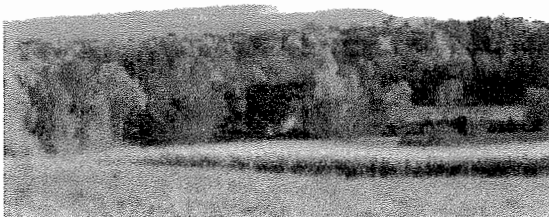


MARBLETOWN - NEW YORK

TOWN PLAN



Mohonk from Marbletown



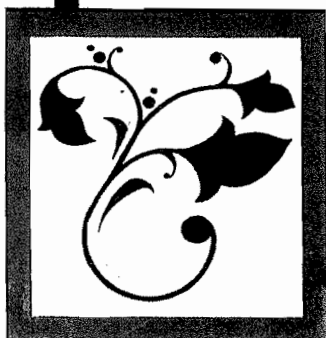
Old Kings Highway



Fall Colors



Barn



<u>CONTENTS</u>	<u>Page</u>
Preface	2
I. Vision Statement	3
II. Marbletown Today	5
A. Physical Setting	
B. Population and Housing	
III. Background for Planning	9
A. Past Accomplishments	
B. Planning for the Future	
C. Nature of the Plan	
D. Regional Context	
IV. Goals and Strategies	14
V. Conceptual Land Use Plan	24
Concept Plan Map	
VI Action Plan	26

Planning and Zoning Committee

Will Husta, Chairman

Mary Collins Mark McLean

Tom Jackson Paris Perry

Richard Lanzarone Peter Reynolds

Stephen MacDonald Andy Sindt

Shuster Associates: Planning Consultants

Sean O'Dwyer: Web-site Consultant

Adopted by the Marbletown Town Board
January 18, 2005

<u>CONTENTS</u>	<u>Page</u>
Preface	2
I. Vision Statement	3
II. Marbletown Today	5
A. Physical Setting	
B. Population and Housing	
III. Background for Planning	9
A. Past Accomplishments	
B. Planning for the Future	
C. Nature of the Plan	
D. Regional Context	
IV. Goals and Strategies	14
V. Conceptual Land Use Plan	24
Concept Plan Map	
VI Action Plan	26

Planning and Zoning Committee

Will Husta, Chairman

Mary Collins Mark McLean

Tom Jackson Paris Perry

Richard Lanzarone Peter Reynolds

Stephen MacDonald Andy Sindt

Shuster Associates: Planning Consultants

Sean O'Dwyer: Web-site Consultant

Revised May 10, 2004

Based on comments received following the public
hearing held on March 22, 2004

Revised December 15, 2004

PREFACE

"A comprehensive plan sets forth a community's goals and recommended actions which will make the community a good place to live, work, and visit. The plan outlines what needs to be done and how to do it in order to ensure that the community grows in an orderly, well-thought-out fashion and that the needs of the community will be met.

"A comprehensive plan is not a static blueprint of how to get to some specific end-point. It is a living document that provides continual guidance for the work of the community's leaders and staff. Municipal decisions need to be weighted against the values and ideas set forth in the overall plan to ensure that the community is heading in the right direction."

"While the comprehensive plan sets forth recommendations for how a community should develop..., the plan itself is not a regulation. A comprehensive plan states where you have been, what you are like, and where you are going; ordinances, regulations, or local laws are the rules of the game for getting there. A zoning law, for example, is a land regulation tool often used to help implement a comprehensive plan's goals. In fact, a zoning law or ordinance must be prepared in accordance with the recommendations of a comprehensive plan."

Excerpts from "A Practical Guide to Comprehensive Planning", Published by the New York Planning Federation, 1996

I. VISION STATEMENT

A plan of any kind begins with an idea, and a plan for a town is no different. What qualities does the town value? What kind of place do we want this to be? As a starting point for planning, the Vision Statement lays out some of these values in a general way. The following statement was adopted at the Future of Marbletown Workshops held in the Spring of 2000 and modified following the public hearing on March 22, 2004.

“Marbletown is a quiet and peaceful place, rich in local history and surrounded by natural beauty and open space. We cherish the quality of our natural environment and acknowledge our dependence upon healthy, intact local ecosystems for the clean air and pure water, food, fiber and fuel we require to sustain our health and our spiritual and emotional well being. We cherish the rural character and small town atmosphere of our community, and embrace sound planning as a tool to balance growth and conservation. We are proud of the friendliness and diversity of our residents, our strong sense of community, and especially the quality and talent of our young people. We seek to preserve these qualities that we love and which make Marbletown a unique and special place.

Our vision for the future of Marbletown is one in which we will conserve its open space, preserve our farmland, and promote sound and responsible development through pro-active planning. We will continue to search for,

adopt and employ ways to preserve and protect our natural resources and their biodiversity. We will endeavor to improve safety and reduce traffic along our major roadways, improve access to infrastructure, and provide a pedestrian-friendly atmosphere within the entire Town. We hope to create a unified community with an abundance of programs and activities for residents of all ages. In seeking change, we hope to improve our community in ways that will benefit everyone - making it a better place for generations to come".

II. MARBLETOWN TODAY

Because the future grows out of the past and present, the next sections describe our community today in terms of its human and physical resources and discusses what Planning in Marbletown has accomplished in the past.

The Town Plan aims to identify and protect critical elements of the community's natural and cultural heritage while ensuring that an adequate base is available for continued growth and economic welfare. With the plan, we will be able to ensure that the Town's assets benefit the lives of current and future generations. Given this balance between conservation and growth, the community is enriched.

To move from a vision of Marbletown's future to a plan for Marbletown's future it is important to understand Marbletown today. This section begins with a description of the town's physical and demographic features, then proceeds to what planning has accomplished in the past, how it is carried on today, and how it will be carried out in the future with this new on-line planning tool.

PHYSICAL SETTING

Location

The Town of Marbletown is located in the central portion of Ulster County on the eastern edge of the Catskill Mountains

and the northern edge of the Shawangunk Mountains. The Town is roughly equidistant from Albany to the north and New York City on the south. In Ulster County, Marbletown is situated between the Village of Ellenville to the south and the City of Kingston to the north. The area of the Town is 54.9 square miles measuring approximately 7.6 miles in a north-south direction generally paralleling Route 209 and approximately 8.5 miles in an east-west direction in the southern portion of the Town. The Town is bounded by the Town of Hurley to the north, the Town of Olive to the west, the Town of Rochester to the south and the Towns of New Paltz and Rosendale to the east.

