Saugerties Public Housing Agency and other organizations such as the Senior Housing Project, and Better Community Housing for Saugerties, as they work to maintain housing for qualified low-moderate income residents of the Town and Village.
- 7.5 Encourage owner-occupied housing opportunities.
- 7.6 Enforce local regulations regarding the conversion of single-family homes in the Village and Town to multiple dwelling units to avoid disrupting neighborhood character.
- 7.7 Provide opportunities for *owner-occupied accessory apartments – including accessory garage apartments, tiny houses* - in order to provide for a greater variety of housing choices while maintaining the cohesiveness of single-family neighborhoods.
- 7.8 Encourage the adaptive reuse of large historic houses for home professional offices or artist studios where the lots are of sufficient size to accommodate off-street parking.
- 7.9 Support collaborative efforts to rehabilitate existing housing to revitalize neighborhoods, maintain affordability and integrity of residential areas within the Village.

“SAUGERTIES SHOULD MAINTAIN AND ENCOURAGE A VARIETY AND DIVERSITY IN THE HOUSING STOCK IN ORDER TO ACCOMMODATE THE PREFERENCES AND NEEDS OF CURRENT AND FUTURE RESIDENTS CONSISTENT WITH THE COMMUNITY’S CHARACTER AS EXPRESSED IN THIS PLAN.”

- 7.10 The Town and Village should work together to encourage new housing development to be consistent with the human scale, historical context and design characteristics of traditional Saugerties neighborhoods within the Village and on properties abutting the Village.
- 7.11 Maximize participation in Federal and State funding programs for the rehabilitation of owner-occupied and accessory apartment units to promote affordability of housing throughout the Town and Village.
- 7.12 Update parking regulations to reflect Institute of Traffic Engineers (ITE) Parking Generation recommendations for specific land uses and that sufficient off-street parking is provided for residential developments.
- 7.13 Review the Town/Village land use regulations to find ways to expand accommodation opportunities for transient guest through the expansion of Bed & Breakfast Establishments.
- 7.14 Amend the Town/Village Zoning Laws to regulate short-term rentals in order to mitigate potential adverse impacts to neighbors and protect the public health, safety and welfare.
- 7.15 Evaluate the pros and cons of allowing Tiny Houses. If they are determined to be desirable, amend Zoning Laws to properly regulate such uses.
- 7.16 Encourage integration of workforce housing into the design of new housing developments.
- 7.17 Encourage EV charging stations within multi-family housing developments.

Implementation Strategies:

Develop a more focused housing needs study, which builds upon the work of the 2009 Tri-County Regional Housing Needs Assessment for Ulster, Orange and Dutchess Counties from 2006 to 2020 Report, which was completed in 2009 by the Planning Departments of Ulster, Orange and Dutchess Counties. (Recommendation 7.1)

Create a Housing Action Plan with specific policies, goals and recommended statutory changes to increase the production of needed housing units at appropriate affordability levels.

Audit and amend zoning, as needed, to ensure consistency with Comprehensive Plan goals and recommendations. (Recommendation 7.3)

Investigate methods that promote a broad range of housing development, while maintaining a ratio of rental versus ownership and a proportion of subsidized housing that is consistent with the ratio and proportions of other similar towns and villages in Ulster County. (Recommendations 7.2, 7.3, and 7.4)

“THE TOWN AND VILLAGE SHOULD WORK TOGETHER TO ENCOURAGE NEW HOUSING DEVELOPMENT TO BE CONSISTENT WITH THE HUMAN SCALE, HISTORICAL CONTEXT AND DESIGN CHARACTERISTICS OF TRADITIONAL SAUGERTIES NEIGHBORHOODS WITHIN THE VILLAGE AND ON PROPERTIES ABUTTING THE VILLAGE.”

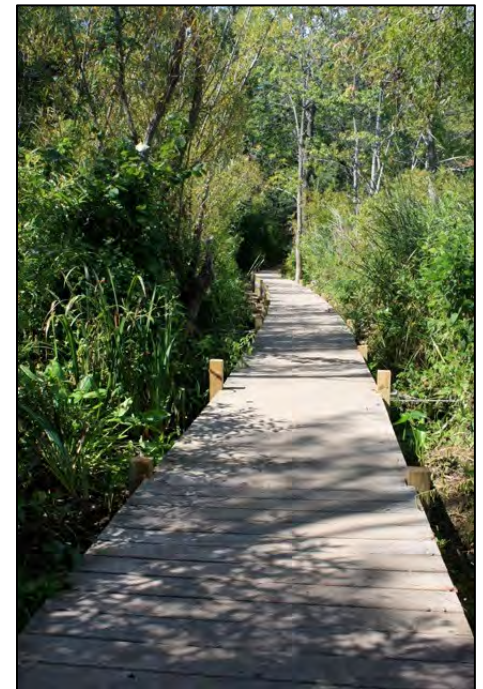
GOAL #8: Natural Resources Protection

Town and Village efforts should promote awareness and protection of natural resources, wilderness, and scenic areas. *Saugerties is ideally located between the Catskill Mountains and the Hudson River. Its green, open spaces are one of its most precious, non-renewable, natural resources. These areas have aesthetic and recreational value for both residents and visitors. Establishment and maintenance of wilderness corridors are vital.*

Recommendations:

The Saugerties Comprehensive Plan envisions the Town and the Village:

- 8.1 Protect areas of environmental concern by regulation of use and intensity of development, and by review of specific developmental proposals. Such areas include: areas in the public water supply, areas of steep slopes (25% or over), areas in designated wetlands (or floodplains), and areas with unique visual characteristics.
- 8.2 Make efforts to identify and protect our scenic resources, including open space, wildlife habitats, rare or endangered plant communities, plus mountain and river views and vistas. Attention should also be paid to properties that border, or can be seen from, the New York State Thruway so that the views of Saugerties remain as attractive as possible for the purpose of maintaining the image of Saugerties and for the promotion of the community.
- 8.3 Promote a land use pattern that protects air quality plus surface and groundwater resources, while working to eliminate (or minimize) all sources of pollution, but not limited to road salt and leaching dump sites.
- 8.4 Implement land-use policies and regulations that provide for uses and densities, which are compatible with the soil's ability to support development, while protecting prime agricultural soils, existing farmland and farming operations wherever possible.
- 8.5 Encourage residents and local businesses to engage in conservation efforts, and assist residents in those endeavors, wherever feasible, including voluntary land conservation through conservation easements (see Town of Saugerties Open Space Plan).
- 8.6 Establish town conservation financing or other options to preserve critical open space resources (see Town of Saugerties Open Space Plan).
- 8.7 Enforce and improve policies to protect and enhance water supply systems.



Above (top to bottom): Views from Hudson River from Village Beach looking toward the Catskill Mountains within the Town of Saugerties; and view of passive recreational pathway to the lighthouse along the Esopus Creek estuary. Estuaries provide vital habitat for wildlife and can also provide recreational opportunities for residents.

