

COMMUNITY FACILITIES PLAN

Educational, recreational and similar community facilities are important segments of a municipality's development. In order to provide adequate facilities, the Development Plan must allocate suitable sites--in terms of size and location--for future development or expansion. Facilities including religious buildings, cemeteries and clubs are also important to the municipality but because these uses involve private decisions and actions, sites for additional facilities are not shown specifically on the Development Plan but will be permitted by the zoning ordinance.

Schools

The Town of Rochester is served by two school districts, but most of the Town is within the Rondout Valley Central School District. The Ellenville Central School District serves the western portion of the Town. Three children from Rochester were enrolled in this district in 1966.

The Rondout Valley Central School District is presently in the process of expansion. A middle school (grades 5-8) has been constructed in the Town of Rochester on the high school site.

A school enrollment forecast for the Rondout Valley Central School District prepared by Brown & Anthony City Planners, Inc. is as follows:

TABLE 1: SCHOOL ENROLLMENT FORECAST, RONDOUT VALLEY CENTRAL SCHOOL DISTRICT

<u>Year</u>	<u>Grades</u>			
	<u>K-4</u>	<u>5-8</u>	<u>9-12</u>	<u>K-12*</u>
1960	943	626	350	1,919
1965	1,144	792	621	2,557
1970	1,225	920	830	2,975
1975	1,235-1,350	1,000	940	3,175-3,290
1980	1,500-1,750	1,050-1,150	950	3,500-3,850
1985	1,750-2,050	1,250-1,450	1,075-1,250	4,075-4,750

* existing enrollment and forecast do not include special students.

Source: Rondout Valley Central School District, Forecast By Brown & Anthony City Planners, Inc.

The above school enrollment forecast is based upon the population forecast for the Towns of Marbletown, Rochester, Wawarsing and Rosendale and the Village of Rosendale, past school enrollment trends and projected birth rates. A projected low birth rate of 17 resident births per 1,000 population and a projected high birth rate of 20 resident births per 1,000 population were used in the forecast. The projected low and high birth rate figures resulted in the range of school enrollment figures shown on the above table. Generally in this post World War II period the birth rate has been at a high of approximately 20 births per 1,000 population. However, in the last several years the birth rate has slackened and the U. S. Bureau of the Census has reported that this birth rate decrease is a national trend. For example, the number of births to residents of Towns and Village in the Rondout Valley Central School District (Towns of Marbletown, Rochester, Village of Rosendale and assumed 1/2 of Town of Rosendale and 1/4 of Town of Wawarsing) was 129 in 1950; 220 and 1960 but slackened to 185 in 1966 even though all Towns continued to increase in total population. A continuation of the birth rate at approximately 17 births per 1,000 population can as shown on the forecast significantly affect future school enrollments. Thus if birth rates continue at the present low level school enrollments generally following the low range of the forecast can be expected. Conversely, if birth rates return to the former high rate, public school enrollments can be expected to follow the high range of the forecast. This forecast assumes a continuation of the present relationship between public and non-public school enrollments. Significant increases or decreases in non-public school facilities can and will affect the public school enrollments.

The school plant capacities of the Rondout Valley Central School District are as follows:

TABLE 2: SCHOOL PLANT CAPACITIES, RONDOUT VALLEY CENTRAL SCHOOL DISTRICT

	Grades Served (beginning September 1968)	Capacity
Marbletown Elementary	K-4	700
Accord Elementary	K-4	150
Kerhonkson Elementary	K-4	550
Subtotal		1,400
Middle School	5-8	1,200
High School	9-12	1,100
Total		3,700

Source: Rondout Valley Central School District

In addition a new elementary school (K-4) as part of the Rondout Valley Central School District is planned for the southeast intersection of Lucas Avenue and Cottekill Road in the Town of Rosendale which school will have a capacity of 300 students with expansion possibilities to 420 students.

It is planned by the Rondout Valley Central School District that a middle school (grades 5-8) will eventually be added to this Lucas Avenue-Cottekill Road site in the Town of Rosendale.

In terms of the school system relationship to the Town of Rochester, one elementary school (Accord School) is presently located in the Town; the Kerhonkson elementary school is located very near to the Town, a new middle school and the high school are located in the Town.

During the 1980's an additional elementary school will be needed if the higher ranges of the forecast are followed and this school is proposed to be located in the Town of Rochester generally west of the Accord School and north of the Kerhonkson School. If the lower ranges of the forecast are followed this school could be deferred until a later date. It is also expected that a middle school will eventually be added on this elementary school site. If the high range of the forecast is followed the high school will be operating at capacity in the early 1980's and thereafter additions will be needed.

The proposed location of this new elementary and middle school site is midway between the southern boundary of the Rondout Valley Central School District and the existing middle school and generally midway between the Kerhonkson and Accord elementary schools.