Topography and Natural Resources

The natural terrain of the Town has influenced the location and extent of development since the days of original settlement. Even with modern construction equipment, new growth must respect existing physical characteristics such as areas of steep slope, wetlands, major streams and floodplains. The Town's diverse topography varies from the rugged slopes of the Shawangunk Mountains in the southern portion of the Town and the rolling land of the Catskill Mountains in the western portion of the Town to the flat lands along the Rondout Creek and Esopus Creek.

The Rondout Creek flows in a south to north direction through the Town. It is subject to periodic flooding in the portion of the Town south of Route 213. In the

south it is characterized by broad bottom lands with deep agricultural soils and stands of mixed lowland hardwoods. North of Route 213 is the waterfall in High Falls followed by stretches of rapids.

From the falls north the Rondout has steeper banks with some rocky cliffs cut by the creek, slab rocks and gravel spits.

A small portion of New York City's Ashokan Reservoir is located in the northwest and is the source of the Esopus Creek in the Town. The Esopus Creek flows through the Town in a west to east direction and then in a south to north direction. The western portions are characterized by steep banks with some ravine formations, such as the Middle Esopus Gorge, and thin, rocky soils supporting upland hardwoods mixed with white pine and pockets of hemlock.

At Tongore near Hurley Mountain Road, the Esopus begins to turn north and takes on the wide floodplains, agricultural soils and other characteristics similar to the Rondout basin in the southern part of the town.

The dominant physical characteristics of the Town are the Shawangunk and Catskill Mountains. The Shawangunk Mountains rise to a height of approximately 1,500 feet above sea level in the southeastern tip of the Town at Lake Mohonk. This is the highest point in the Town. The Shawangunk's rugged slopes in the Town are characterized by thin rocky soils, cliffs and hemlock northern hardwood forest. In the western portion of the Town, the Catskills reach an elevation of approximately 1,100 feet at a point located west of Atwood Road and north of The Vly Road. Generally,

however, the elevations of the Catskills within the Town are less than 1,000 feet. The Catskills here have slopes more gentle than the Shawangunks with deeper soils and mixed hardwood vegetation interspersed with white pine and hemlock.

The lowest elevation in the Town is 120 feet located along the Rondout Creek at the Town of Rosendale boundary. The lowest elevation of the Esopus Creek is approximately 160 feet located at the Town of Hurley boundary.

Other notable natural features of the Town include several swamps, such as the Scarawan Swamp, Cantine Swamp and Noxes Vly. Marbletown has several federal or state-listed wetlands, such as those along the northern Coxingkill, and some significant secondary streams draining into the Rondout or Esopus Creeks. These include the Kripplebush Creek, Northern Peterskill and the Coxingkill. Several other smaller creeks, such as Mossy Brook and Vly Brook, are also present in the Town.

Community Character and Scenic Resources

The physical setting of the Town of Marbletown is worthy of special consideration. The steep, mostly wooded slopes of the Shawangunk Mountains and the Catskills and the valleys of the Esopus Creek and Rondout Creek are natural assets. The largely undeveloped landscape and mountain setting contributes to the Town's scenic rural character and are an important part of the Town's history.

Crop fields dominate the Esopus Creek flood plain in the north of the Town and the Rondout Creek lowlands in the south, while livestock, hayfields, and residences occupy the lower slopes of the Shawangunks and the Catskills.

The Ashokan Reservoir, a small portion of which is located in the Town of Marbletown, is an example of a valuable point of scenic interest and beauty. Spectacular views of the reservoir can be obtained from Route 28A which follows the southern boundary of the Reservoir. Lands adjacent to the Reservoir have been kept in their natural state and function to protect the Reservoir from pollution. The New York City Department of Environmental Protection administers these lands as well as those immediately adjacent to the Catskill Aqueduct which runs generally from the northwest to southeast corner of the Town at the New Paltz line.

The past heritage of the Town is reflected in the many historic buildings and landscapes throughout the Town. Concentrations of historic buildings are located along Route 209, particularly at Stone Ridge and Kripplebush, and also in High Falls. The remains of the Delaware and Hudson Canal extend from High Falls south to the Town line near Allgerville, and bluestone walls built in the early 20th century as part of the New York City water supply thread along roads and through the woods in the northwest of the Town. The bed of the former Ontario and Western Railroad, now the Rail Trail linear park, generally follows the Rondout Creek in the south, passes through Cottekill and leaves the Town at the Hurley border. Numerous

historic homes, barns and farms grace the Town, and stone walls from early agriculture run through woods and fields in many places.

Marbletown possesses an abundance and wide variety of scenic areas and features. These give the Town a unique character, an incomparable beauty and constitute a non-renewable resource. They include scenic roads and road segments, scenic entrances to hamlets, prominent hilltops, ridgelines and mountain views, pastoral landscapes or landscape elements (farm fields, stone walls), and spectacular features (waterfalls, gorges, cliffs). The beauty and character of the Town's landscape is dependent on these cultural and historic resources, and the integrity and health of the Town's woodland, wetland, stream and old field ecosystems. Measures will be taken to conserve and maintain these historic and cultural features and promote biodiversity and ecosystem health.

POPULATION AND HOUSING

Population Growth (Source: U.S. Census)

In the 40 years between 1960 and 2000, Marbletown's population increased from 3,191 to 5,854 - a gain of 83.5% The 1960's produced the greatest numeric and percentage increase - 955 persons and 30%. Since then growth has been steady but somewhat slower. The 1990's saw an increase of 569 persons and 10%. In contrast, Ulster County grew by 50% in the past 40 years and 7.5% in the last decade.

Population and Housing Characteristics

Age: The Town's age profile as compared to Ulster County's is as follows:

	<u>Town</u>	<u>County</u>
		y
Pre-School (under 5)	4.7%	5.5%
School Age (5-19)	20.3%	20.5%
Young adult (20-44)	30.6%	35.7%
Middle-age (45-64)	31.3%	24.8%
Seniors (65+)	13.2%	13.3%
Median Age	42.0	38.2%

As can be seen, the only significant difference between the Town and County is in the young adult and middle-age categories where the Town has a significantly lower portion of young adults and higher proportion of middle-aged. In 1960, the Town had a pre-school population of 9.7% and senior citizens of 14.8%.

Family Size: The average household size in Town was 2.43 persons in 2000 as opposed to 3.09 in 1960. The County average was 2.47.

Housing: There were 2,386 housing units in Town in 2000 of which 302 (10.6%) were considered seasonal. 79% of the units are owner-occupied and 87% are single family homes. In the County, 6.7% of housing was seasonal, 68% owner occupied and 68% single family homes.

Education: Over 36% of the Town's population over the age of 25 have a bachelor's degree or higher as opposed to 25% for the County.