- 8.8 Prohibit uses in the federally designated 100-year floodplains that may interfere with their flood-carrying function, create safety hazards, increase the threat of property damage, or shift floodplain boundaries downstream.
- 8.9 Examine alternatives for regulating commercial burning of waste and aerial spraying of chemicals, and other sources of household, commercial and industrial pollution, in order to protect clean air and the health of residents.
- 8.10 Promote options for preserving farmland and agricultural uses, without interfering with a farmer’s right to obtain financing or to benefit financially from the sale of their property (see Town of Saugerties Open Space Plan).
- 8.11 Require all loggers to follow New York State Department of Environmental Conservation (NYSDEC) Forestry Best Management Practices for Water Quality during timber harvest to protect environmentally sensitive areas, prevent erosion and protect water quality.
- 8.12 Continue to assess invasive species threats and develop and implement an *invasive species control program* to prevent infestation and advance measures to eradicate evasive species especially on the Esopus Creek and Hudson River.
- 8.13 Adopt International Dark Sky Association (IDA) standards for exterior lighting, which should also apply to Central Hudson Gas & Electric streetlights.
- 8.14 Minimize the impacts of climate change on the town’s natural and agricultural resources (see Town of Saugerties Open Space Plan).
- 8.15 Support laws to prohibit the location and operations of hydraulic fracturing in order to protect groundwater supplies, natural resources, local roadways and bridges.
- 8.16 Continue participation in the Lower Esopus Watershed Partnership and the Ashokan Working Group to protect the Lower Esopus Creek water quality.
- 8.17 Establish a comprehensive tree management program for the planting, pruning, care, maintenance and preservation of trees, plants, vegetation and shrubs on public property, places and rights-of-way to enhance climate resilience.
- 8.18 In the next update of the Town Open Space Plan, review and incorporate elements from the state Open Space Plan where appropriate.

“REQUIRE ALL LOGGERS TO FOLLOW NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) FORESTRY BEST MANAGEMENT PRACTICES FOR WATER QUALITY DURING TIMBER HARVEST.”

8.19 Support the development of a Watershed Management Plan which will increase the understanding of current conditions, trends, and risks to the watershed.

Implementation Strategies:

Audit and amend Zoning, Site Plan and Subdivision Regulations as needed, to ensure consistency with Comprehensive Plan. (Recommendations 8.1, 8.7, and 8.10)

Develop a Natural Resources Inventory. (Recommendations 8.2, 8.3, and 8.4)

Collect and provide information for residents on natural resource conservation, including farmland preservation. (Recommendations 8.3, 8.5, 8.7, 8.8 and 8.9)

“Support the development of a Watershed Management Plan which will increase the understanding of current conditions, trends, and risks to the watershed.”

GOAL #9: Diversify Economic Base

The Town and the Village should attempt to diversify its economic base by encouraging a variety of business and employment opportunities.

Recommendations:

The Saugerties Comprehensive Plan envisions the Town and the Village:

- 9.1 Shall designate areas for industrial development, based on adequacy of utility, road, and rail systems, soil and slope characteristics, and opportunities for distinct separation from adjacent zones.
- 9.2 Work together to actively encourage businesses to locate, or remain, in the area and support efforts to publicize and promote economic development issues in Saugerties.
- 9.3 Encourage businesses locating within the Town and the Village to be appropriate, in type and scale, and contribute to the maintenance of the community image of Saugerties.
- 9.4 Encourage the coordination of promotional and merchandising efforts among business merchants in commercial areas throughout the community.
- 9.5 Permit home occupations, including professional uses, with standards that prevent disruption of neighborhood character in those areas zoned for residential use.
- 9.6 Encourage development of land, in commercial districts within the Town, that is more intensive in cluster, rather than strip patterns, with multiple and/or mixed uses sharing road access and parking facilities.
- 9.7 Inventory commercial and industrial properties for sale or lease, within the Town and Village, and then aggressively promote tourism and agribusiness.
- 9.8 Make industrial-zoned parcels ready for occupancy as funds become available (including infrastructure and generic approvals) to attract appropriate businesses looking for immediate location or expansion. The Town and the Village should work with appropriate organizations to make this possible.
- 9.9 Develop a land use/economic development plan for the NYS Routes 9W, 212, and 32 corridors in order to help ensure these areas will grow in a manner that is mutually beneficial to both community and property owners.

“WORK TOGETHER TO ACTIVELY ENCOURAGE BUSINESSES TO LOCATE, OR REMAIN, IN THE AREA AND SUPPORT EFFORTS TO PUBLICIZE AND PROMOTE ECONOMIC DEVELOPMENT ISSUES IN SAUGERTIES.”

- 9.10 Work with the commercial property owners to explore funding sources for public space improvements such as benches, trash receptacles, signs, landscaping, streetlights, and public rest rooms, which respect Saugerties small town character.
- 9.11 Create an economic development plan to proactively attract small-scale businesses and other uses that serve local needs and maintain Saugerties small-town character. Support and maximize the benefits to the community, created by retail stores within the Village, while at the same time not losing sight of the need for conveniently located services for residents.
- 9.12 Adopt performance standards to ensure new business is compatible with nearby land uses and community character and enhances small town character.
- 9.13 Work to provide adequate space for commercial and industrial needs.
- 9.14 Encourage the re-use of existing properties and infill development within the Town and Village, including the cleanup of abandoned industrial sites, or “brownfield” sites, to avoid “sprawl” in both municipalities.
- 9.15 Require landscaping plans of new developments in keeping with Saugerties’ small town character. These plans should be reviewed by the Town and Village Planning Boards, or the Conservation Advisory Commission (CAC) within the Town of Saugerties.
- 9.16 Adopt design standards for commercial development, to ensure commercial development is compatible and at a scale that respects Saugerties’ historic architecture and character.
- 9.17 Town should identify areas in which adult-oriented businesses can locate, in order to avoid violating First Amendment rights of freedom of speech and expression. The municipalities may regulate these uses in order to avoid secondary impacts.
- 9.18 Support and maximize the benefits of federal, state and local economic development incentives, such as the Saugerties Subzone of the Kingston/Ulster EDZ.
- 9.19 Support both existing and new businesses to provide a wide range of employment, services and retail opportunities for both residents and visitors. Services should include businesses within walking distance of concentrations of population and regional retail stores that attract a larger market. Businesses of all sizes are encouraged when they offer employment opportunities to the people of the Town/Village, or attract tourists to the Saugerties area.
- 9.20 Develop sidewalk improvement plan for U.S. Route 9W corridor and from the Village to the lighthouse.

“ENCOURAGE THE RE-USE OF EXISTING PROPERTIES AND INFILL DEVELOPMENT WITHIN THE TOWN AND VILLAGE, INCLUDING THE CLEANUP OF ABANDONED INDUSTRIAL SITES, OR “BROWNFIELD” SITES, TO AVOID “SPRAWL” IN BOTH MUNICIPALITIES.”

