

Town of Mamakating Comprehensive Plan Re-examination

Review of Relevancy and
Code Compliance

Purpose of Initiative

- Close loopholes;
- Protect community character;
- Protect watershed, natural resources, historic resources and viewsheds;
- Revisit economic development strategy given lack of significant development interest in existing PRO, PO, LIO and IO districts;
- Promote sustainable development pattern that focuses density around Villages and Hamlets with existing infrastructure and preserves open spaces in more remote areas where new infrastructure would be required;

Current Comprehensive Plan

- ◉ Adopted February 2001;
- ◉ Code Changes Adopted March 2001;
- ◉ Re-examined in 2005 but no changes made;
- ◉ Re-examined at outset of this process and found to remain largely relevant;
- ◉ Existing Zoning found to be largely inconsistent to recommendations or goals of Land Use Plan

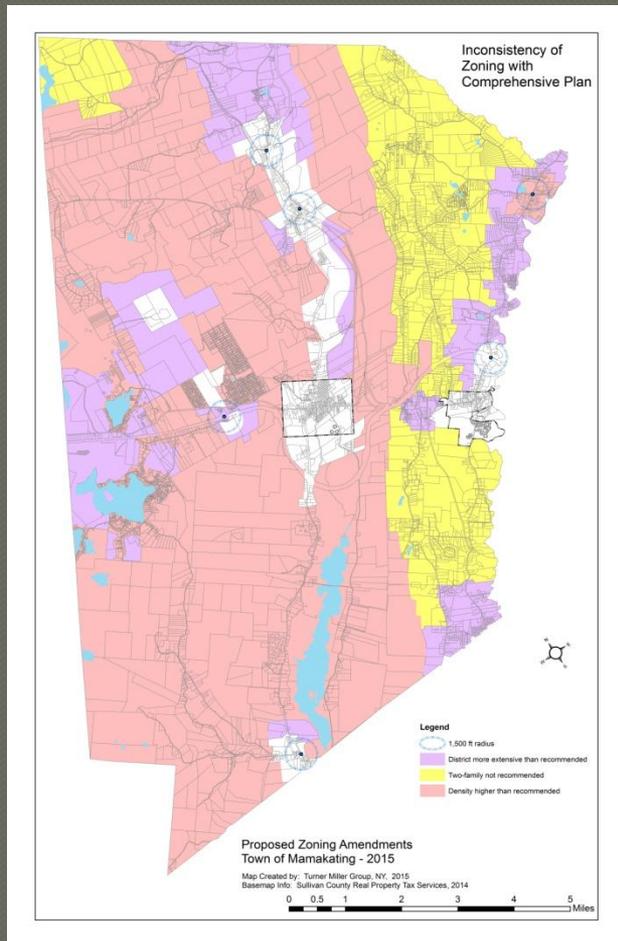
Findings of Investigation

- Adopted Comp Plan largely provides relevant
- Plan promotes a largely sustainable vision for the community;
- Existing Zoning found to be inconsistent to recommendations of Land Use Plan – Recommendations of Plan are not well implemented by Code. Code allows more intensive development in less suitable area than Plan suggests.

Changes in Circumstances

- Changes in Circumstances that may test Comprehensive Plan Assumptions:
 - National Housing Recession
 - Continued weakness in hospitality, office, and industrial markets
 - Population decline – school enrollment decline
 - Oversupply of approved unconstructed housing in Sullivan County
 - Continued strength of outdoor tourism – camping, hiking, fishing, hunting, etc.
 - Closing of Quickway Exits;

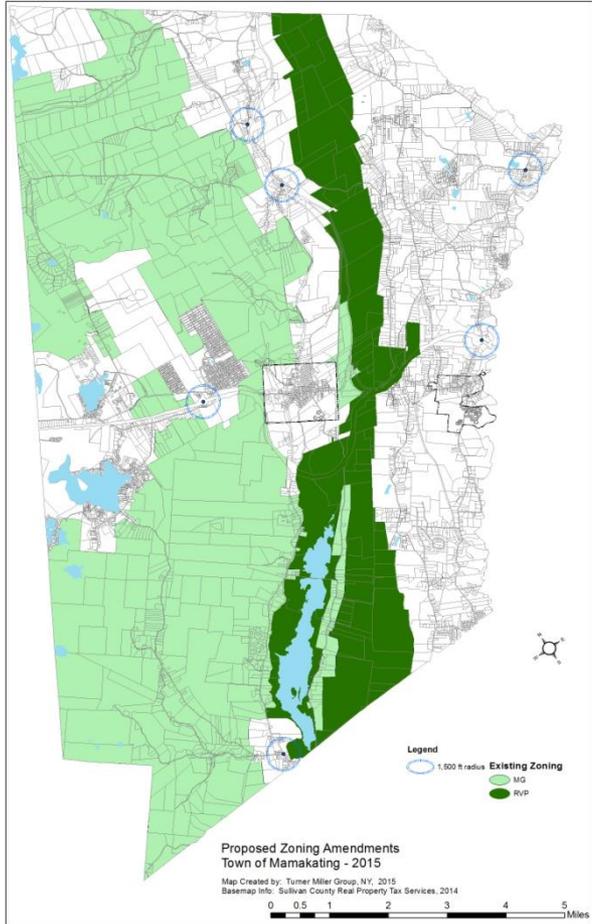
Inconsistency of Code with Plan



Three Key Inconsistencies

- Purple - Zoning districts are more inclusive than suggested land use areas of the Plan (Plan Land Use Map also is more inclusive than text)
- Yellow - Two-family residences authorized more extensively than suggested by Plan
- Pink – Higher densities authorized than suggested in the Plan