School Standards

The New York State Department of Education, Division of School Buildings and Grounds standards for an elementary school are 3 acres plus 1 acre for each 100 pupils enrolled with a minimum of 5 acres. The grade 7-12 and high school standard is 5 acres plus 2 acres for each 100 pupils up to an enrollment of 500; beyond 500 one acre is added for each 100 pupils, with a minimum size of 10 acres.

The school site should be related to existing and future population and an elementary school desirably should be located close to the center of the neighborhood or area to be served. Accessibility

by car and by walking as well as the physical characteristics of the site are important aspects of school plant locations. In the Town of Rochester the Accord School serves a medium density residential area; the Kerhonkson School (located in the Town of Wawarsing) serves the Pataukunk medium density area and the proposed elementary school will serve the proposed medium density residential area generally between Queens Highway and Metacahonts Road. The high school and middle school are centrally located in the Rondout Valley Central School District and are located on a site of 125 acres which more than exceeds State standards. The Accord elementary school is located on a site of 4 acres and Kerhonkson elementary school on a site of 7 acres. Both of these sites are below State size site requirements and for this reason recreation sites are proposed adjacent to both of these elementary schools.

Park and Recreation Facilities

The respondents to the planning questionnaire indicated that additional parks and recreation areas are desired and specifically indicated that swimming facilities, picnicking areas, ballfields and skating areas should be provided in the Town.

Standards

The National Recreation Association recommends a standard of 10 acres of recreation space per 1,000 population. Because Rochester will still have abundant vacant land and will continue to have a rural atmosphere, this standard has been lowered to 8 acres per 1,000 population for Rochester. In Rochester even at the turn of the century vacant lots, open fields, mountainous areas and similar open land can be used for a wide range of informal recreational purposes. It should be noted that while properly selected standards are a valuable guide for gauging general needs, the adequacy of a municipal recreation system is more a function of effective recreation acreage rather than total acreage. Effectiveness is largely determined by location and proper development of recreation land.

Using this general standard of 8 acres per 1,000 population, the Town of Rochester should provide approximately 50 acres of recreation space by 1985. However, this standard is based upon

expected resident population increases and it is estimated that at the present time the seasonal population influx increases the population of the Town by 4,000-5,000 persons. One of the objectives of the Development Plan is to improve the Town's economic base by encouraging further resort activity. A majority of the respondents to the planning questionnaire favored more resort activities such as lodges, hotels, and camps in the Town. Thus considerations should be given to the establishment of park and recreation acreage over and above the amount needed to meet the standard for resident population. The purpose of this additional park and recreation acreage is to serve the seasonal influx and to make the Town of Rochester more attractive for further resort development.

Town Park and Recreation Facilities

Within the Town there should be provided both active and passive recreation facilities. The parks or passive recreation should utilize some scenic feature of the landscape and there is no reason why a portion of a park area can not be used for some active recreation. Active recreation facilities particularly for children should desirably be located at or near to the school site where such facilities can be used both during school and non-school periods.

The plan proposes a park and recreation area at Accord between the Accord elementary school and the Rondout Creek. This land is subject to periodic flooding, but the Rondout Creek can be used to advantage for park development. The possibilities of deepening the Rondout Creek to provide a Town swimming area should be investigated. Space for a ballfield is available. The Town Hall is proposed to be located at Accord. Thus the Town Hall, fire station, Town park and recreation area will form the Town center at Accord.

In the medium density residential area generally between Queens Highway and Mettawahonts Road a park and recreation area should be developed along the Rochester Creek to serve this neighborhood. Eventually an elementary school will also be needed in this neighborhood.

Similarly a neighborhood park and recreation area should be provided in the Pataukunk medium density residential area. The Kerhonkson elementary school which serves this neighborhood is located just south of the Town of Rochester in the Town of Wawarsing.

In addition to the above sites the Town presently owns 6 acres of land along the Stony Kill Creek which has been purchased for park purposes. This area would be desirable as a Town picnicking area.

Additional Recommendations

The above recommended facilities will meet the established standards of recreation space to service the resident population. However, as previously mentioned recreation facilities should be provided to help keep and attract more resort facilities to the Town. While the large hotels can provide facilities for their guests on their site, the smaller hotels and bungalow colonies are now pressured to provide expensive recreation facilities or to sell their facilities for other uses such as to religious organizations for use as camps. While there is a need for camps of this type, the properties which are sold to religious organizations become tax exempt and County, Town and school districts lose revenues formerly supplied. Thus not only does the Town of Rochester have a stake in maintaining these smaller hotels and bungalow colonies but Ulster County does as well. Large recreation areas to provide facilities which would serve the guests at these smaller hotels and bungalow colonies should be considered. Obviously these same facilities can be used and will be needed by year-round residents. Therefore, incorporated into the Development Plan are park strips along both sides of the Rondout Creek north of Accord as suggested by the Delaware and Hudson Canal Society, Inc. These park strips along the Rondout Creek are not only proposed in Rochester but also in Marbletown, Wawarsing and Town of Rosendale. These park strips are designed to preserve the beauty of the Rondout Creek and encourage its use for fishing and as a wildlife habitat. Such a park strip could be used for horseback riding, hiking and camping. This system of parks along the Rondout Creek should logically be part of a County park system.