Employment: Almost half (47.1%) of the employed Town residents are in management, professional and related occupations versus 35.4% for the County as a whole. The most prevalent industry group in the Town was educational, health and social services (24.5%). Manufacturing employment was 7.4% in the Town and 10.0% in the County and agriculture, forestry, fishing and mining 0.6% in Town and 1.4% in the County. Self employed workers were substantially higher in the Town (15.6%) as opposed to the County (9.7%).

Income: Median family income was \$54,085 in Town and \$51,708 in the County. 4.4% of families and 7.3% of individuals are included in poverty status in the Town as opposed to 7.2% and 11.4% in the County.

Summary: In general, Marbletown currently has a more mature, better educated, more affluent population than the County as a whole. The housing stock has a greater proportion of seasonal and single family dwellings than the County.

III. BACKGROUND FOR PLANNING

PAST ACCOMPLISHMENTS

The quality of Marbletown today reflects efforts over the past 30 years to plan for the future and protect the past. Some major accomplishments include the following:

- In 1969, the Planning Board adopted the Town's first Comprehensive Plan. Shortly thereafter, the Town enacted a zoning ordinance and subdivision regulations to provide legal tools to implement goals of the Plan.
- In 1985, the Town undertook a study which evaluated the location of existing business districts and confirmed that business development should be confined to the area of existing hamlets rather than extending along major roads. Zoning changes were made to further protect the quality of development in the hamlets.
- In 1988, the Zoning Law was amended to establish new density standards throughout the Town based on natural features and development constraints.
- In 1997, to address increasing concerns about the Town's future, a survey of Town residents was conducted with the following results:

"The findings of the survey suggest that Marbletown is a community in transition. Residents are faced with a dilemma typical of many attractive rural communities throughout New York State and the nation. In one respect, residents place high value on the many quality of life or "place" attributes of the community. Long time residents cherish these attributes, while newcomers are attracted to the community because of these attributes. Yet, in other respects, the rise in population and the cultural and economic changes which have accompanied population growth have generated new tensions over historic preservation, land use, traffic, demands for additional services, and preservation of rural lifestyles.

"These tensions are important and the means by which they are resolved are as important as how they are resolved. However, the survey results suggest that residents of Marbletown are willing to use planning tools (e.g., Comprehensive plan) and municipal regulations to guide its future development. The survey shows that respondents recognize that population growth and economic development will continue to impact the community, but want to insure that both proceed at a moderate pace. In addition, there is strong support for using planning tools and municipal regulations to insure that development occurs in a manner that is orderly, compatible with the historical layout of the community, and respectful of community values (e.g., peaceful and quiet)".¹

¹"Marbletown: Future of Our Community Survey Report", Barry P. Warren, PhD, November 10, 1997.

In 1999, in response to one of the major concerns expressed in the survey, analysis of the Town's business districts was carried out and resulted in zoning amendments which established detailed design standards and guidelines for each of the Town's business districts to ensure that new development respects the scale and character of the hamlets.

Over the past 10 years four historic districts have been placed on the National Register of Historic Places - Stone Ridge, High Falls, Kripplebush and Rest Plaus Road. Also in recent years, the Rail Trail was established as a linear recreational way extending along most of the former Ontario and Western rail line from the southern to northern border of the eastern Town and beyond.

In the Spring of 2000, a series of workshops resulted in the vision statement for the Town which has guided the preparation of this plan and detailed recommendations for actions to achieve the vision.

In 2002, a second series of workshops was conducted to review progress and to establish new tasks for action. 53 issues of concern were identified. Of these, three were selected as most important in the following order: 1) local purchase of development rights initiative (open space protection), 2) aquifer protection plan, and 3) property tax reform.

Also in 2000, a report was prepared which evaluated open space in Marbletown and recommended techniques and priority areas for preserving open space and agricultural land. Revisions to this report began early

in 2004 with the goals of completing a comprehensive natural resources inventory, Open Space Index and Open Space Protection Plan for the Town. These will be applied to planning, zoning and development and help guide decision making in the Town.

In late 2003, the Town began working with a consultant on an Aquifer Protection Study and Plan. This defines Town water resources, specifically underground aquifers. This project will also propose zoning overlays to protect and wisely use the water resources identified for adoption into the Town zoning and development ordinance. It is scheduled to be completed in summer, 2004.

PLANNING FOR THE FUTURE

Most rural communities like the Town of Marbletown were originally established without comprehensive plans, review boards, or regulatory controls. The historic hamlets, natural features which shaped growth and the rural road system remain from the era of initial development and combine to create a picturesque environment.

By carefully examining current conditions and issues in the context of citizen involvement, a community can prepare a plan to guide its future. The plan should establish community goals, and include recommendations intended to preserve the environment, while supporting growth that is compatible with community standards.

In 2001, the Town Board applied for and received a grant from the New York State Department of State to update its Comprehensive Plan. The Board appointed a Committee comprised of members of various Town bodies as well as citizens at large to prepare a plan for recommendation to the Town Board.

NATURE OF THE PLAN

A New Kind of Town Plan.

The vigor and commitment with which residents of a town actively plan for its future can strengthen many aspects of community life. The Marbletown community has developed a growing commitment over the last several decades to careful planning and to broad civic involvement in local government. Recognizing the wealth of its own diverse human and natural resources has been a fundamental element of this process, and has been reflected in the Town's Vision Statement. Such a strong sense of identity and widespread participation in civic life is the basis for a new and ambitious Town Plan that is innovative in both structure and scope. Our hope is that this document will serve as a practical and familiar tool for residents to participate in planning and implementing practical steps towards a desirable future for Marbletown on an ongoing basis.

Legal Basis for the Plan

New York State Town Law (§272-a) authorizes preparation of a master (or comprehensive) plan by a town and sets forth the procedures to be followed. The law includes a statement of "legislative findings and intent" that emphasizes the importance of the planning process to the

health, safety and general welfare of Town residents and the essential need for open citizen participation in the design of the comprehensive plan.²

The law goes on to define the comprehensive plan as follows:

"town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town..."

This Comprehensive Plan incorporates the 1969 Plan by reference. Where that Plan is inconsistent, this more recent document shall prevail. In all other cases, the 1969 Plan shall remain in affect until officially revised or deleted by the Town Board.

Scope of the Plan

We recognize that future actions in the Town are dependent on a variety of factors and inter-related decisions by both government agencies and residents, many of which cannot be predicted in advance. In addition to this, external political, economic, and demographic changes frequently require the amendment and updating of aspects of the Plan. The Town Plan must therefore contain a balance of flexibility as well as of specificity which will help clarify the community's intentions.