RVP and MG District Denser – Than Suggested



- Comprehensive Plan recommends gross density of
 - 1U/25 AC in the RVP
 - 1U/15 AC in the MG
- Code allows:
 - 1U/12 AC in the RVP
 - 1U/5 AC in the MG
- Double to triple the intended density!
- Recommendation: Reduce permitted density to 1/3 of current densities

RVP and MG – Resort Loophole

- Plan recommends very low-density overnight accommodations;
- Code has one density standard for resorts and country inns townwide – 4U/AC – not “very low density”
- Recommendation – reduce density for overnight accommodations to 1U/2AC, (current density for dude ranches) in the RVP and MG. 4U/1AC elsewhere.

RVP – Shawanga Lodge

- Plan recommends “modest increased density”
- Zoning allows 1U/10AC for year-round units in RVP/MG
- For Shawanga Lodge Site Zoning allows 1U/1AC – ten times the density is not “modest increase”
- Recommendation – Allow 1U/7.5AC for year round units on Shawanga Lodge Site and 1U/AC for transient overnight accommodations

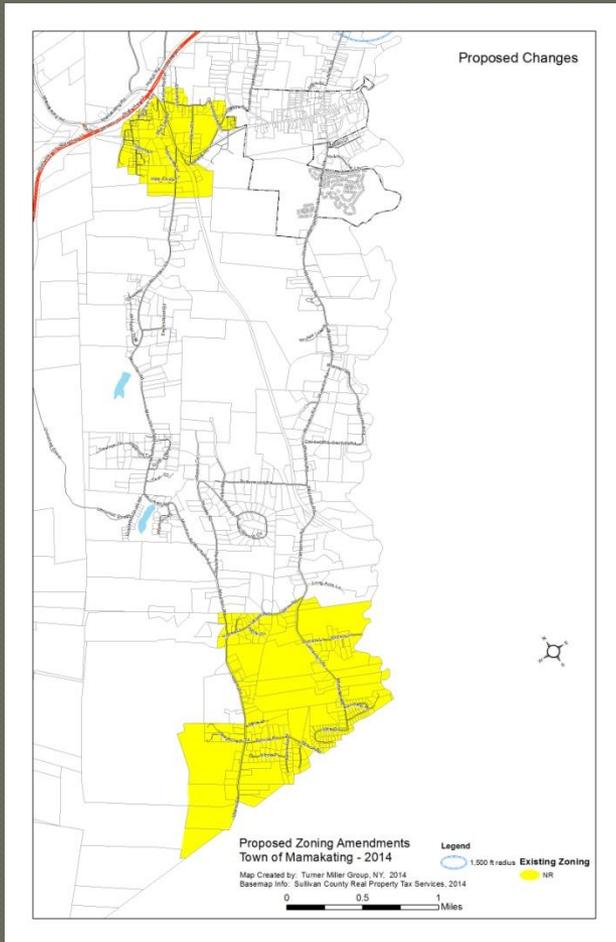
Two-families everywhere

- Plan recommends allowing two-family residences in certain distinct areas, specifically in the Hamlet Centers and Village Centers
- Code authorizes them in Burlingham Residential Area, Mountain Residential Area, Winterton Residential Area and Neighborhood Residential Area even though the Plan does not recommend them
- Recommendation – Revise code to not allow two-family residences in BR, WR, MR or NR – existing two-families will be able to continue

Neighborhood Residential Sewer Loopholes

- NR District allows 1U/AC without utilities, 1.5 U/AC with water or sewer and 2U/AC with both water and sewer;
- **This, promotes the development of private package sewer plants:**
 - Often aren't well maintained due to homeowner cost
 - Often are built to cheapest standards and technology to reduce cost to builder;
 - Often ultimately fall to the local community to take over when costs exceed the ability of homeowners to maintain especially at end of life cycle;
- **Recommendation – Require any water or sewer plant as a basis for density increases to be a municipally-designed and publically operated treatment works providing full tertiary treatment. A special taxing jurisdiction may be established to levy sewer maintenance costs upon benefitted residences.**