Also included in the Development Plan along the Rondout Creek are suggestions by the Delaware and Hudson Canal Society, Inc. to preserve and use in part the former D & H Canal. The Delaware and

Hudson Canal Society, Inc. has suggested development of footpaths along the canal from Accord to High Falls and north through the Town and Village of Rosendale. The Delaware and Hudson Canal Society, Inc. further suggests a horse-drawn barge ride from the Peter Davis Basin to the notherly limits of the Accord business district, over 2 miles.

Incorporated into the Development Plan are proposals by the Delaware and Hudson Canal Society, Inc. for development of a recreation area in Rochester on the east side of the Rondout Creek near Alligerville. The following is quoted from Report #3 of the Preservation Committee of the D & H Canal Historical Society dated February 26, 1968.

"The salient factors which make this area so unique and suitable are these:

- A. It is centrally located within the County.
- B. The 5,000 foot long water-filled section, which begins at the Peter Davis Basin and runs in the direction of Accord, is the only unspoiled portion of the canal left in Ulster County.
- C. One of the finest streams in North America, the Peterskill, empties into the Rondout Creek at Alligerville and feeds the canal via the Peter Davis Basin.
- D. Rondout Creek, a more sedate stream, is "coming back" now that the State has ended pollution abuses.
- E. Abundant and inexpensive land is available.
- F. Access roads from all directions are adequate."

Envisioned by the D & H Canal Society is a golf course, picnic area, camping area, swimming facility, summer playhouse and music shed.

Also suggested by the D & H Canal Society, Inc. is the development of a park strip along both sides of the Peterskill. According to the Canal Society this is one of the most beautiful mountain streams in America. Its banks are lined with rhododendrons and its water crystal clear. The Canal Society envisions picnic sites, swimming holes and overnight camp sites along this park strip of the Peters Kill.

This park strip along the Peterskill, the recreation area near Alliger-ville on the east side of the Rondout Creek, the park strip along the Rondout Creek and along the D & H Canal should logically be part of a County recreation system. The development of this system of parks and recreation activities would make the Town of Rochester more desirable as a resort area.

It should be noted that it is important that forethought be given to preservation of natural features in the Town and County which should be passed on unspoiled to future generations. This consideration is particularly important concerning the above discussed Rondout Creek, D & H Canal and Peterskill.

Included in the plan are proposed green strips along several of the streams which pass through medium and low density residential areas. These streams are Mill Brook, Rochester Creek, North Peterskill and Stony Kill Creek. As more and more land develops in the drainage basins of the streams, less and less unpaved land is available to absorb water and these streams take on more importance as natural drainage channels. These green strips which could take the form of easements will allow access for cleaning and maintaining the beds of these streams to assure adequate water flow. A 25 foot right-of-way or easement on each side of the stream should be provided. The Town should consider these easements as developments are proposed along these streams. This proposal is particularly important to the Rochester Creek and Mill Brook which are subject to periodic flooding and continuous clogging of the stream bed will only aggravate this situation.

Recommended acreage for Town park and recreation areas is as follows:

1)	Accord	25 acres
2)	Medium density residential area between Queens Highway and Mettakahonts Road	10 acres
3)	Medium density residential at Pataukunk	10 acres
4)	Existing Town owned land along Stony Kill Creek	<u>6 acres</u>
	Total	51 acres

Shown on the Development Plan as permanent open space is State owned land which is part of the Catskill Forest Preserve and land which has been or will be placed into The Mohonk Trust, a private organization. The purpose of The Mohonk Trust is to preserve this area of the Shawangunk Mountains in its natural state for enjoyment and study purposes. The Mohonk Trust will be composed of lands in the Towns of Marbletown, New Paltz, Gardiner and Rochester and will comprise approximately 6,000 acres. These lands of The Mohonk Trust are not only valuable assets to the Towns in which located but also to all residents of the eastern seaboard.

Town Administrative Facilities

The Town has purchased property (1/4 acre) adjacent to the Accord firehouse in Accord which has been acquired as a Town Hall site. Accord is centrally located in the Town and considering that the rented Town Clerk's Office, Town Highway Department, Accord elementary school, proposed Town park and Accord firehouse are located in Accord, this proposed site will logically continue Accord as the administrative center of the Town. This site is too small to provide adequate off-street parking and a parking area should be considered so that vehicles do not have to park on the street.

The Town Highway Department is located in Accord. The site contains approximately 7 acres and space for expansion is available if necessary.

The Town presently has no library facilities. The Town or private organization should consider a library and the Accord area would be suitable for such a facility.