²This Town Plan is intended to fulfill the requirements for a comprehensive plan for the Town of Marbletown.

At the same time, we understand that the collective action of many of our local boards, committees, organizations, and citizens activist groups represent the research and implementation of many practical elements of the Town Plan itself. Therefore, the Marbletown Town Plan recognizes the entire spectrum of visioning, planning, research, deliberation, budgeting, ratifying and implementing as within the scope of the Town Plan itself. These collective endeavors on the part of all residents and town officials will henceforth be recognized under the single document of the Town Plan.

This expanded scope is one of the principle innovations of the Plan, and requires a larger structure in order to organize the many ongoing efforts of town residents and government effectively.

Structure of the Plan

For both practical and legal purposes, therefore, the Town Plan will be structured in two parts: A "Core Plan" and a "Working Plan."

The Core Plan is that portion of the Plan which contains the vision, goals, policies, and strategies that have been ratified by the Town Board and therefore contain the force of official policy for the Town of Marbletown. It is principally the elements of the Core Plan which will serve as a guide for the practical implementation of its policies, and which form the basis for meeting legal requirements under of New York State Law. The Core Plan will be maintained by the Planning and Zoning Committee,

and their recommendations for changes will be made to the Town Board periodically as become necessary and evident through the activities and actions within the Town.

The elements included in this current hard-copy document serve as the initial Core Plan, and the policy elements [see Goals and Objectives Section IV] contained herein shall be updated, extended, and more fully detailed by working committees as time goes on. These policy elements can be used to evaluate future proposals for action by public and private entities and will serve as a guide for decision-makers.

The Working Plan is that portion of the Town Plan which contains and facilitates the practical implementation of the policies, goals, and priorities of the Core Plan. It includes a web page to facilitate the progress of each of the ongoing activities of the various agencies and volunteer committees. These activities are know as "Action Items" and the process and product of their work will be available to interested residents on-line. Much of the Working Plan will be updated and managed by active members of the various volunteer committees, and it is hoped that their work will become the attention and locus of additional constructive contributions by the diverse citizenry of the Town. More specific rules for citizen participation in the Working Plan can be found in the on-line version of the Town Plan under "How to use the Plan".

Renewal of the Plan

In order to maintain its relevancy and usefulness, the Town Plan will no longer be a static document but rather one which continually evolves as it is used by the community. To accomplish this, a format for renewal of the Town Plan has been designed to allow ready updating, modification, and expansion through the continuing process of review. The new format involves the following planning process.

Initial Adoption of the Core Plan

P & Z Committee prepares draft plan

Plan is presented to public via meetings, posting on the web, etc.

Plan revised based on public input

Public hearing

Adoption of plan by Town Board

On-going Public Input

Committee(s) established to pursue action tasks.

Opportunities (meetings, chat rooms, data exchange, etc.) provided for dialogue on goals, issues, concerns, progress, etc.

Repository established for data, agency contacts, funding sources, progress reports, etc. and updated on continuing basis for access by Town residents.

Periodic Review of Plan

Regularly scheduled review of the Plan

should follow the following process:

A summary of progress on action tasks and current issues will be prepared by the Planning and Zoning Committee for public dissemination.

A Town Vision meeting will typically be scheduled every two years to discuss status of action tasks, review Plan visions and goals, suggest next steps and establish an agenda for the next two years. Additional formal reviews of the plan, including public comment, may occur more frequently if desired.

Committee meetings and public dialogue will be followed by preparation of proposed amendments to the plan.

The Town Board will conduct public hearing(s) and adopt the revised Plan and action tasks as necessary.

REGIONAL CONTEXT

Many of the goals and strategies set forth in this plan will be influenced by factors and/or agencies that transcend the Town's boundaries. The ability to recognize such external factors and to coordinate and collaborate with other agencies is extremely important if the town is to achieve its objectives. In particular, opportunities for productive partnerships should be pursued with communities in the Route 209 Corridor and the Rondout Valley, as well as with Ulster County. For example, traffic and transportation goals in the route 209 Corridor will require a unified approach which must be supported by all of the affected communities to be effective.

IV GOALS AND STRATEGIES

In this important policy section of the Plan, the generalized ideals of the Vision Statement take a more practical shape. In each of six more important areas the plan spells out concepts and in some cases specific tasks to be accomplished. This part of the plan also guides the Town Board in enacting zoning and planning legislation.

The future of the Town of Marbletown is tied to its unique natural and man-made resources. These resources -- woods and mountains, clear streams, abundant wildlife, spectacular views, historic hamlets and rich agricultural lands -- provide the raw material for a healthy, peaceful life style for the Town's residents and a successful economy based on environmentally sensitive development to sustain them. To achieve this vision, the comprehensive plan outlines goals and strategies to be embodied and applied through town initiatives, ordinances and laws.

The Town's future also depends on its people. The residents of Marbletown are a diverse mixture ranging from those whose ancestors farmed here hundreds of years ago to recent arrivals who came because the Town offered an attractive rural environment and appealing quality of life. Preserving these qualities while maintaining Town residents' financial capacity to keep their roots here is a difficult challenge and will be a significant measure of the long-term success of the Plan.

THE ENVIRONMENT

Goals

The fragile features which form the natural environment -- steep slopes, shallow soils, karst topography, wooded ridges and hilltops, major stream corridors, rich agricultural soils, wetlands, stream corridors, flood plains and groundwater -- must be protected from physical, chemical, biological and aesthetic degradation to preserve the Town's main natural and economic resources.

Recognizing the special nature of the Catskill and Shawangunk Mountains and the flatlands between them, a coherent and sustainable approach to development should be implemented which provides special protections for surface water and groundwater quality, woodlands, wetlands and agricultural soils.

The rural quality of the Town should be preserved by maintaining a landscape where the predominant feature is the natural environment and the intrusion and impact of development is minimized.

Strategies

Natural Resource Protection: In order to preserve the rural character of the Town and the natural resource base upon which our community depends, important natural resources must be identified and conserved, and land conservation and stewardship promoted. The Town should develop and maintain an inventory of natural resources identifying areas of steep slopes, erodible soils, karst topography, agricultural and poor soils, unfragmented woodlands and forest, wetlands, aquifers,

streams and floodplains, open fields, habitat for rare or threatened or endangered species, and other biotic, scenic, and outdoor recreational natural resources. It should identify, quantify and describe the quality of surface and groundwater resources as related in the Aquifer Protection Study completed in 2004 and from other resources.