9.21 Development of gambling casinos has been an issue of concern in Saugerties for a number of years. The Saugerties Town Board, on June 8, 2005, approved a resolution that expressed concern regarding the impact of casino development on the environmental and financial resources of the Town which stated, in part, “The Town Board of the Town of Saugerties opposes the sighting (sic) of a gambling casino within its borders...”. On June 6, 2005, the Village Board approved a resolution expressing the same position and finding that “the development of a casino is not in concert with the quaint and historical character of this rural community”.

Implementation Strategies:

Audit and amend Zoning, Site Plan and Subdivision Regulations, as needed, to ensure consistency with Comprehensive Plan Goals and Recommendations. (Recommendations 9.1, 9.5, 9.7, 9.8, 9.11, 9.14, 9.15, 9.16, 9.17, and 9.18)

Provide a link between potential buyers / leasers and area real estate agents, regarding properties and land available for commercial and industrial development. (Recommendations 9.4, 9.7, 9.10, and 9.14)

Maintain dialogue with Empire State Development Corporation to obtain information on making identified industrial-zoned parcels ready for occupancy, including funding sources for these projects. (Recommendation 9.10)

Continue to implement incentives for businesses to locate/remain/expand in the Village Business District. (Recommendations 9.11, 9.13)

Investigate funding sources for public streetscape improvements, including Federal transportation funds. (Recommendation 9.12)

Maintain a continuing dialogue with NYSDOT regarding any future projects in Saugerties, so State plans may be coordinated with Municipal plans. (Recommendation 9.12)

Complete a business inventory for the Town and the Village. (Recommendation 9.13)

Investigate funding sources for brownfield re-development. (Recommendation 9.14)

Develop a land use/economic development plan for the Route 212, 32 and 9W, Malden Turnpike and Kings Highway corridors. (Recommendation 6.8)

“PROVIDE A LINK BETWEEN POTENTIAL BUYERS / LEASERS AND AREA REAL ESTATE AGENTS, REGARDING PROPERTIES AND LAND AVAILABLE FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT.”

GOAL #10: Utilities & Energy Efficiency

Utilities including roads, water, sewers, gas, electric, telecommunications and other types of infrastructure will be adequately developed to support both residential and business areas without detracting from the scenic beauty of Saugerties. *Business cannot survive in Saugerties without the proper infrastructure, nor will new industries be attracted into the area.*

Recommendations:

The Saugerties Comprehensive Plan envisions that the Town and the Village:

- 10.1 Work with existing businesses to meet their infrastructural needs for any planned expansion in order for them to remain in Saugerties.
- 10.2 Manage waste stream in a responsible and progressive manner, including having updated and well-maintained recycling centers, along with water and sewage treatment plants. It is vital that residents and businesses have potable water and adequate sewage systems that are designed to be resilient to storm surges, sea level rise and natural disasters.
- 10.3 Work with appropriate agencies to monitor long-term surface and groundwater quality, by collecting data on septic system failures and contaminants in local streams, wells, and waterways.
- 10.4 Expand and improve both the water and sewer systems on an on-going basis in the areas designated by the municipalities.
- 10.5 Update local regulations pertaining to wireless communications that encourage telecommunications services without compromising the scenic qualities of Saugerties. All local regulations should be periodically reviewed to ensure that they are up-to-date with the latest technology.
- 10.6 Shall participate in a countywide or regional system to dispose of municipal solid waste generated within our boundaries. Siting a municipal solid waste disposal facility in the Town or Village is contrary to the Goals and Recommendations set forth herein.
- 10.7 Reduce, reuse, recycle and compost to aggressively reduce solid waste stream.
- 10.8 Encourage energy efficiency and weatherizing buildings for energy savings.

“MANAGE WASTE STREAM IN A RESPONSIBLE AND PROGRESSIVE MANNER, INCLUDING HAVING UPDATED AND WELL-MAINTAINED RECYCLING CENTERS, ALONG WITH WATER AND SEWAGE TREATMENT PLANTS.”

- 10.9 Encourage and support the use of renewable energy that comes from natural sources such as sunlight, wind, tides and geothermal heat.
- 10.10 Develop a model for commercial remodeling and new housing for energy efficient structures.
- 10.11 Encourage all new buildings to meet or exceed LEED Architecture standards for commercial structures and Energy Star standards for residential developments.
- 10.12 Encourage EV Charging Stations to be integrated into development projects through the Site Plan Review process. Encourage businesses to add EV charging stations to their parking lots, for both employees and customers.
- 10.13 Maintain the solar energy system that is situated on the closed landfill.
- 10.14 This Plan supports continued effort to pursue LEED Silver and Gold Certification.
- 10.15 Explore alternatives for reducing the cost of energy through photovoltaics, geo-exchange, and group purchasing, and encourage pursuing incentives through a variety of NYSERDA programs, which provide incentives for energy retrofits and the use of renewable energy systems.

Implementation Strategies:

Complete a business inventory for the Town and the Village. (Recommendation 10.1)

Audit and amend zoning, as needed, to ensure consistency with Comprehensive Plan goals and recommendations. (Recommendation 10.5)

The Town and the Village should work together to address infrastructural needs in both communities. (Recommendations 10.1, 10.2, 10.3, 10.4 and 10.6)

ENERGY EFFICIENCY

“THE TOWN OF SAUGERTIES IS A BRONZE CERTIFIED CLIMATE SMART COMMUNITY.”

THIS PLAN SUPPORTS CONTINUED EFFORT TO PURSUE SILVER AND GOLD CERTIFICATION.

GOAL #11: Traffic Planning

Minimize traffic congestion, maintain existing roads, and ensure any future improvements will benefit the Town and the Village.

Recommendations:

The Saugerties Comprehensive Plan envisions that the Town and the Village:

- 11.1 Recognize its roads and rights-of-way are their most prominent public spaces, the means by which residents visualize their community, and are areas where the Town and the Village can most directly control future character of both communities.
- 11.2 Continue to investigate ways to finance and expand parking within the Village business district in order to maintain a healthy Village economy. This should include evaluation of the number and location of parking spaces and adequacy of Village parking lots.
- 11.3 Work with business owners and trucking companies to explore alternatives for dealing with heavy truck traffic in the Village. Examples of alternatives include limited delivery hours and a truck route.
- 11.4 Support repairing and extending the sidewalk system along primary connecting streets, and by integrating bicycle paths / walkways into a trail system. Sidewalks should connect heavily populated areas with community recreation centers and public buildings and provide safe routes to schools. Wherever feasible, the Town and the Village should require new residential and commercial development to construct sidewalks.
- 11.5 Work with the appropriate companies and agencies to provide convenient taxi service and help ensure bus services will be available with convenient stops.
- 11.6 Support projects that help ensure the railroads are adequately utilized for commercial use. Railroad rights-of-way should be preserved for current or future use.
- 11.7 Work to maintain all roads, sidewalks, train tracks and their associated guiderails. Vehicle and pedestrian railroad crossings should be improved. At-grade railroad crossings should be eliminated wherever feasible. Establish open communication with CSX railroad.
- 11.8 Continue to support the Village Tree Commission and the Town Shade Tree Policy for public properties in the Town of Saugerties.