Unauthorized NR Districts

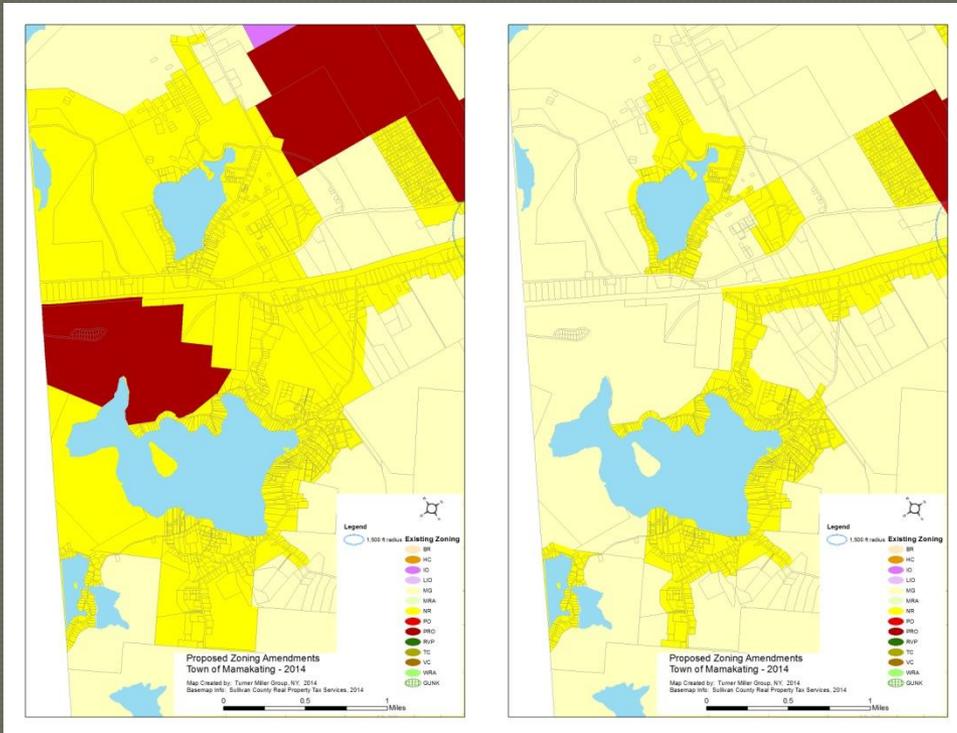


- Two areas not authorized by Plan text for Neighborhood Residential (half to one-acre zoning):
 - Area West of Bloomingburg
 - Area North of Mount Hope
- No clear rationale for these areas to have higher densities.
- Recommendation – Rezone both areas to Winterton Residential Area (3 acre zoning)

Planned Resort Development - Loophole

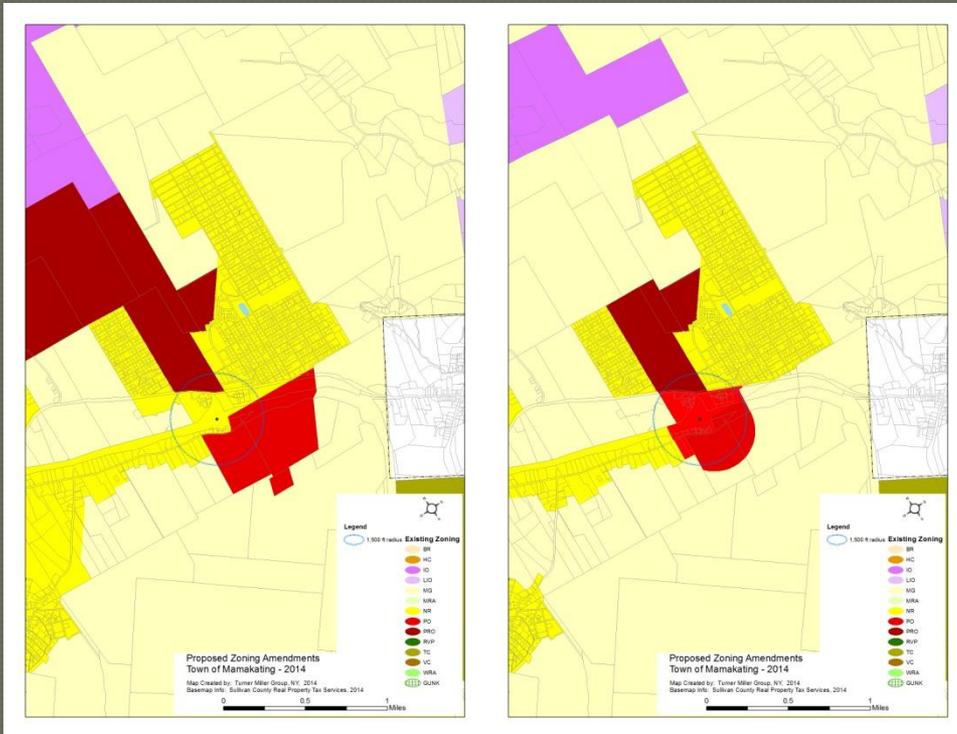
- One-size-fits-all PRD provisions do not provide standards for office and retail development;
- Half-acre density permitted regardless of zoning district;
- Recommendation – Make permitted density same as density for single-family residences in underlying district (and 2 acres in PO), restrict office and retail to 15% of site; remove requirements for water and sewer (but also density bonus);