The critical natural resources identified must be reflected in Town planning through the development and maintenance of an Open Space Index, which identifies undeveloped lands for protection and establishes the pattern of future land use in the Town, and a Town Open Space Plan, defining specific measures to make conservation of these priority natural resources possible. Town zoning ordinances, development guidelines, planning activities and other initiatives must clearly reflect the identified natural resource protection priorities.

Ecosystem Health and Biodiversity:

Local ordinances, government initiatives, education programs and other measures which encourage the protection and enhancement of the health and biodiversity of our natural resource base will be developed and promulgated. The use of native plants in landscaping, development and land use should be encouraged with guidelines designed to foster the use and success of native species, and to minimize the risk of introduction or increase of exotic invasive species. Populations of species facing declines due to loss of habitat should be protected through local measures as well as existing state and local laws. Management and stewardship of wooded lands to maintain healthy, productive

forests resilient to catastrophic events such as pest infestation, windthrow and fire should be encouraged. Development and planning guidelines will take into account and incorporate the requirements of maintaining ecosystem functions.

Air Quality: Protection and improvement of air quality is an important part of public health and environmental protection. It is a necessary part of Town planning and will be ensured through education, ordinances, practices and incentives that promote high quality air and deter air pollution. These should include encouraging the use of low-emission vehicles and discouraging open barrel burning, especially in residential areas, discouraging engine idling, and controls on emissions-producing heating systems or other sources.

Waste Management and Recycling:

Appropriate management and disposal of waste is critical to maintaining public health, the natural beauty of the landscape, and protecting community resources. Recycling and responsible disposal of waste should be promoted and facilities structured and operated to maximum benefit and minimum negative impact. Residents and businesses should be encouraged to select and work with disposal and removal contractors with practices that meet high health and environmental standards. The discarding of refuse outside of designated facilities should be curtailed and responsible waste management principles publicized and encouraged.

Responsible Resource Use: Responsible use of water and energy resources by Town residents and businesses can help to ensure the future quality and viability of our community. Water recycling systems, technologies that minimize unnecessary water and energy consumption, and renewable and clean energy sources should be promoted and incentives for their use created wherever possible.

Erosion Control: New development and activities on steep slopes can increase erosion unless proper erosion protection measures are taken during construction and incorporated into final design. Development plans in these sensitive areas must include erosion protection plans, and in some more susceptible areas, development may be precluded. Banks of streams should be stabilized to prevent further erosion, using recognized best management practices, where public or private property or safety or natural resource integrity are threatened, and eroded banks repaired using techniques that minimize damage to the natural and visual environment.

Recreational Use of Natural Resources and Open Areas: Recreational uses of natural resources include consumptive uses such as fishing, trapping and hunting, and non-consumptive uses such as hiking and walking, boating, swimming, biking, horseback riding, wildlife photography, bird watching, nature study and the like. The availability of outdoor areas for recreation is a community asset and valuable characteristic of the Town. Recreational use of resources such as parks, woodlands and waterways will be promoted where appropriate in terms of

public safety, public health and resource conservation. Outdoor recreation should also be used to promote understanding of the natural environment and the development of a land stewardship ethic among recreational users. Recreational use must ensure the protection of flora and fauna and ecosystem function, and also take into consideration other assets provided by these resources such as the protection of air and water quality, promotion of public health and economic uses of natural resources such as agriculture and forestry.

Wetland Preservation: Zoning requirements and review of subdivision and site plans will be used to shield designated and other freshwater wetlands and their associated drainage basins from the adverse effects of development. Adverse effects include erosion, sedimentation, pollution, damage to wildlife habitats, destruction of hydrological function, and similar affects. In order to better protect wetlands additional strategies may be employed, such as requiring impact mitigation through creative approaches to offsets that are designed to avoid fragmentation of contiguous wetland areas, rather than simple replacement. Some seasonal wetlands or those falling outside the protections afforded by federal and state law may need protection on the local level, particularly under circumstances where such habitats are being used by rare, threatened or endangered species, or where the wetlands provide essential water recharge services for a connected aquifer.

Scenic Resource Protection: Siting and design guidelines should be used to insure maximum protection of the Town's important scenic resources including historic hamlets along the Route 209 corridor and elsewhere in the Town, ridge lines of the Shawangunks and Catskills, the natural scenic vistas created by unfragmented forests and old fields, undeveloped spaces and agricultural lands. Sprawl, including development spread along the Town's main roadways, such as 209 and Route 213, will be prevented as it would significantly detract from the Town character.

Some areas possessing these features or qualities have already been recommended as special targets for Open Space Preservation, based on the results of community participation (Town-wide surveys in 1987 and 1997 and workshops in 2000.) The targets concern areas located along or visible from Routes 209 and 213, providing "gateways" or "buffers". They are either agricultural land, contain historic buildings and features, lie close to the Esopus Creek, or provide views toward the Shawangunk Ridge. Though these targets may not represent the only scenic resources ultimately meriting protection, the importance ascribed to them by the community attests to their role as providers of a sense of community identity.

While these target areas are critical for scenic resources preservation, Open Space Planning requires a more comprehensive approach. The Town should obtain a comprehensive open space index that identifies the Town's most important scenic resources. Following that the Town should prepare a new Open Space

Plan (created with community involvement), that recommends a specific action program. As outlined in the current Open Space Plan, a variety of measures exist, including purchase of development rights, conservation easements, local land use ordinances, such as zoning and subdivision ordinances, and conservation development guidelines. An expanded Open Space Plan is needed that addresses the Town's scenic resources in a comprehensive manner and recommends specific measures in specific areas. It is of critical importance that the Town possesses this type of tool for land use planning and planned development purposes. The action program should involve the development and implementation of guidelines for building in scenic areas.

Each development situation is unique and the guidelines will have to be applied accordingly and consider both the scenic resource and the Town's development objectives and priorities.

Control of Quantity and Quality of Run-off: Stormwater runoff can significantly affect adjacent properties and water quality in streams, wetlands and reservoirs. To avoid adverse impacts the release of stormwater runoff from a developed area should not exceed predevelopment conditions unless drainage analysis recommends otherwise and stormwater control can be addressed through adequate structural means. The impacts of the "first flush" should be controlled in stormwater management plans because most runoff-related water quality contaminants are transported from land, particularly impervious surfaces, during the initial stages of a storm event.

Town ordinances and design guidelines will promote the goal of minimizing new impervious surfaces (paving, expansive parking lots and other surfaces) which act as collectors and conduits of runoff. Alternatives to standard pavement and drainage structures will be evaluated and adopted as appropriate for maintaining high quality surface water and groundwater, and to addressing the renovation of impaired surface water and groundwater quality.