Within the Town a fire station exists at Accord (Accord Fire Co.) and on Samsonville Road between Queens Highway and Schroon Hill Road (Rochester Fire Co. #2). An additional firehouse is presently being established in Alligerville. The Pataukunk area and Kerhonkson area of the Town are served under contract by the Kerhonkson fire company located in the Town of Wawarsing. It is recommended that a new firehouse eventually be located near the medium density residential development between Queens Highway and Mettakahonts Road. A suitable site would be on or near to Queens Highway which would serve this residential area and also have convenient access to the western portion of the Town via Queens Highway and Samsonville Road.

PUBLIC UTILITIES AND SERVICES PLAN

As pointed out in the public utility analysis three areas of the Town are served by private water companies and a portion of the Kerhonkson Water District extends into the Town of Rochester. No sanitary sewer system exists. The residential densities proposed in the Development Plan are such that the rural and low density residential areas will continue to be served by individual on-lot water supply (wells) and septic tanks except for cluster developments where central water supply and possibly small central sewer systems should be utilized.

The medium density residential areas should eventually be served by a central water supply. Ground water supply can be utilized on an interim basis but experience in the County has shown that ground water supply can not be relied upon as a permanent source of water. The Special Plans section of this report discusses Regional Water Resources.

A central water supply is always preferable to individual wells. As areas build up, individual wells become increasingly undependable both as to supply and water quality.* Another important feature of the central water supply is adequate fire protection. Development of an on-lot source of water for fire fighting purposes is likely to be costly, as there will be need to provide for large storage capacity and for distribution mains.** Conversely, a central water supply can provide for domestic consumption as well as a reserve for fire fighting purposes. Generally fire insurance rates are favorably affected where a source of water for fire fighting purposes is available.

As pointed out in public utility and service analysis section of this report an engineering and feasibility study recommended forming a water district in the Pataukunk area of the Town of Rochester***. This recommendation is endorsed and this district should include the medium density areas

* The Community Builders Handbook, Urban Land Institute, Washington D. C. 1960

** Planning the Neighborhood by the American Public Health Association Committee on Hygiene of Housing, Public Administration Service, 1313 East 60th Street, Chicago, Illinois, 1960

*** Engineering Report, Feasibility Study, Proposed Water District Pataukunk Area, Town of Rochester, Eustance and Horowitz, Engineers, Circleville, New York, March 1968

shown on the Development Plan in Pataukunk. The engineering and feasibility report recommended the further study of a site for a suitable well because connection into the Kerhonkson Water District would involve a booster pump station, a minimum of 2,080 feet of connecting main plus purchase of water from the Kerhonkson Water District which in combination would be more expensive than the wells and pumping station required for a well supply. The report estimated the cost for such project at somewhat over \$100,000 to be financed by users within the district. The report recommended that the distribution system should be designed for fire protection, including hydrants, so that at some future date the established distribution system could be connected to a larger district for source and storage and provide complete and adequate fire protection.

Similarly, as previously mentioned the medium density residential areas at Accord and generally between Queens Highway and Mettakahonts Road should be served by central water supply.

Water mains should be located in the street right-of-way between the paved roadway and street line to simplify location and repair of lines when they require attention. Fire hydrants should be readily accessible, protected from traffic hazards, and located so as not to obstruct walks or parking. A convenient rule of thumb in estimating the number of fire hydrants is one hydrant per 400 to 500 feet of street or approximately the square footage of the area of the property divided by 200,000*.

The location of the medium density residential areas on the Development Plan has considered the possible need for sanitary sewer systems. The Pataukunk area is within a drainage basin which flows toward the Rondout Creek. Similarly the medium density residential area between Queens Highway and Mettakahonts Road and the Accord area flow toward the Rondout Creek. The Pataukunk area could become part of a district serving the Kerhonkson portion of Rochester and Wawarsing as well as Pataukunk. The other two medium density residential areas could possibly be serviced by one treatment plant on the Rondout Creek generally north of Accord.

However, engineering studies will be necessary to determine precise locations of treatment plants, when and if needed, and also to study such questions as whether or not it will be more economical to consider one treatment plant serving all of the medium density residential areas plus Kerhonkson or whether several plants should be considered.

* The Community Builders Handbook, Urban Land Institute, Washington, DC, 1960

No firm recommendation can be made at this time as to when sewers may be necessary. Such timing will depend upon the rate of growth of the medium density residential areas and any problems confronted by septic tank operations. A County sewage disposal study by an engineering firm is now in progress but at the time of writing of this report the Town of Rochester has not been specifically studied.

Consideration has also been given to existing soil conditions in the location of medium density residential areas. These areas are proposed to be located on soils having been classified as generally acceptable regarding their ability to absorb sewage effluent from septic tanks. The source of the soil type information is the Soil Survey of Ulster County, New York, by A. T. Sweet and Wilbur Secor, U. S. Department of Agriculture, issued June, 1940. The soil survey classified soils within the County into broad groups by type. A more detailed study of soil types was prepared by the Soil Conservation Service of the United States Department of Agriculture for the portion of the Town of Marbletown around the Ulster County Community College. A comparison of the two soil studies shows that there is considerable variation of soil conditions within the broad groups established by the Soil Survey of Ulster County, New York.