Lake Mega - Neighborhoods



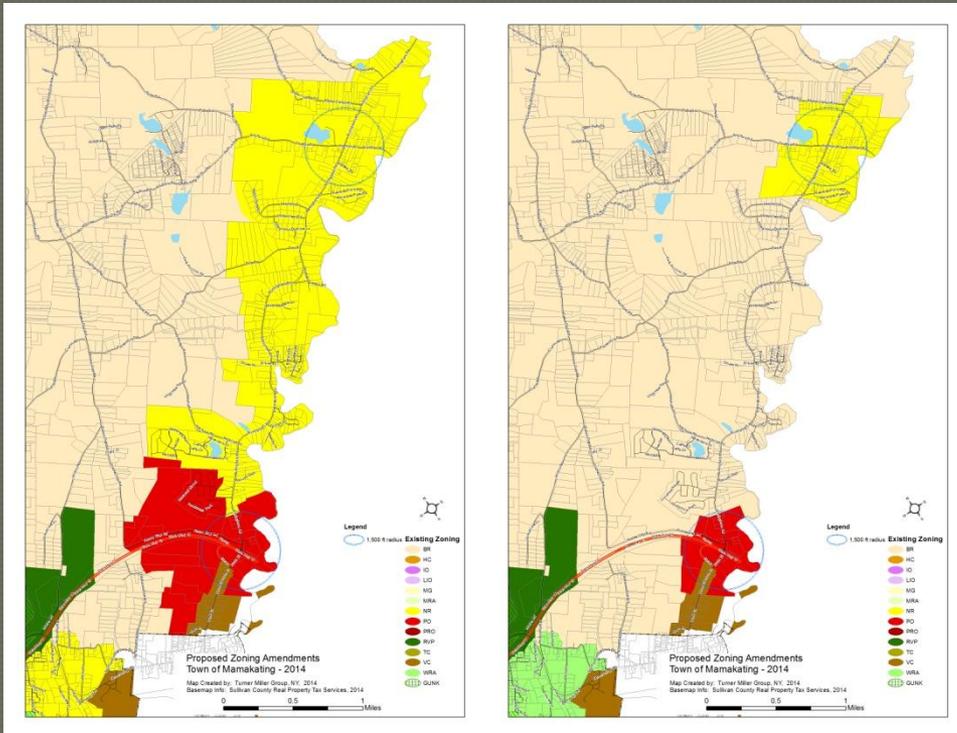
- Plan describes Lake Communities as adjacent to Yankee, Wolf and Masten Lakes. Recommends future moderate density and mixed-uses in these areas.
- Zoning Map designates more extensive than adjacent areas - as much as $\frac{3}{4}$ miles away
- Recommendation – Limit neighborhood residential in vicinity of Lakes to truly “adjacent lands”
- Under current zoning – 2189 acres are zoned NR around lakes. Under proposed it would be 563 acres.

Mountain Neighborhoods South of Wurtsboro Mountain Rd



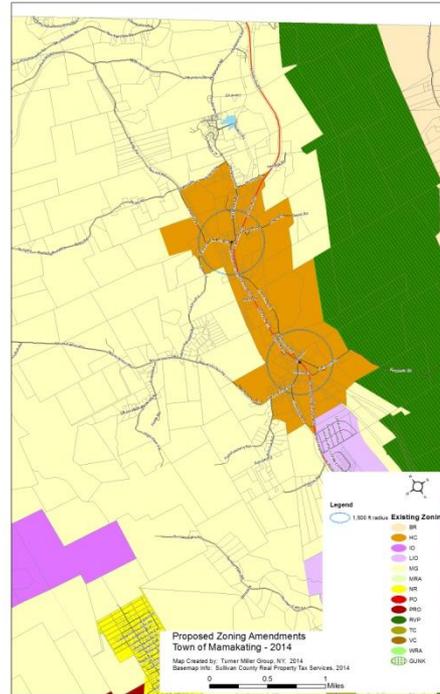
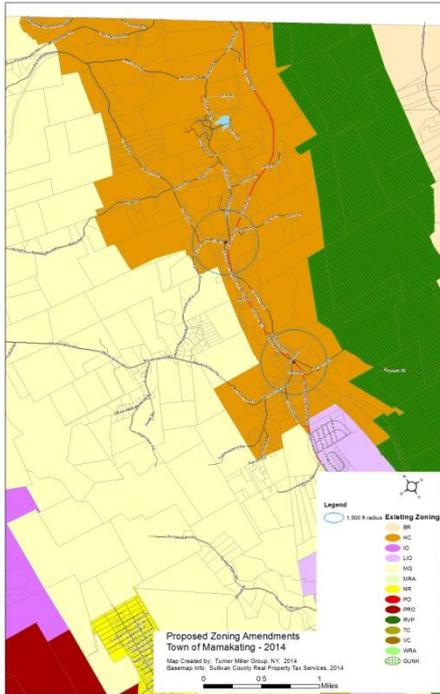
- Plan recommends Mountain Lake Camps and Wurtsboro Hills be Neighborhood Residential
- Zoning Map designates Areas south of Wurtsboro Mountain Road also as NR
- Recommendation – Eliminate NR south of Wurtsboro Mountain Road. Instead allow PO, which the Plan recommends for the area around Exit 112.