“STREETS AND THEIR SIDEWALKS, THE MAIN PLACES OF A CITY, ARE ITS MOST VITAL ORGANS.”

JANE JACOBS

- 11.9 Work with the Thruway Authority, NYSDOT, and the Ulster County DPW, to address the development of bike lanes, intersections, and road improvements, sign improvements and a park-and-ride lot (e.g., near I-87 and NYS Route 32).
- 11.10 Limit the number of access points on collector roads and highways by promoting cross access between commercial sites and road connectivity between adjacent residential developments.
- 11.11 Require new commercial and industrial development, wherever feasible, to shield parking lots to the rear or side of the structure, share driveways, and provide for internally-linked circulation, or service roads, between adjacent parcels.
- 11.12 Support any community efforts to enhance its public streetscapes, including efforts to replace street trees and add additional landscaping; furnish benches, waste containers and other pedestrian amenities; phase out inappropriate signs; repair and extend the sidewalk system; and consolidate overhead wires and eventually place them underground.
- 11.13 Make training available to planning board members and public works personnel on the importance of *Complete Streets* and on implementation and integration of multimodal infrastructure and techniques.
- 11.14 Integrate *Complete Streets* infrastructure and design features into street design and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation, where practical and feasible.

Implementation Strategies:

Audit and amend Zoning, Site Plan and Subdivision Regulations, as needed, to ensure consistency with Comprehensive Plan Goals and Recommendations.

Designate local scenic roads and research the process of getting official State scenic byway designation. (Recommendation 11.1)

Develop a Town and Village recreation plan. Explore possible funding sources for a recreation plan, including Federal SAFETEA-LU funds. (Recommendations 11.4, 11.6 and 11.9)

Include public space improvements in Department of Public Works projects and capital budgets.

The Town and the Village should work together to explore a truck route. Any truck route should be accompanied by enhanced signage directing tourists and passenger cars into the Village business district. (Recommendation 11.3)

“GREAT STREETS DO NOT JUST HAPPEN. OVERWHELMINGLY, THE BEST STREETS DERIVE FROM A CONSCIOUS ACT OF CONCEPTION AND CREATION OF THE STREET AS WHOLE. THE HANDS OF THE DECISION MAKERS ARE VISIBLE.”

ALLAN B. JACOBS

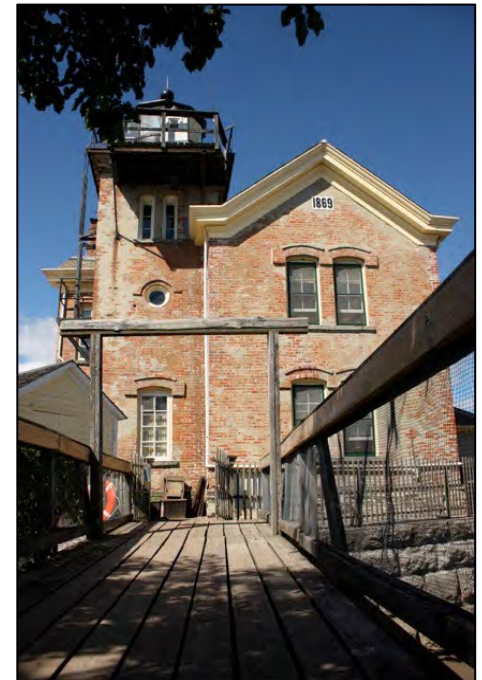
GOAL #12: Harbor and Waterfront Development

A harbor and waterfront area will be developed for the benefit of the citizens and neighbors of Saugerties. *The Hudson River and its tributaries are a valuable asset to Saugerties and have always played a significant role in its history.*

Recommendations:

The Saugerties Comprehensive Plan envisions that the Town and the Village:

- 12.1 Seek to establish waterfront areas at Bristol Beach, Turkey Point and Eve’s Point, each with an adequate boat launch and suitable parking. This type of improvement will allow for boat rides to enjoy travel, sightseeing, and fishing on the river.
- 12.2 Support the building of educational displays to feature information on the history of the river and the importance of reducing pollution.
- 12.3 Develop natural resource educational displays storm surge during past storms, on projected sea level rise and education to prevent invasive species.
- 12.4 Encourage and support special attractions (such as the Arm-of-the-Sea Theater) that enhance the educational and ecological use of the riverfront.
- 12.5 Work with the State of New York to develop Bristol Beach, Turkey Point and Eve’s Point as riverfront recreational areas / parks and ensure facilities are accessible to all users.
- 12.6 The Village should periodically review and update its Local Waterfront Revitalization Plan.
- 12.7 The Town should look into the benefits of writing a Local Waterfront Revitalization Plan, including any additional technical assistance and grant money available that requires a plan.
- 12.8 Monitor and work to improve the water quality of the Esopus Creek and work with Ulster County and State and federal representatives to compel NYCDEP to take measure to reduce turbidity in the Esopus Creek.



Above (top to bottom): View National Register Listed Saugerties Light House circa 1869; and view of canoeist and kayakers coming to shore along the Hudson River estuary. Estuaries provide vital habitat for wildlife and can also provide recreational opportunities for residents (photos courtesy Joy Moore).

12.9 Explore transportation alternatives between the riverfront and the Village business center for both residents and visitors.

12.10 Establish a public boat launch ramp on the Lower Esopus Creek.

12.11 Reserved.

Implementation Strategies:

Research other vessels, similar to the Sloop Clearwater, that may be appropriate for the Saugerties Riverfront. (Recommendation 12.3)

Include riverfront area improvements in any capital budgets. (Recommendations 12.1)

Research funding sources for riverfront improvements. (Recommendations 12.1 and 12.2)

Develop a Town and Village recreation needs assessment. (Recommendations 12.1 and 12.4)

Contact the New York Department of State to obtain information on the development of a Town Local Waterfront Revitalization Plan and an update of the Village LWRP. (Recommendations 12.5 and 12.6)

Encourage the protection and restoration of riparian buffer zones along the waterways in the Town and Village of Saugerties.

“AMERICA IS A GREAT STORY AND THERE IS A RIVER ON EVERY PAGE.”