It is virtually impossible to adapt septic tanks to all of the varied conditions of soil and usage to be found within any given development. Even where conditions are favorable, the maintenance of individual septic tanks after a few years, frequently becomes a difficult problem. Any use of garbage disposal units with septic tanks means doubling the capacity of the septic tanks and frequent attention to their working order.*

As with water lines, sewer lines should be located within street rights-of-way but not necessarily under roadway paving. They should be located so as to avoid existing trees which are to be preserved.

In the medium density residential areas consideration should be given in proposed subdivisions to storm sewer system. As more and more land is covered with buildings and paved areas, less land is available to absorb more storm water runoff. Thus it becomes important to collect this water and discharge it into a natural drainage way.

As pointed out in the Analysis of Public Utilities and Services the Town now operates an open dump which is contrary to State regulations. A solid waste disposal study is now being prepared for Ulster County by an engineering firm. This study has not progressed to the point where conclusions have been reached, but will make recommendations for refuse disposal sites and procedures.

* The Community Builders Handbook, Urban Land Institute, Washington, D. C. 1960

Generally the sanitary land fill method of refuse disposal has been found to be an acceptable and reasonable method cost wise for disposal of refuse, particularly in areas where abundant vacant land exists. The Town of New Paltz in Ulster County now operates a sanitary land fill operation. This type of operation involves the placing of refuse in pits or trenches and covering with soil at the end of each day's operation.

Should the solid waste disposal study indicate that the sanitary landfill method of refuse disposal is recommended, consideration should be given to operation by Ulster County of a site or several sites throughout the County or operation of a site by a group of municipalities for economy reasons. Throughout the County there are abandoned soil mining pits which could be considered as sanitary land fill sites.

Electricity and telephone service are services provided by private companies (Central Hudson Gas and Electric Co. and New York Bell Telephone Co.) and are provided and extended upon request. In this respect the New York Telephone Company has announced that they plan to bury all telephone lines in new residential subdivisions by 1970. Buried cable is rarely affected by storms, and are protected from the traditional enemies of poles and vertical lines: falling limbs and climbing cars. Bured cables should be considered in new subdivisions in the Town not only as a safety means but also as a means of improving esthetic characteristics.

SPECIAL PLANS

Regional Water Resources

The information contained in this section of this report is based upon a preliminary draft report of the Water Supply Study for Ulster County prepared by Brinnier & Larios, Professional Engineers. As of the date of writing, this preliminary report had not been acted upon by the New York State Department of Health.

The Water Supply Study for Ulster County studied ground water supply, existing surface water supply, new surface water supply, the Catskill and Delaware Aqueducts and the Hudson River as sources of water. The report indicated that ground water supply (wells) has proven to be an adequate source of water in the County as long as the demand placed upon these wells is not too great. The existing sources of surface water supply are Cooper Lake, Blue Mountain Reservoir and the Ashokan and Rondout Reservoir. The report pointed out that only three locations provide adequate watershed area and desirable impoundment at a nearby demand for water stored in new surface facilities and these are Plattekill Reservoir, Vernoooy Kill Reservoir and Yankeetown Reservoir. The report indicated that a figure of 160 gallons per day per capita has been set by the City of New York as the amount it will allow the County to remove from its aqueducts. Concerning the Hudson River the report pointed out that if a Hudson River Plant is constructed to furnish water supply for residents of Ulster County, guarantees must be made to keep the Hudson River as free of salt and upstream pollution as possible.

The report studied aquifer possibilities of the Esopus valley and Rondout and Sandburg Creek valleys. The general conclusion of ground water supply in the valley areas was that such source could be utilized until such time as an intermunicipal system utilizing other sources of water has been created, but that none of the ground water supply in Ulster County offers a permanent solution for intermunicipal water supply usage.

The report estimated that by the year 2020 about 75% of the approximately 380,000 people living in the County will be served by public water supply systems. In 1965 over 50% of the 1965 population of Ulster County was served by public or private water supply systems.* The remaining population will be living in rural areas where it would be uneconomical to construct water systems. These persons residing in the rural areas will be served by individual wells or by small water systems served by wells.

* Ulster County Data Book, 1966

To determine the source of water for the people who will be served by public water systems the water supply report divided the County in six service areas.

Service area A included the City of Kingston, the Hurley section of the Town of Hurley, Town of Ulster, Town of Kingston, Village of Rosendale, Hamlet of Stone Ridge, High Falls and Glasco and Saugerties.

Service area B included Woodstock, Bearsville and West Hurley.

Service area C included Ellenville, Napanoch, Kerhonkson and Wawarsing.