Lighting and Illumination: The vast expanse of unobstructed night sky and constellations is a significant feature in the rural environment. Necessary lighting should be shielded, directed downward and limited in intensity to prevent light spillage that diminishes views of stars and planets or casts glare toward roads or adjacent properties.

Traffic Impacts: Route 209 is the road with by far the greatest capacity to carry traffic in the Town, in terms of speed, volume and weight. With the exception of a few County roads, other roads are only able to accommodate limited traffic generated by abutting low density, primarily residential uses. Therefore, uses proposed on sites that do not have direct access to these large roads should be very carefully considered in terms of the type of vehicles generated and the average daily traffic produced, the potential public safety threats posed, and the potential noise and air quality impacts presented. Uses incompatible with the nature and intended use of town roads should be prevented.

Promote Conservation Design: Many of the objectives set forth above can be accomplished by establishing a design

process, particularly for major subdivisions, which arranges development on each parcel as it is being planned to preserve and protect sensitive natural and cultural features and environmental resources. This process, known as "conservation design" provides a density-neutral method of preserving streams and wetlands, natural habitats, flood plains, steep slopes, prime agricultural land, historic sites, scenic viewsheds, etc., in permanently protected open space while allowing development of the least sensitive lands. As opposed to conventional subdivision designs, this process allows the creation of linked systems of conservation land.

THE ECONOMY

Goals

Business activities which promote the sustainable use of natural, historical and cultural resources, and do not create substantial negative impacts on the environment, public safety, public health, and the rural character of the Town should be encouraged. In particular, agricultural uses should be preserved and new opportunities for specialized or niche agricultural uses encouraged. Managed use of forest and woodlands and, where appropriate other natural resources, using contemporary best management practices, should also be encouraged.

Four season tourism should also be promoted, recognizing that both residents and tourists come to this region because of its unique environmental setting and historic and cultural resources.

Small scale business and service uses should be encouraged which can be

accommodated in the existing hamlets or as home based occupations, particularly crafts, services and internet uses. Large commercial developments or businesses that negatively impact the rural and undeveloped character of the Town will be prevented.

DEVELOPMENT PATTERNS:

Goals

The natural resource base must be considered, along with scenic resources, in evaluating proposed development, since these resources are the limiting factors in every aspect of our lives. The Town's historic development pattern of concentrated hamlets separated by low density open areas will be perpetuated. Existing commercial hamlets should be strengthened and the distinct character of each enhanced. Route 209 -- the thread which binds the valley together -- must be planned and designed as a series of separate but coordinated experiences: mountain views, bustling hamlets, open fields, unique shops and tourist stops, educational and historic sites, all with quality of design and maintenance worthy of the resource. Areas of significant open space should be preserved between the hamlets, particularly wetlands, bedrock outcrops, fields and farmland and undeveloped stream and creek corridors, to maintain the functional and visual separation of developed areas, and the rural and natural character of the Town.

Strategies

Hamlets: Hamlet growth should be limited to prevent creeping expansion along Route 209 and Route 213. The depth

of the hamlets should be increased, if practical, rather than their length. New development within the hamlet areas should be compatible with the scale, density and architectural character of the existing hamlet, as appropriate to the capacity of existing sewer and water systems, topography, and natural resources, including drinking water aquifers. New development in hamlets should take into account traffic patterns for motorized vehicles, non-motorized vehicles, such as bicycles, and pedestrians.

Mixed uses combining residential and commercial development are quite acceptable and help concentrate activity within the hamlets. Small scale commercial development may be appropriate where resources are available to support an increase in development, and anticipated traffic flows may be accommodated.

The Town's design guidelines should be used to ensure that in-fill development in the hamlets has the same setback and orientation to the street as existing buildings. Odd angled buildings or large set-backs should be avoided. Building guidelines should encourage use of materials, architectural styles, colors and landscaping in keeping with the history, culture and existing aesthetic of the hamlet. Guidelines for landscaping and plantings should be developed to encourage native species supportive of local ecosystems, and deter the use and introduction of exotic invasive species detrimental to the Town natural resource base.

Trees and other vegetative buffers should line hamlet streets to provide shade and to integrate sometimes diverse building

forms, and support the scenic, rural character of the Town. Heritage trees and certain other historical vegetation should be preserved. Basic principles of urban forestry, such as suitable species selection and species diversity among street trees to increase resilience to catastrophic events, should be implemented.

Route 209: Between the hamlets, Route 209 establishes the image of the Town - long views of mountains, glimpses of farms, streams, open fields and wooded hillsides and a varied array of small, diverse structures and uses glimpsed at 55 mile per hour. In general, the design principle for Route 209 should be to blend manmade development into the natural landscape to the maximum extent possible and to prevent an increase in development intensity in terms of physical and visual impact. This can be achieved by the following techniques.

Existing vegetation or new landscaping which employs native plants should be maintained between buildings and parking lots and the roadway. Residences in particular should be screened by natural growth or stone walls, but commercial buildings should also be designed with set-backs and aesthetic buffers to perpetuate the Town's rural character.

New buildings should be located on the edges of fields rather than the middle, if at all possible, and should be sited so as not to interfere with views of natural features or dominate views by placement at a curve or high spot. Clustered development - collecting buildings along adjacent property lines or at a single location rather than dispersing them on a property - will be encouraged.

Buildings should be consistent with the rural character of the area in terms of design and materials.

Agricultural Lands, Forest Lands and other Open Space: Agricultural lands, particularly those visible from major road corridors, such as Routes 209 and 213, reflect the origins of Marbletown. They maintain its development pattern by defining the entrances to Town and creating buffers around the hamlets, should be incorporated under formal open space protection and Town planning, and preserved to the maximum extent possible. Preservation of the Town's remaining agricultural land can reinforce the viability of farming by maintaining a critical mass of productive lands and creating opportunities for a new generation of farmers.

All residents benefit from our local farms and farmers, not only because of their contribution to our scenic resources, but also because our farms are evidence of the persistence of a cherished town tradition. Prime agricultural soils lend themselves to sustainable agricultural practices, while local and regional markets allow for conservation of non-renewable energy resources and limit air pollution. It may be beneficial to increase the space available for farmers markets, given the level of interest farmers have expressed.

Forests and woodlands also define the Town by creating vegetative expanses between hamlets and residences, contribute notably to the open, rural and mountainous character of the Town, and are an important economic resource. Maintenance of contiguous unfragmented forests and woodlands should be

encouraged. Management of forests to maintain long-term forest health, resilience, productivity, and scenic and ecological value should be promoted. Sustainable extractive uses of forests using responsible techniques and recognized best management practices should be supported.