Burlingham Mega - Neighborhood



- Plan recommends Neighborhood Residential in vicinity of Intersection of Burlingham Road and Hamilton Road (Ski Run Road)
- Zoning Map designates entire Burlingham Road corridor as Neighborhood Residential
- Recommendation – Limit NR to area within 1500 feet or so from intersection

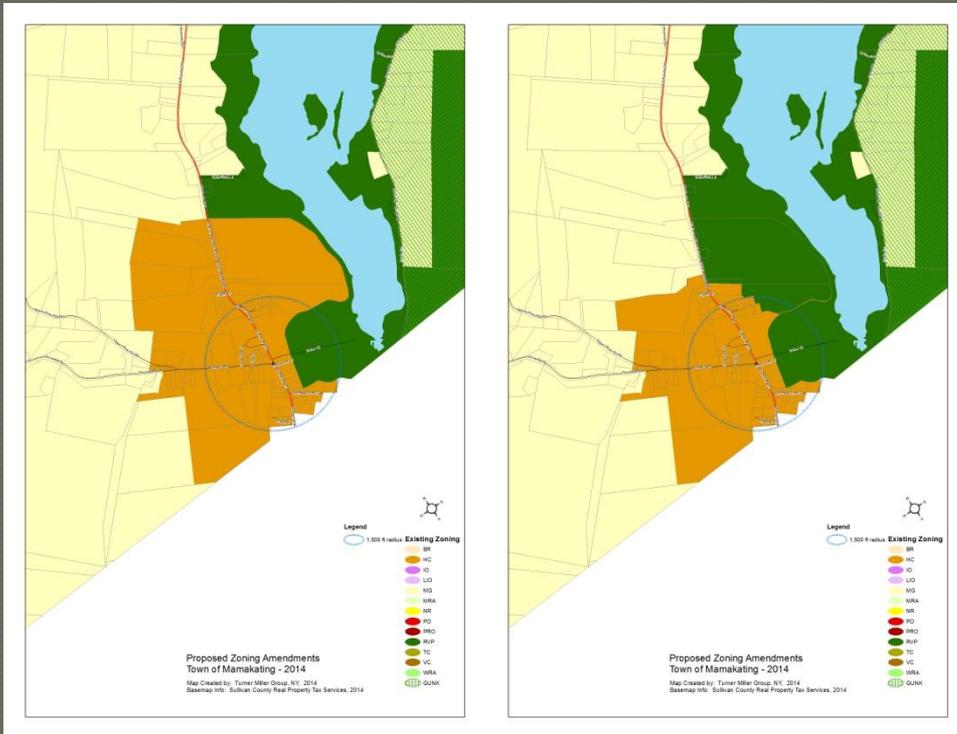
Phillipsport and Summitville Mega - Hamlet



- Plan recommends Hamlet Centers within 1500 feet of two intersections
- Zoning Map designates much more extensive area for Hamlet Center
- Recommendation – Limit HC to area within 1500 feet or so from intersection

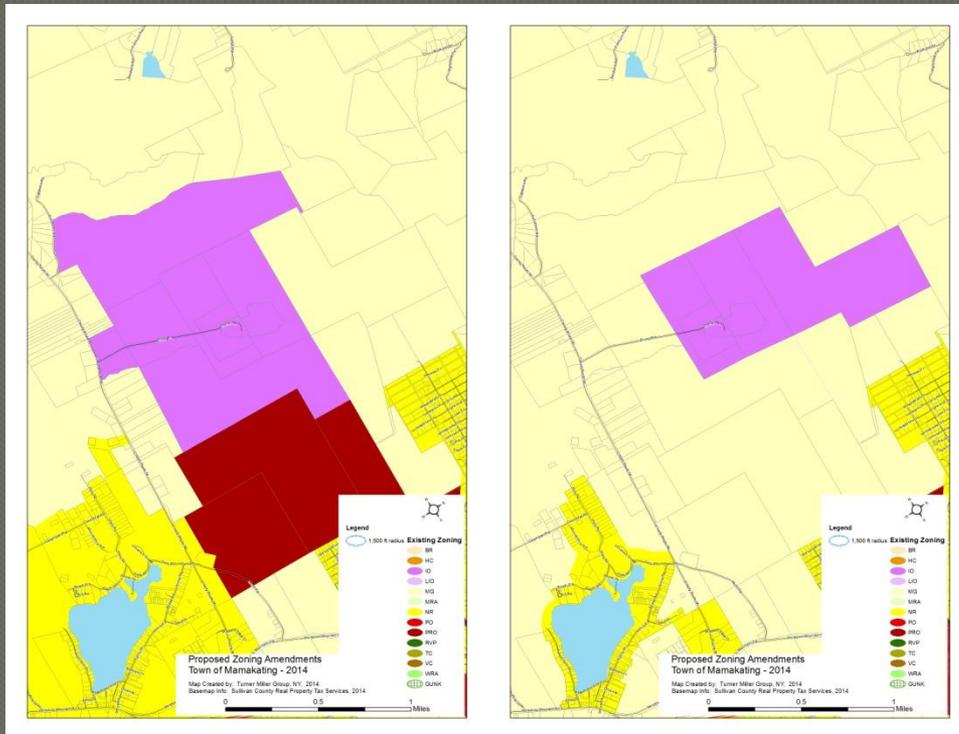
Westbrookville

Overly Inclusive of Sensitive Lands



- Plan recommends Hamlet Centers within 1500 feet of intersection of Pine Kill Road and Route 209
- Zoning Map designates much more extensive area for Hamlet Center
- Recommendation – Limit HC to area within 1500 feet or so from intersection. Will be more protective of Basha Kill and adjacent lands.