CHARLES KURALT

GOAL #13: Tourism

Promotion of tourism will be well-planned to maximize its economic benefit to the community. *Tourism is important to many town businesses. In promoting tourism and it benefits, the community must consider the potential impacts of tourism development, such as additional parking demands, increased traffic, and pollution.*

Recommendations:

- 13.1 Tourism in the area should build upon the assets of Saugerties and the Catskill Region including the mountains, the Hudson River, and the history of the area.
- 13.2 Tourism is an important business in the Saugerties area. The Town and the Village believe that it should be an important, but not the sole, element of the economic development strategy for the communities.
- 13.3 The Town and the Village should work with the appropriate individuals and agencies to identify appropriate and feasible locations for the cultural and performing arts.
- 13.4 Tourist attractions, located within Saugerties, must benefit the community through adding jobs and / or additional patronage of community businesses and mitigate potential negative impacts such as additional traffic, parking, and pollution.
- 13.5 The Town and the Village should continue to support events that draw a regional, national and international audience such as the Garlic Festival, the Mum Festival, the Car Show, HITS, and regional or national sporting events at Cantine Field such as the Stallions.
- 13.6 The Town and the Village will continue to support and improve the Saugerties Visitor’s Center.
- 13.7 The Town and the Village should encourage tourist activities that highlight Saugerties rich history and cultural vitality such as Artist Studio Tour and Shout Out Saugerties.
- 13.8 Promote visitor friendly business practices to enhance attractiveness of Saugerties as a tourist destination.
- 13.9 Continue to maintain a Town/Village of Saugerties “Events Calendar” such as First Friday with a tourism promotion focus.
- 13.10 Continue to support the establishment of outdoor food courts.



Above (top to bottom): Garlic Braids by Eckberry Farms; Half Moon Replica 400th Anniversary on Hudson River; Christmas event (photos courtesy Joy Moore).

13.11 Support the Saugerties Arts Commission’s goal to acquire property for a Community Cultural Center in a central location in the community.

Implementation Strategies:

Develop a tourism strategy for the Town and the village. (Recommendations 13.1, 13.2, and 13.4)

Develop maps of historic sites throughout the Town and the Village. The map could allow for guided or self-guides, walking or driving tours.

Coordinate tours with other events happening in Saugerties. (Recommendations 13.1 and 13.7)

Develop a structure, such as liaisons or quarterly meetings, for regular communication among community groups, boards and committees. (Recommendations 13.5 and 13.6)

Audit and amend zoning, as needed, to ensure consistency with Comprehensive Plan goals and recommendations. (Recommendation 13.3)

Continue to coordinate with the Chamber of Commerce to promote special events on Village and Town websites, social media and publications.

“IN PROMOTING TOURISM AND IT BENEFITS, THE COMMUNITY MUST CONSIDER THE POTENTIAL IMPACTS OF TOURISM DEVELOPMENT, SUCH AS ADDITIONAL PARKING DEMANDS, INCREASED TRAFFIC, AND POLLUTION.”

GOAL #14: Resiliency and Sustainability (From Goal 10 Saugerties Open Space Plan)

Minimize the impacts of natural disasters on the Town and Village of Saugerties natural and agricultural resources and reduce dependency on fossil fuels. The Town of Saugerties is a Bronze Certified Climate Smart Community.

Recommendations:

- 14.1 Request representation from the Village to serve on the Climate Smart Task Force established by the Town Board on March 21, 2018 to participate in the New York State Climate Smart Communities program (CSC), a program that helps local governments to reduce greenhouse gases and adapt to a changing climate. The Town achieved NYS certification as Climate Smart Community at the Bronze in October 2019.
- 14.2 Continue to participate in the Lower Hudson Partnership for Regional Invasive Species Management (PRISM). There are several regional PRISMs set up across New York State to coordinate invasive species management. These partnerships are conducting research, monitoring, educations and eradication efforts on a regional scale. Citizens and town committees can participate in such efforts.
- 14.3 Ensure that Town/Village land use regulations and standards do not support excessive use of impervious surfaces. Road standards, parking standards, and coverage requirements all address impervious surfaces. There may also be opportunities to retrofit paved areas along streams and shorelines to make them more pervious. This will help to address the impacts of flooding associated with climate change. Encourage the preservation and establishment of riparian buffer zones to mitigate the effects of flooding.
- 14.4 Ensure the Town/Village land use regulations support the development of clean energy alternatives such as small-scale wind power and the use of photovoltaic panels. Flexibility should also be built into the regulations to allow larger-scaled clean energy alternatives (such as solar farms, wind farms, or hydroelectric facilities) with an appropriate review process and environmental/community design measures. The Town is working to make the municipal buildings more energy efficient with heating and lighting system upgrades.
- 14.5 Continue to monitor the effects of Climate Change on sea level rise and storm surge in order to plan for areas that are prone or may become prone to tidal flooding.

“DEVELOP A JOINT TOWN AND VILLAGE CLIMATE CHANGE COMMITTEE TO STUDY AND DEVELOP SOLUTIONS TO PROTECT AND MITIGATE NATURAL RESOURCES FROM CLIMATE CHANGE.”

- 14.6. Conduct a comprehensive Community Greenhouse Gas Inventory for the Town/Village.
- 14.7 Annually monitor the reduction in municipal Greenhouse Gas (GHG) emissions as outlined in the Town of Saugerties Climate Action Plan for Government Operations adopted in May 2019, which emphasizes transitioning to solar as the primary source of energy for facilities and vehicles, and by reducing gasoline and diesel fuels by replacing municipal vehicles with more energy efficient models, and reducing the use of fossil fuels by exploring more energy efficient ways of heating and cooling buildings. As noted in the CAP (Community Action Plan), the goal for the Town of Saugerties is to reduce the Green House Gases (GHG) emissions by 20% by 2025.
- 14.8 Require new construction and substantial improvements of non-residential structures in flood prone areas to have the lowest floor elevated to or above the base flood level.
- 14.9 Continue to support revision of land use laws to guide and encourage new development of solar/photovoltaic power and other forms of renewable energy systems.
- 14.10 Plan for sewer upgrades to make these systems more resilient, cost-effective to run while improving water quality. The Town/Village should pursue Community Development Block Grants, which can provide up to 100% of project funding.
- 14.11 *This Plan supports invasive plant and animal eradication efforts.* Invasive species are non-native species that can cause harm to natural ecosystems, resulting in a wide range of environmental, recreational and economic impacts.
- 14.12 Regulate exterior lighting in a manner that balances nighttime visibility and security needs while protecting the night sky, natural environment and wildlife habitats (e.g., through the use of full cut-off shields).
- 14.13 Conduct a full vulnerability assessment detailing the magnitude of consequences associated with current and future climate hazards. Consider using the Department of State’s Inventory Worksheet and Risk Assessment Tool.
- 14.14 Participate in and support updates of the Ulster County Hazard Mitigation Plan, ensuring that it includes climate risks and resiliency projects.

“Conduct a full vulnerability assessment detailing the magnitude of consequences associated with current and future climate hazards.”

Implementation Strategies:

Take active steps to implement recommendations from the recent road/stream crossing assessment and conduct culvert and bridge vulnerability assessments for road and rail infrastructure.

Support the implementation of an asset management plan for water and wastewater systems to guide efforts to ensure future sustainability.