Service area D included hamlets of Port Ewen, Ulster Park, Esopus and West Park and Service area E included the Towns of Lloyd and Marlborough and service area F included New Paltz, Gardiner and Wallkill.

Four alternative sources of water supply were studied for service area A as follows:

Plan I

Water would be obtained from the City of New York Supply in the Ashokan Reservoir with the Catskill Aqueduct tapped at Atwood in the Town of Marbletown.

Plan II

A plant would be constructed on the Hudson River just north of Kingston near Turkey Point and water would be treated and pumped to an open reservoir to be built in the Town of Kingston.

Plan III

This alternate called for a reservoir and plant to be built on the Plattekill just above the existing Blue Mountain Reservoir and would supply by gravity all communities except High Falls, Stone Ridge and Rosendale. These would be supplied by tapping the Catskill Aqueduct.

Plan IV

This alternative called for plans similar to plan II except that the hamlets of Stone Ridge, High Falls and Rosendale would be served by tapping the Catskill Aqueduct.

The water supply report recommended Plan II as the source of water for this service area. Under this plan water would be obtained from the Hudson River near Turkey Point where the water would be treated and pumped to upland storage reservoir from which it would flow by gravity to consumers.

The recommended water supply by the water supply report for service area B is Cooper Lake. It is proposed that a plant to be constructed in Shady (Town of Woodstock).

Alternative sources of water studied for Service area C were 1) to remove water from the Delaware Aqueduct and 2) to build a dam and reservoir on the Vernoooy Kill in the Town of Wawarsing. The source of water supply as recommended by the water supply report is to remove water from the Delaware Aqueduct.

The water supply report recommends that each service area be organized as an Intermunicipal District with a County Water District formed to supervise the individual districts.

The water supply report cautions that proposals should not be assumed as preliminary plans and that additional engineering studies will be required to confirm assumption.

Thus in summary regarding regional water resources the report indicates that ground water supply does not offer a permanent solution as a source of water supply except to those persons who will be residing in the rural and mountainous areas. Those persons who will be served by public water supply will eventually have to obtain water from sources other than ground water supply and the report recommends utilization of the Hudson River as a source for Service area A, Cooper Lake for service area B and the Delaware Aqueduct for service area C.

Local Water Needs

The study of water supply for Ulster County by Binnier and Larios used a figure of 160 gallons per capita per day to determine the amount of water required. The report indicated that the figure of 160 gallons per day has been set by the City of New York as the amount it will allow the County to remove from its aqueducts. This report also pointed out that the 160 gallons per day capita figure should provide a factor of safety and provide for non-industrial and industrial needs for the future. The report indicated that this figure will provide for emergency conditions such as fire requirements and will eliminate the need for communities to restrict the use of water during periods of extended drought.

TABLE 3: ESTIMATED LOCAL WATER NEEDS (1985)

	<u>Forecasted 1985 Popula- tion by Brown & Anthony City Planners, Inc.</u>	<u>Estimated Local Water Needs by 1985</u>
Town of Hurley	9,600-10,800	1.5-1.7 mgd
Town of Marbletown	5,500- 6,300	.9-1.0 mgd
Town of Rosendale*	5,500- 6,300	.9-1.0 mgd
Village of Rosendale	1,900- 2,100	.30-.34 mgd
Town of Rochester	5,200- 6,000	.8-1.0 mgd
Town of Wawarsing**	9,300-10,500	1.5-1.7 mgd

* excludes Village of Rosendale

** excludes Village of Ellenville & Catskill Reformatory

mgd - million gallons per day

As pointed out previously it is expected that those persons living in the rural or mountainous areas will continue to be served by wells and thus a portion of the estimated local water needs will continue to be served by ground water supply from wells.

The population forecast figures should be reviewed periodically and the forecast revised as necessary. It should be noted that a comparison of the population forecast by Brinnier and Larios and the forecast by Brown & Anthony City Planners, Inc. showed some differences although in general the forecasts for the municipalities as shown on Table I were similar. The Brinnier and Larios forecast for 1985 for the Town of Hurley is 13,000 and the Town of Rochester 4,500.

Recreation Areas Plans

Ulster County has traditionally been an agricultural County and has provided through private recreation and resorts, recreation for residents of nearby metropolitan areas. A portion of the Catskill Forest Preserve is located

in the County and the use of this State land is limited to forever wild activities, except for Bellayre Ski area. However, with the trend now toward more development in the County particularly in the central and eastern portion, the need to serve resident population with park and recreation facilities will increase. Ulster County presently lacks any county park system.