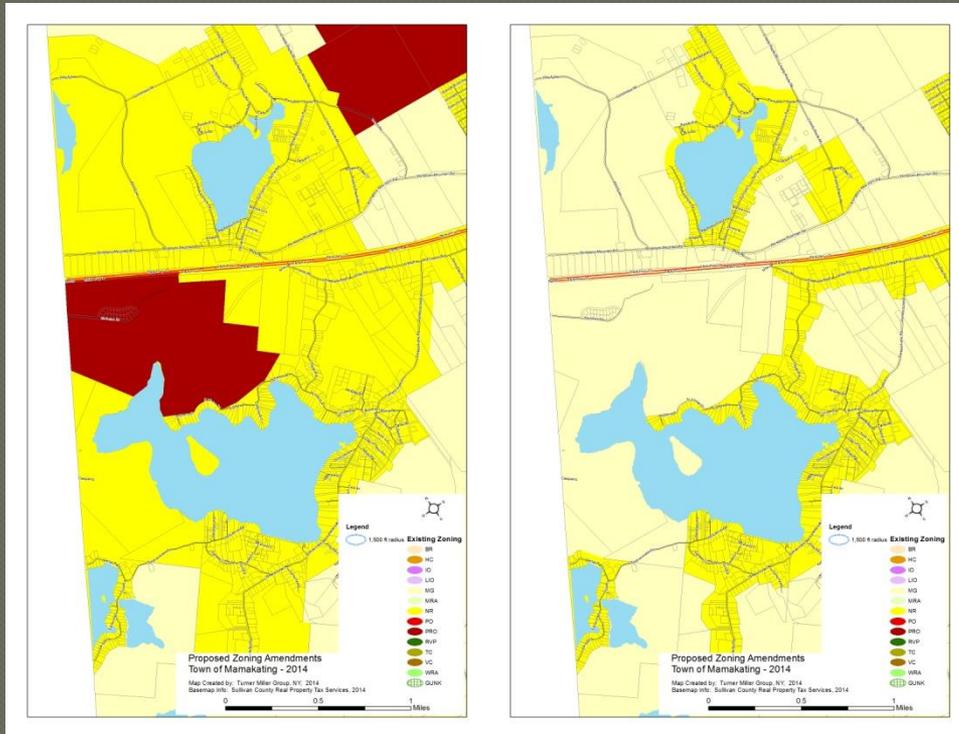
Mountaindale Road An Economic Development Area – “Too Far”



- Plan recommends Heavy Industry in vicinity of quarry and transfer station
- Zoning Map designates extensive area that includes very large vacant lands and excludes some quarry.
- Despite favorable zoning, no development interest experienced, probably due to remoteness of area.
- Recommendation – Limit IO to area within directly adjoining existing transfer station and quarry. As area develops, consider expanding.