Incorporate resilience into asset management or capital improvement plans, support land-acquisition programs to purchase land conservation easements in hazard prone areas, and consider participating in FEMA’s Community Rating System.

“Take active steps to implement recommendations from the recent road/stream crossing assessment and conduct culvert and bridge vulnerability assessments for road and rail infrastructure.”

GOAL #15: Public Health and Safety & Emergency Preparedness

To ensure that necessary and appropriate actions are taken to protect people and property arising from threats to safety and security due to natural disasters, accidents, and other dangerous events.

Recommendations:

- 15.1 Update and periodically review the *Emergency Operations Plan* for the Town and Village of Saugerties, which would enable elected or appointed leaders to take immediate action to protect the community. Better utilize Emergency Broadcast System and Amber-Alert.
- 15.2 Develop strategies and inventory resources to enable the government to channel the efforts of the whole community – including voluntary organizations and the private sector – and, if necessary solicit assistance from outside the jurisdiction.
- 15.3 Collaborate with schools to assure school safety.
- 15.4 Assure adequate resources and trained personnel are available to respond in the event of an emergency (e.g., natural disasters, accidents and pandemics).
- 15.5 Assure personnel are trained in NIMS (National Incident Management System).
- 15.6 Develop a plan to coordinate with Ulster County E-911.
- 15.7 Participate in and support updates of the Ulster County Hazard Mitigation Plan, ensuring that it includes climate risks and resiliency projects.
- 15.8 Provide public education and outreach with respect to federal regulatory requirements for the use of private drones.
- 15.9 Equip the Saugerties ice arena with generators to serve as an emergency shelter, in addition to the Saugerties Senior Center.
- 15.10 Develop public information plans for disasters and inform residents about weather threats, and available disaster resources through website, social media, radio, television and print. Include information on expected inundation areas, evacuation routes and pick up locations, the location of severe weather shelters, pet shelters, prior to the threat of a storm.
- 15.11 Develop a heat emergency plan that includes a warning system for residents with outreach on how to protect vulnerable populations, as well as pets and livestock from high heat.
- 15.12 Enhance preparedness efforts by participating in the National Weather Service Storm Ready Community Program, and FEMA’s Community Emergency Response Team (CERT) training.

“UPDATE AND PERIODICALLY REVIEW THE *EMERGENCY OPERATIONS PLAN* FOR THE TOWN AND VILLAGE OF SAUGERTIES, WHICH WOULD ENABLE ELECTED OR APPOINTED LEADERS TO TAKE IMMEDIATE ACTION TO PROTECT THE COMMUNITY AND RESOLVE THREATS TO SAFETY AND SECURITY ARISING FROM: NATURAL DISASTERS, ACCIDENTS, AND OTHER DANGEROUS EVENTS.

- 15.13 Develop a plan to acquire and store Personal Protective Equipment (PPE) to ensure the Town/Village have sufficient supplies available for their residents during a pandemic. Provide public outreach and communication to ensure such equipment is being utilized in a manner that ensure the greatest protection to the community.
- 15.14 Create a local emergency management plan that includes clearly defined municipal responsibilities, identifies vulnerable populations, outlines multiple evacuation routes from flood prone areas, and provides public outreach on disaster preparedness.

Implementation Strategies:

PPE - To reduce the impact of future outbreak conditions on businesses, workers, customers, and the public, it is important for the Town and Village and all employers to plan now for future pandemics and have a ready supply of Personal Protective Equipment. For employers who have already planned for pandemics, planning for future events may involve updating plans to address the specific exposure risks, sources of exposure, routes of transmission, and other unique characteristics of future illnesses. Lack of continuity planning can result in a cascade of failures as communities and employers attempt to address challenges of a pandemic with insufficient resources and workers who might not be adequately trained for jobs they may have to perform under future pandemic conditions.

Support the Climate Smart Task Force Committee, which is a subcommittee of the Conservation Advisory Committee, to implement strategies outlined in this Comprehensive Plan.

Foster cooperation between the Town of Saugerties Climate Smart Task Force Committee and the Village, by appointing a liaison from the Village to the Town Committee.

“Create an emergency management plan that includes clearly defined municipal responsibilities, identifies vulnerable populations, outlines multiple evacuation routes from flood prone areas, and provides public outreach on disaster preparedness.

6.0 IMPLEMENTATION STRATEGY

Implementation of the Saugerties Town and Village Comprehensive Plan will happen only with strategic action. As presented here, implementation strategies have been divided into short, as well as mid-term.

Short-term strategies should be worked on during the first year following the passage of the Comprehensive Plan.

Mid-term strategies can be worked on within three years. The Town and Village should also pay attention to a long-term action (a periodic review and update of the Comprehensive Plan, which is recommended every five years).

Action and progress are essential to realizing the time goals of this plan. The Town and the Village are committed to both. Successful completion of key, short-term, strategies builds support and momentum for future action. ***Maintaining the Town of Saugerties / Village of Saugerties Comprehensive Planning Update Committee as a permanent committee to oversee implementation of the Comprehensive Plan, as well as reviewing and updating the Plan, will help to keep up the momentum.***

It should also be understood that the timing of these strategies is flexible. For example: Because of initiative by a certain community organization, a strategy might be implemented within one, not two, year(s). Strategies might be worked on simultaneously or combined into one project, such as completing a business inventory as part of an economic development study.

The final decisions regarding the implementation and timing of the Comprehensive Plan are the responsibility of the Town and the Village officials working with municipal committees and boards, and other governmental and non-governmental organizations.

“IMPLEMENTATION OF THE SAUGERTIES TOWN AND VILLAGE COMPREHENSIVE PLAN WILL HAPPEN ONLY WITH STRATEGIC ACTION.”

Short-Term Strategies:

Audit and amend zoning, as needed, to ensure consistency with Comprehensive Plan Goals and Recommendations.

Review and amend Site Plan Review Regulations, as needed, to ensure consistency with Comprehensive Plan Goals and Recommendations.

Review and amend Subdivision Regulations, as needed, to ensure consistency with Comprehensive Plan goals and recommendations.

Develop a regular structure, such as liaisons or quarterly meetings, for communication among community groups, boards, committees and other municipalities within the region.

Develop a policy regarding training of municipal board members.

Review Town and Village policies to improve opportunity for public participation.

Appoint a joint Town and Village committee to recommend specific opportunities for inter-municipal cooperation.

Identify *gateway* areas in the Town and the Village, which provide key entry and first impressions of Saugerties. Draft policies regarding signs and landscaping of gateway areas.

Contact the New York Department of State to obtain information on development of a Town Local Waterfront Revitalization Plan and an update of the Village LWRP.

Amendments to the zoning should include performance standards, in particular for industrial uses.

Update the Town of Saugerties Zoning Law Permitted Use Table to ensure it is easily understood and sufficiently comprehensive.