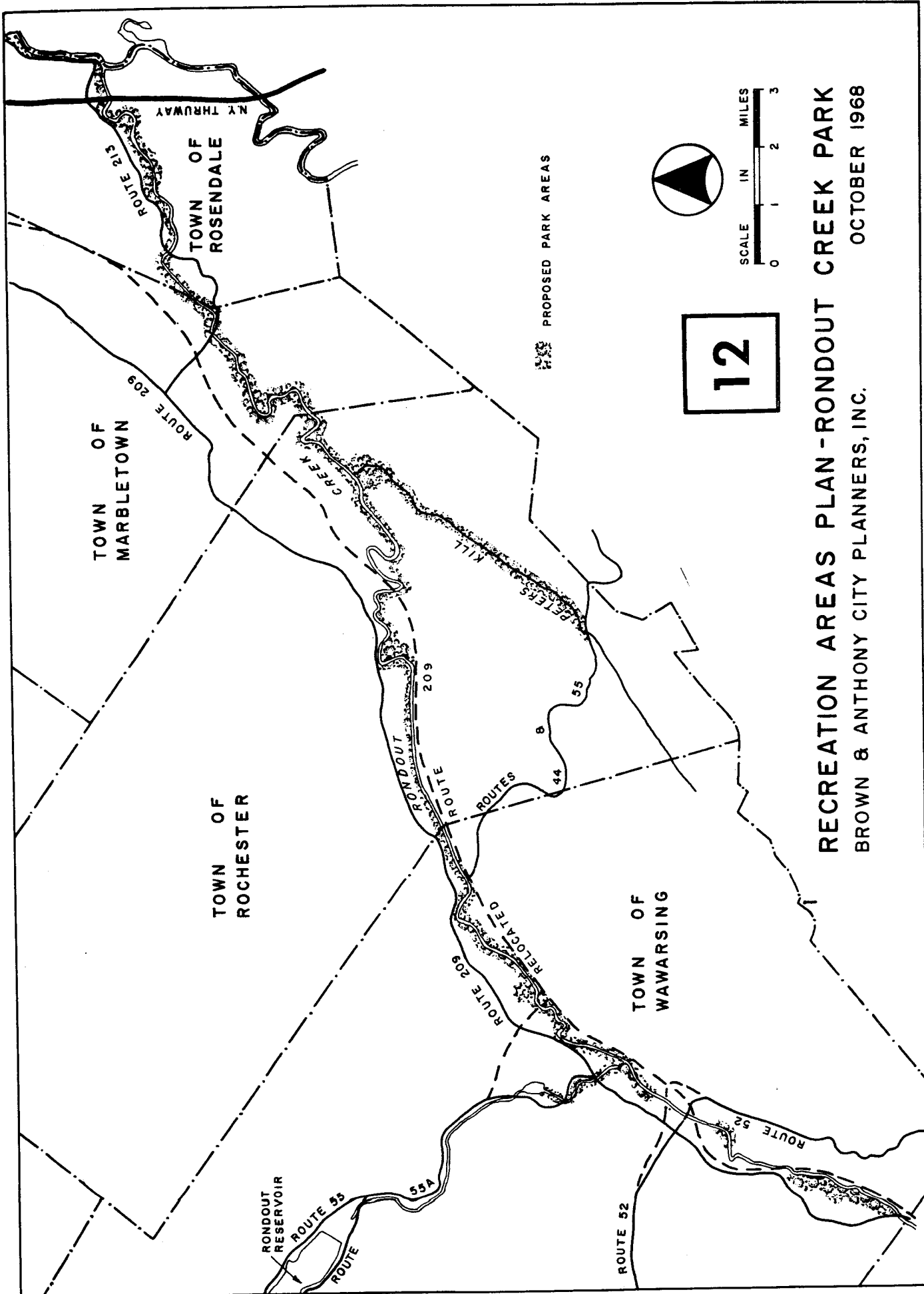
Although proposals for park and recreation facilities to serve Town residents have been made in the Community Facilities Plan section of this report, consideration should be given to facilities of a more regional nature.

These park and recreation areas generally involve intermunicipal development and are of such size that they should be part of a regional or county park and recreation system.

Rondout Creek Park and Recreation Area

The Rondout Creek presents an opportunity to create such a regional or county recreation area. It flows through the Towns of Wawarsing, Rochester, Marbletown and the Town and Village of Rosendale. It is near to existing and proposed concentrations of population and vehicular access is good. The Delaware and Hudson Canal, a historic facility, which generally parallels many parts of the Rondout Creek should be preserved. Proposals for the preservation of this canal have been made by the Delaware and Hudson Canal Society, Inc. Most of the land abutting the Rondout Creek is undeveloped and is subject to periodic flooding which makes park and recreation a good use for this land.

It is important to consider preservation of natural assets in the County for use and enjoyment of future generations. The importance of this consideration becomes obvious upon examination of sections of the New York Metropolitan area where important assets such as the Hackensack River and Passaic River have been allowed to deteriorate into polluted bodies of water with very little land along their banks in public ownership. Attempts at this time to improve the quality of the water and provide more public land prove to be very expensive. Thus it is important to consider public acquisition of the suggested land at an early date. Development of suitable park land for residential, commercial or industrial means that for all practical purposes such land is lost for public use.