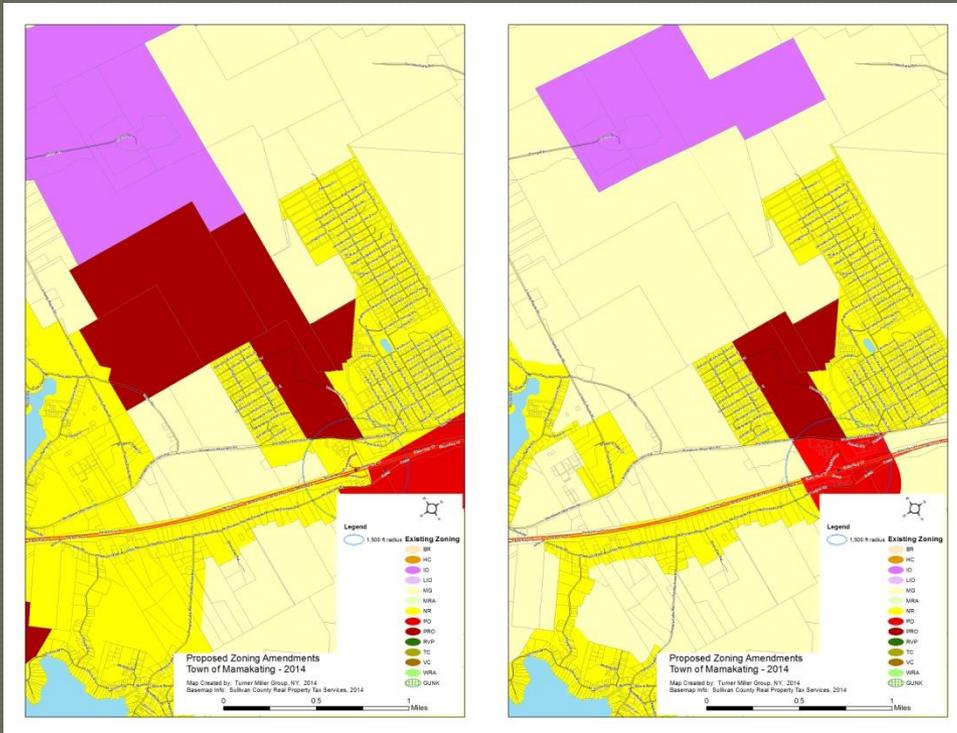
Yankee Lake Economic Development Area

No more access



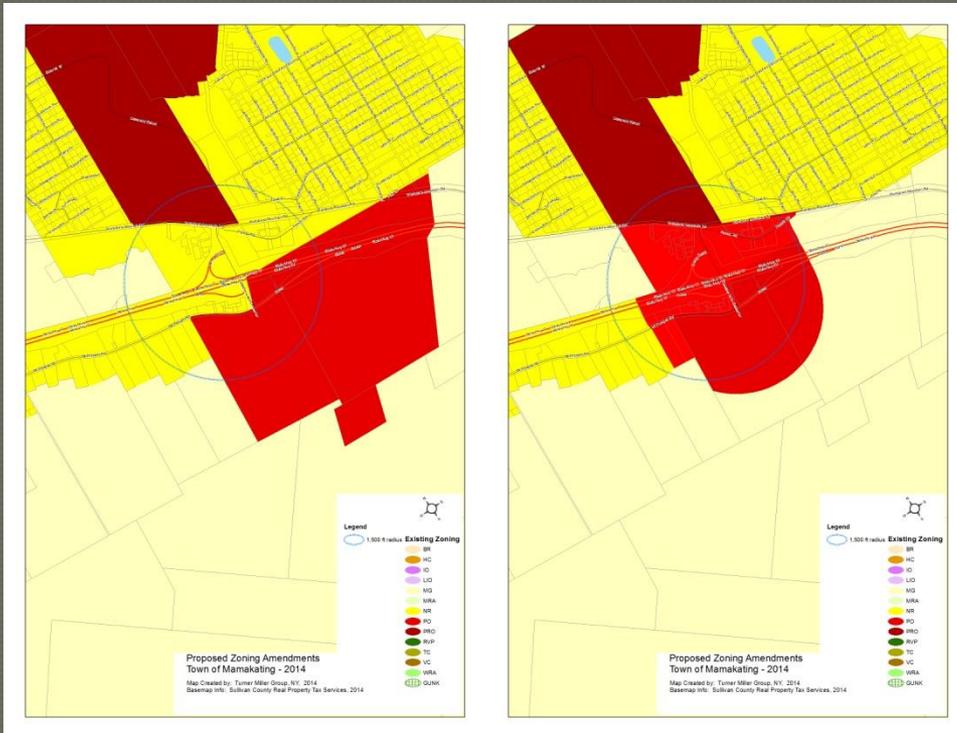
- Plan recommends west end of Yankee Lake for “low-impact: Resort and Office Development accessible from Exit 111 off Quickway (Future I-86)
- Exit 111 is slated for closure;
- PRO allows more intensive resort development than “low-impact resort development”
- With closure of Exit 111 and to better serve the environmental and water quality goals of the plan, rezone the Yankee Lake PRO to Mountain Greenbelt.

Exit 112 North Economic Development Area Mega-Resort



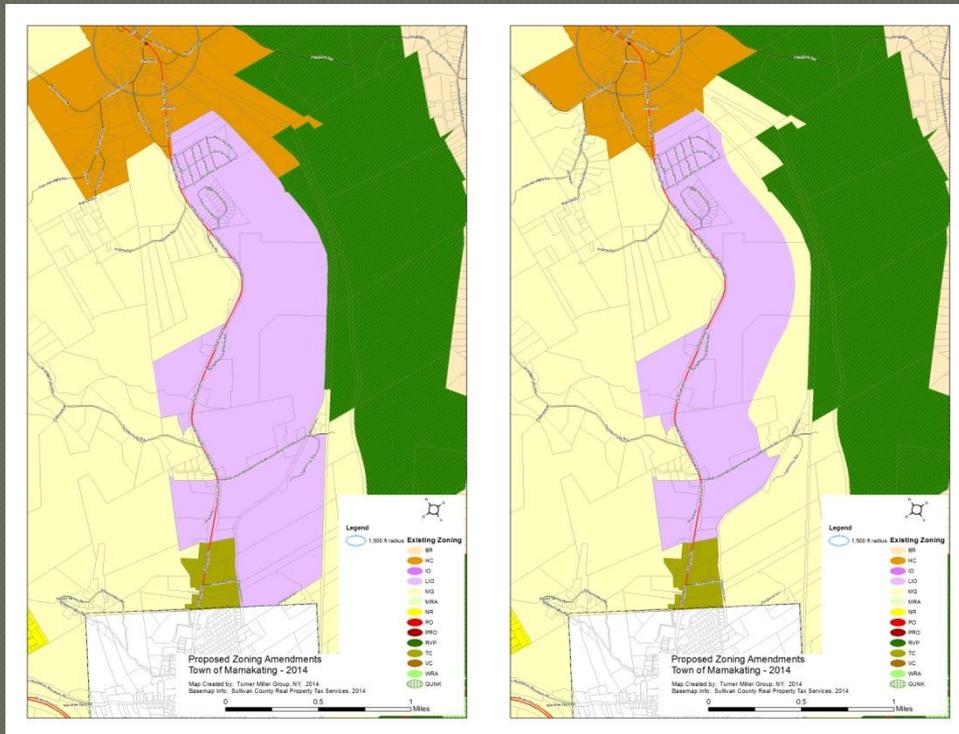
- Plan recommends Exit 112 north between Wurtsboro Hills and Mountain Lakes Camp for “low-impact” tourist related uses such as resorts
- Zoning Map includes larger area than recommended for PRO.
- PRO allows for 1-acre year-round residences in addition to standard resort developments (not “low-impact”).
- Recommendation – Limit PRO to plan-recommended areas and require year round residences to be built to base densities for single-family detached (1U/10AC).
- Allow PRD at same density or 1U/2AC with public water and sewer.