*“APPOINT A JOINT
TOWN AND
VILLAGE
COMMITTEE TO
RECOMMEND
SPECIFIC
OPPORTUNITIES
FOR
INTERMUNICIPAL
COOPERATION.”*

Mid-Term Strategies:

Develop design guidelines in cooperation with the Historic Preservation Commission and Village Historic Review Board for new construction adjacent to historic structures, and for the rehabilitation of historic structures.

Encourage the development of Gateway Roads (Routes 212, 32 and 9W corridors) as scenic corridors that enhance Saugerties’ appeal to visitors and residents alike.

Develop an inventory of existing businesses, including home-based businesses.

Investigate methods that promote a broad range of housing development, consistent with the community’s character and charm as expressed in this plan.

Maintain a Natural Resource Inventory for the Town and the Village.

Collect and provide information for residents on natural resource conservation, including farmland preservation.

Contact Empire State Development Corporation to obtain information on making identified industrial zoned parcels ready for occupancy, including funding sources for these projects.

Designate local scenic roads, and research process of getting official state scenic byway designation.

“ENCOURAGE THE DEVELOPMENT OF GATEWAY ROADS AS SCENIC CORRIDORS THAT ENHANCE SAUGERTIES’ APPEAL TO VISITORS AND RESIDENTS ALIKE.”

Long-Term Strategies:

Develop a Town and a Village Recreation Plan. Explore possible funding sources for a Recreation Plan, including Federal transportation funds.

Include public space improvements in the Department of Public Works projects and capital budgets.

Include riverfront area improvements in any capital budgets.

Research funding sources for riverfront improvements.

Continue to work with State to develop trails and museum wayfinding signage for Bristol Beach.

Develop a Town and a Village Recreation Needs Assessment.

Continue to develop a tourism strategy for the Town and the Village.

Continue to provide maps of historic sites throughout the Town and the Village. The map could allow for guided, or self-guided, walking or driving tours. Coordinate tours with other events happening in Saugerties.

Continue to investigate incentives and resources to encourage locally owned small town business growth in the Village, particularly along Partition Street and Market Street. For example, the Village’s Revolving Loan Fund.

Investigate the possibility of developing a joint Town/Village indoor swimming pool.

Continue to support Chamber of Commerce, Destination Saugerties, Discover Saugerties and Shout Out Saugerties, and like organizations that promote the Town/Village of Saugerties.

“CONTINUE TO WORK WITH STATE TO DEVELOP TRAILS AND MUSEUM WAYFINDING SIGNAGE FOR BRISTOL BEACH.”

GLOSSARY TO KEY TERMS

Certified Local Government – a municipality that has a local, historic preservation program certified by the State Historic Preservation Office. The program and its benefits, which can include financial aid for community preservation projects, are defined in the National Historic Preservation Act, as administered in New York State by the Office of Parks, Recreation and Historic Preservation.

Collector Road – a roadway used primarily for collecting traffic from local streets and channeling it to arterial streets for through-traffic.

Clustering - a flexible land-use technique associated with the subdivision of land through which applicable zoning regulations can be modified to provide an alternative method for the layout, configuration and design of lots, buildings, structures, roads, utility lines, other infrastructure, parks, and landscaping in order to preserve the natural, scenic, or other qualities, of open land. (Specifically authorized by NYS Town Law #278 and the Village Law #7-738.

Environmentally Sound Development - is development that takes the impact on the environment into account and tries to minimize environmental damage through project design and utilization of best management practices.

Event Venue - An establishment where small gatherings and events, such as, but not limited to, weddings, parties, fundraisers, small conferences and similar events, are held, for-profit.

Home Occupation – generally a secondary, or accessory, use conducted within a residence or an accessory building that is carried on by persons residing in the residence.

Infill Development – the placement of new housing, or other buildings, on a vacant lot, or lots, in an otherwise built-up neighborhood.

Industry Light – the use of land, building or a structure for the manufacturing, processing, fabricating, or assembly, or raw materials or goods, warehousing or bulk storage of goods, and related accessory. “Light” industry, as compared to “heavy” industry, has a lower intensity of use and conforms with more strict standards associated with such impacts as noise, air quality, traffic generation, impervious surface coverage, and other items important to the host community.

Local Landmark Committee (a.k.a. Preservation Board) – a committee appointed by the municipal elected officials to inventory, research, and advocate for local historic and cultural landmarks. Such a committee may also be charged with reviewing and approving land development decisions that might impact historic or landmark properties.

Local Waterfront Revitalization Plan – a plan for the waterfront portion of a municipality prepared and adopted consistently with procedures established by the New York State Department of State, Division of Coastal Revitalization.

Mixed-use. Is development characterized as pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses. Mixed use is one of the ten principles of Smart Growth, a planning strategy that seeks to foster community design and development that serves the economy, community, public health, and the environment. It is not just limited to a multi-story development that incorporates commercial use on the first floor with residential uses on upper floors. The Urban Land Institute's Mixed-Use Development Handbook characterizes mixed-use development as one that 1) provides three or more significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation), 2) fosters integration, density, and compatibility of land uses, and 3) creates a walkable community with uninterrupted pedestrian connections.

100-Year Floodplain - the lowland that borders a river or watercourse, usually dry but subject to flooding when the watercourse overflows its banks. The 100-year floodplain has a one percent chance of flooding in any given year.

Performance Standards – a set of criteria, or limits, relating to certain characteristics that a particular land use, or process, may not exceed.

PPE – Personal Protective Equipment is equipment worn to minimize exposure to hazards that cause serious workplace injuries and illnesses.