Other open fields along the major road corridors and along the Rondout and Esopus Creeks which maintain the Town's rural landscape should be preserved to protect scenic views of open fields, ridgelines and mountain tops, as seen from public roads.

Other types of open space such as woodlands and wetlands are also important, and should continue to be protected by existing legislation. The impact of development on these areas should be mitigated by design guidelines and restrictions on poor practices.

Critical Environmental Areas should be identified, a designation based on specific criteria. This allows for the delineation of especially rare and unique areas. Areas so designated by the state or the town will receive greater protection at State or Town levels.

HISTORIC AND CULTURAL RESOURCES

Goals

Among the most valuable manmade resources are those structures or areas which are of historic, archaeological, or cultural significance. These include old stone walls, the Delaware and Hudson Canal, the railway, fording places on the Esopus Creek, early and native dwellings,

and burial grounds. The protection of these structures and areas must involve a recognition of their importance and the ability to identify and describe them. The resources can be found in the hamlets, in isolated structures and in unique sites or facilities. All practicable means to protect these resources should be taken and these should likewise be addressed in development planning.

The long tradition of arts, crafts and cultural expression in the Town should be strongly supported and encouraged as a link to the Town's past and an integral part of its future.

Strategies

The Town will conduct and maintain an inventory of cultural resources to identify priority historical and cultural resources for conservation. This data will be used as a basis to protect these resources that may include, for example, landowner incentives for conservation and state preservation easements. This should also be used to inform ordinances, guidelines and site-specific proposals.

All proposed actions within proximity of the boundary of an historic, architectural, cultural, or archaeological resource that would be incompatible with the objective of preserving the quality and integrity of the resource and its surroundings should be carefully considered and rejected when necessary. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed action to the maximum extent possible.

Alteration of or addition to one or more of the architectural, structural, ornamental or functional features of a building, structure, or site that is a recognized historic, cultural, or archaeological resource should be compatible with the resource.

Demolition or removal in full or part of a building, structure, or earthworks that is a recognized historic, cultural, or archaeological resource should only be undertaken if restoration or preservation is determined to be impractical.

Features which are integral to the historic landscape, such as stone walls, barns and outbuildings, should be maintained and integrated with new development to the maximum extent practical.

Archaeological resources are non-renewable resources that should be preserved for continued use and enjoyment by future generations. Landowners should be encouraged to minimize activities that disturb sites and protect them from looters.

HOUSING

Goals

Housing opportunities for the full economic range of the Town's population should be provided in a form that is compatible with the scale and pattern of existing development.

The special housing needs of senior citizens, lower-income and young families should receive particular attention.

Strategies

Single family houses are the predominant

housing type within the present development pattern. Where adequate utilities are available, single family homes should be clustered on smaller lots to preserve green space and important natural features. Guidelines for environmentally sensitive and visually sound multi-family dwellings in hamlets, such as town homes and apartments, should be developed to accommodate future population growth in a compatible manner, and provide for affordable housing opportunities and socio-economic equity in our community.

Low density, multi-family housing may also be appropriate for certain demographic groups, such as senior citizens and others with special needs. Such housing should be located in or adjacent to existing hamlets and designed to be compatible with the scale, design and architectural character of single family home development.

Rehabilitation of the Town's existing housing stock is the most effective means to provide housing opportunities that are compatible with existing development patterns and to foster hamlet revitalization. Renovation and revitalization should be promoted through incentive plans.

INFRASTRUCTURE AND COMMUNITY FACILITIES

Goals

Necessary infrastructure, including sewage disposal and water supply and system augmentation, may eventually be necessary to allow concentration and expansion of the hamlets.

The quantity and quality of existing surface water and groundwater supplies must be protected and monitored to ensure that safe and adequate supply is preserved for existing uses and available for future users.

State-of-the-art communications services must be provided to facilitate economic growth dependent on high speed access to outside markets and to enhance emergency service response.

Enhanced, affordable public service should be provided to support the quality of life of residents and the experience of tourists.

Strategies

Repair or construction of underground utilities (electric, phone and cable) in the hamlets should be coordinated with sidewalk development and development of off-street parking areas and underground relocation of overhead lines.

Techniques to regulate development in accord with the capacity and quality of groundwater supplies should be developed and measures to facilitate development of central water supply systems investigated.

An appropriate site or sites for cell tower placement should be identified. Sites should be selected according to amount of available setback, low impact on viewsheds, health concerns, if applicable, and suitability of a site's physical properties.

Tourist information services, visitor centers, lodging referral networks and

similar services should be coordinated with all involved public, non-profit and business agencies to provide "one-stop shopping" for tourists.

V CONCEPTUAL LAND USE PLAN

The attached conceptual land use plan for the Town has been prepared to depict the general location and distribution of major land use categories - hamlets, open space and different residential density areas as envisioned by the goals and objectives of the Plan. This should be updated as cultural and historic inventories, and natural resource inventories of the Town become available. A brief description of each category follows:

Hamlets: Mixed Use

This category includes the two largest hamlets in Town - Stone Ridge and High Falls - which contain a mixture of residential, commercial and service uses and should continue and be strengthened as the focal points for activity in the Town. Intensification of development is encouraged consistent with contemporary health standards for sewage disposal and water supply systems and design guidelines, as well as protection of natural resources. The smaller hamlets at North Marbletown and at the intersection of Route 209 and Kripplebush Road are also included in this category.

Hamlets: Residential

This category includes the other existing traditional hamlets in the Town - including Kripplebush, Lyonsville and Lomontville. These hamlets should continue to function as the center of the surrounding residential areas and retain their residential character. Very limited service or retail uses may be appropriate to provide services to residents.

Open Space/Agricultural

This category includes agricultural lands in the Route 209 valley, open space along Route 213, the open space along the Rondout and Esopus Creeks, the higher elevations on the Shawangunks, woodlands of the Catskill foothills to the west, and the floodplains and wetlands which are interwoven with the open spaces, as well as those recognized by federal and state agencies. These areas comprise the agricultural heritage and natural features which are the essence of Marbletown and should be protected and preserved.

Valley Residential

The more level lands around the hamlets and outside the agricultural lands are suitable for residential use. However, much of this land is open former agricultural fields and, although moderate density development may be appropriate, such development should use design techniques to minimize the visual, economic and environmental impacts of development.

Upland Residential

This category includes much of the wooded higher elevations in the western portion of the Town as well as the slopes leading up to the Mohonk Preserve. Low density and clustered development on large lots is appropriate to preserve the wooded character of the foothills of the Catskills, with areas of protected open space, including contiguous forest lands, swamps and secondary stream drainages.