Exit 112 South Economic Development Area Too Large and Inadvisable Senior Residences



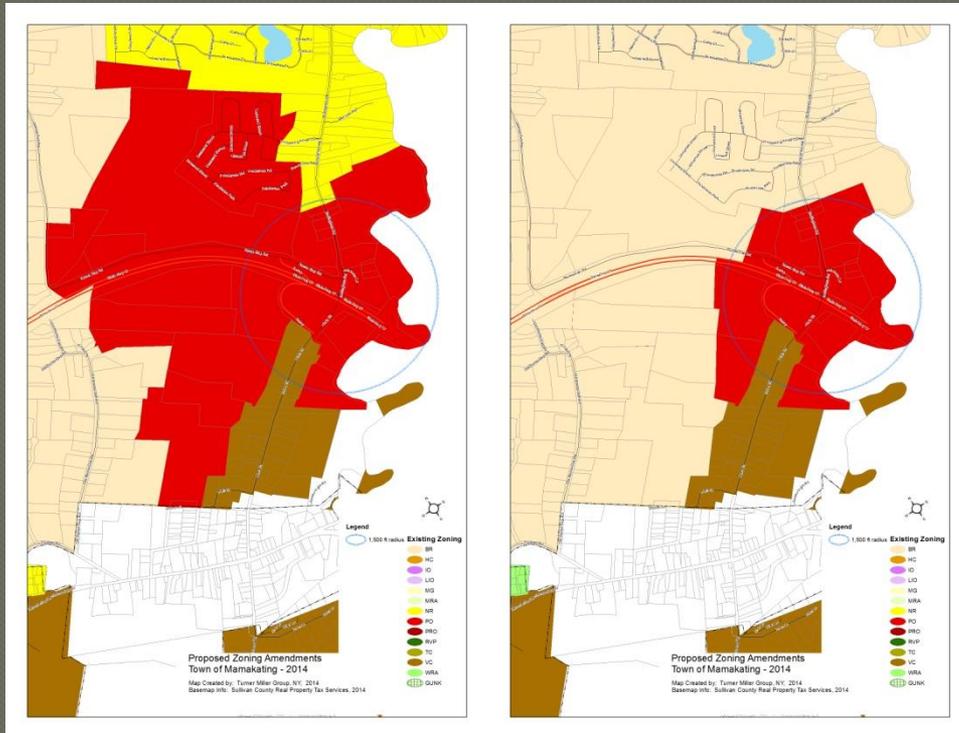
- Plan recommends office, retail and distribution
- Zoning Map designates a more extensive area for PO than was recommended.
- The following uses are not designated for this site : Hotel/Motel, Veterinary/Animal Hospital, Retail, Gasoline Filling Station/convenience store, Motor vehicle sales establishment, Boat vehicle sales (new or pre-owned), Auto-related repair, Restaurant; tavern; bar, Contractor storage yard; independent senior housing
- Recommendation – Limit PO to area within 1500 feet of interchange and remove Independent senior housing as a use permitted in PO.
- Eliminate uses not contemplated except: gas station, hotel, restaurant

Wurtsboro Airport Economic Development Area Includes Sensitive Natural & Recreational Resources



- Plan recommends Industry and Office near the Wurtsboro Airport
- Zoning Map designates steeply sloping lands and lands adjacent to the D&H Canal for Industry
- Restaurants include drive throughs, while plan excludes
- Conference, Resort, Composting, Recycling and Recovery not recommended by Plan.
- Recommendation – Limit LIO to west side of D&H Canal or 2000 feet from Route 209 and exclude uses not recommended by Plan.

Winterton/Burlingham Economic Development Area Includes Sensitive Natural & Recreational Resources



- Plan recommends range of resort, nonresidential and very low density clustered single-family residential.
- PO allows Senior Residential and Standard PRD at high densities.
- Additional uses are permitted that weren't authorized by Plan (see exit 112 south)
- Recommendation – Limit PO to area roughly within 1500 feet of interchange
- Eliminate Independent Living Senior Residential
- PO Density for PRD development 1U/25 acres.
- Eliminate uses not authorized except for hotel, gas station and restaurant as at exit 112 south.