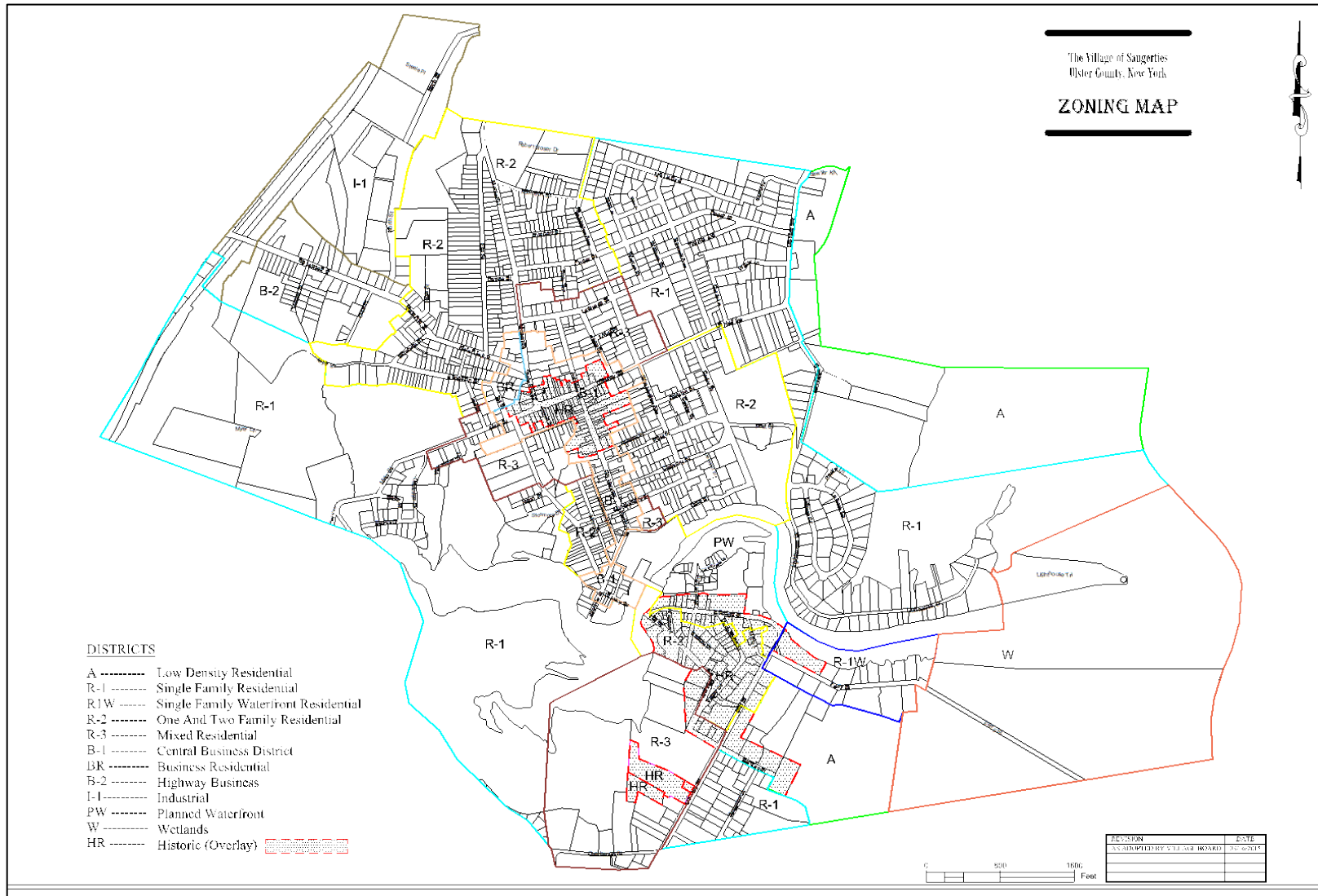
Sprawl – a generally pejorative term for an unconcentrated pattern of land development, usually dominated by large lot, residential or commercial, activity evenly applied to the landscape.

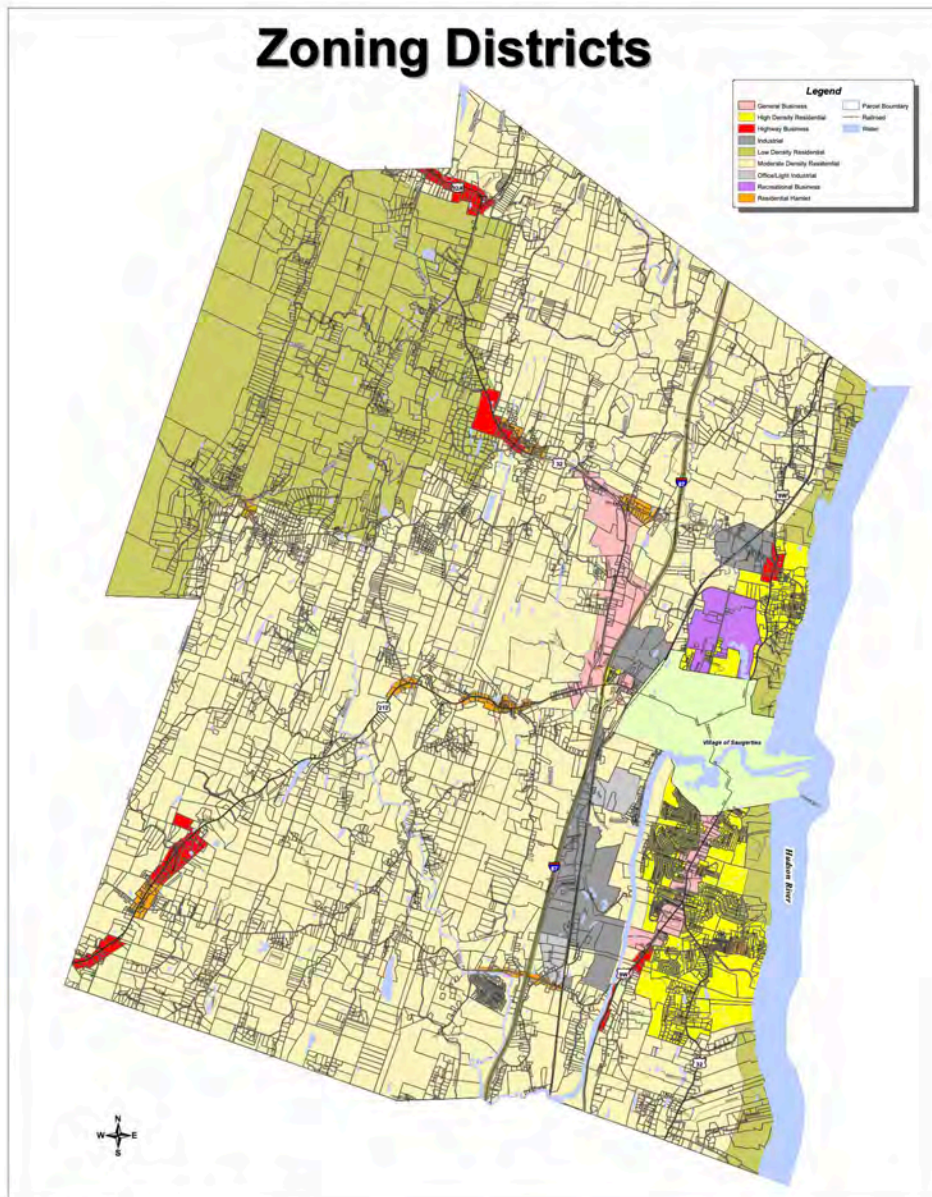
Streetscape – the landscape and visual features associated with a defined, linear, public road or highway.

Strip Development – an area of linear, commercial, development along a public street or highway.

Tiny Houses. There are two basic types of tiny houses—those set on a foundation and those with wheels (depending on the type of home, wheels can sometimes be temporarily or permanently removed). Tiny houses on wheels (THOWs) are often legally considered recreational vehicles (RVs) and must abide by those zoning and permitting requirements, making it difficult to live in an urban area. Both tiny houses with and without wheels can be considered “auxiliary dwelling units” or ADUs.

Workforce Housing. Workforce housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace. For the Town and Village of Saugerties, workforce housing is targeted to workers earning between 90% and 120% of the Area Median Income (AMI).





TOWN OF SAUGERTIES
4 High Street
Saugerties, New York 12477