Industrial

There are few suitable sites for industrial development in the Town. Several existing industries are included in this category. Others will be evaluated, if proposed, on a case-by-case basis and only approved if the impacts of such uses can be mitigated and avoid additional disturbance to the basic land use patterns, environment, economy and character of the Town.

VI. ACTION PLAN

A bi-annual Action Program should be prepared to include specific tasks (legislation, physical action, programs, etc.) to be accomplished to achieve the goals of the Plan. It is intended that the Action Program be updated based on accomplishments and re-evaluation of priorities.

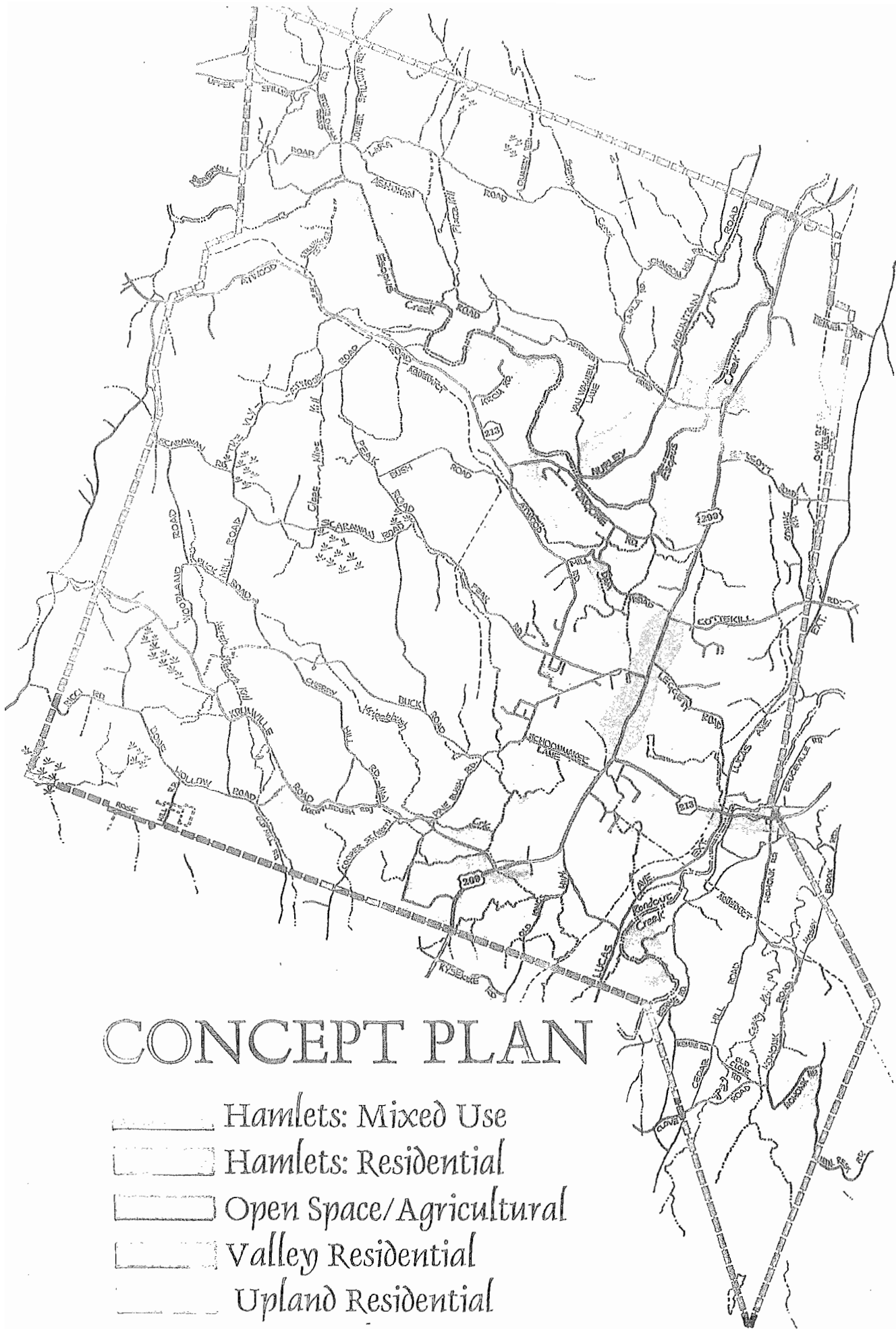
The following table summarizes the specific actions proposed in the Plan organized by the goals set forth in Part IV. These will be prioritized and pursued as volunteer time and financial resources permit.

ACTION PLAN

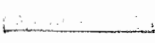




GOAL CATEGORY	PROPOSED ACTION
1. The Environment	<ul style="list-style-type: none"> ◦ Develop natural resources inventory. ◦ Develop and maintain Open Space Index. ◦ Develop guidelines to maintain ecosystems. ◦ Prepare new Open Space Plan. ◦ Develop guidelines for building in scenic areas. ◦ Promote "conservation design" and adopt applicable standards and procedures. ◦ Adopt regulations governing site clearance and grading.
2. The Economy	<ul style="list-style-type: none"> ◦ Compile inventory of suitable sites for business development. ◦ Survey existing businesses to determine needs and future plans. ◦ Promote high-speed internet infrastructure capacity. ◦ Develop a central visitor center. ◦ Encourage sustainable locally-owned and operated businesses.
3. Development Patterns	<ul style="list-style-type: none"> ◦ Develop standards for "neo-traditional" development in and adjacent to the hamlets to maintain historic character. ◦ Prepare landscape guidelines appropriate to the land use pattern. ◦ Promote clustered development (see "conservation design" above). ◦ Require interconnection between adjacent lots in business areas. ◦ Analyze development regulations to determine need for new approaches. ◦ Develop program to purchase development rights to sensitive lands. ◦ Develop timber harvesting regulations.
4. Historic and Cultural Resources	<ul style="list-style-type: none"> ◦ Maintain and update an inventory of historic and cultural resources. ◦ Explore incentives for preservation of important resources.
5. Housing	<ul style="list-style-type: none"> ◦ Establish incentives to provide affordable housing. ◦ Expand opportunities for accessory dwellings.

6. Infrastructure

- Establish aquifer protection overlay districts.
- Coordinate undergrounding of overhead lines in the hamlets.
- Require interconnection of streets in adjacent developments.
- Develop positive plans for location of commercial telecommunication system facilities.
- Coordinate sidewalk development in the hamlets with NYS Department of Transportation.
- Investigate central water supply resources for Stone Ridge.



CONCEPT PLAN

-  Hamlets: Mixed Use
-  Hamlets: Residential
-  Open Space/Agricultural
-  Valley Residential
-  Upland Residential