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RECREATION AREAS PLAN - RONDOUT CREEK PARK
 BROWN & ANTHONY CITY PLANNERS, INC. OCTOBER 1968

The plan proposes a park strip along the Rondout Creek incorporating the abandoned D & H Canal and development of a county recreation area in the Town of Rochester on the west side of the Rondout Creek. Both of these recommendations have been advanced by the D & H Canal Society, Inc. This park strip should generally be 300 feet wide on each side of the stream where feasible. This park strip will then preserve the Rondout Creek as a natural asset in the County and could be developed for fishing, hiking, camping, swimming, picnicking, horseback riding, bicycling, etc. Other areas could be preserved in their natural state.

The D & H Canal could be preserved and used as a tourist attraction to help bolster the economy. The D & H Canal Society, Inc. has suggested a horse drawn barge ride from the Peter Davis Basin to the northerly limits of Accord.

This type of facility will help the resort economy of the Ulster County by providing facilities within the County for use by guests of smaller hotels and bungalow colonies which are now suffering from competition with the large hotels. The large hotels can financially afford to provide on site facilities such as golf courses, pools etc. but which the smaller hotels and bungalow colonies can not match.

In Rochester a golf course, picnic area, camping area, swimming, summer playhouse, music shed, etc. are proposed.

Further suggested park and recreation areas includes lands along both sides of the Peterskill in Rochester. This stream has been described as one of the most beautiful streams in America. Its banks are lined with rhododendrons and its water crystal clear. Picnic sites, swimming holes and overnight camp sites could be provided in this park strip.

The areas shown on the plan are general in nature. More advanced designs will indicate suitable widths and locations for suggested facilities. In areas where properties are not available consideration should be given to easements to continue trails or paths, or to incorporate scenic vistas.

It should be noted that regional recreation facilities should not stop with this Rondout Creek park and recreation area. Other facilities to be included in a regional or County park and recreation system are boating skiing, preservation of sites of natural beauty such as the high points of the Catskills and Shawangunk Mountains, preservation of lands along other streams, creeks and rivers.

All of these suggestions can not be accomplished in the near future, but an important consideration as pointed out previously is that once land suitable for public use and enjoyment is privately developed such land for all practical purposes is no longer available for public development. Furthermore, both Federal and State grants are available to help pay the cost of acquisition of such lands.

Shawangunk Parkway

The original plans developed in the 1930's by the U. S. Department of the Interior called for an Appalachian "Airway" which would run from Georgia to Maine. The portions completed to date are the Shenandoah Drive and Blue Ridge Parkway through parts of Virginia and the Great Smoky National Park in North Carolina and Tennessee.

The proposal through Ulster County was to follow the Shawangunk Mountains. Opposition of this proposal has developed in the County.

One of the major recreation activities for American families is pleasure driving. The purpose of the proposed Shawangunk Parkway is to provide a scenic drive within easy reach of the millions of families living in the northeastern part of the United States. The U. S. Department of the Interior should be encouraged to continue studying this route because of its importance as a recreation facility and because it will generate economic activity in the County.

GOVERNMENTAL COORDINATION OF PLANNING ACTIVITY AND PLANNING CONTROLS

The Development Plan represents the best future development of the Town within the framework of policies and criteria outlined earlier in this report. The responsibility for the implementation of its proposals rests not only with the Town, but also with a number of other public and private agencies, including local school boards, other districts, County and State agencies and private developers. The function of the Development Plan is to serve as a guide for these private and public agencies in making decisions concerning the development of the Town.

The Town Planning Board should institute a continuing program to see that the provisions of the Plan are carried out as needed. Since school boards, special districts and certain County and State agencies have responsibilities for certain aspects of future development, they should be kept informed of the overall development goals which are being sought by the Town. Continuing study of the Development Plan is one of the most important responsibilities of the Town Planning Board. Since no community is built all at once but evolves gradually over the years, the Plan to guide this growth must be kept up to date. This will probably require revisions of the Plan from time to time in the light of changing conditions and as new information becomes available. However, these revisions should be made only after careful study.

Developmental Responsibility

The following outline indicates the various elements in the Development Plan are carried out: some through private actions, some through Town actions, some through school district and other special district agencies, and others by County, State and possibly Federal agencies:

- a) Private development: private developers are subject to the conditions of the Zoning Ordinance and Subdivision Regulations to the extent that such laws and regulations are in effect.
- b) Arterial highways: State (and County).
- c) Major roads: County (and State).
- d) Minor and collector roads: Town (and County).
- e) Bridges and grade-separated interchanges: State and County.
- f) School sites and schools: School District
- g) Neighborhood playgrounds: School District and Town.
- h) Town parks: Town (possible Federal aid).
- i) Town hall, highway department, and other town buildings and sites: Town.
- j) Water supply: Town, special district or private company (possible Federal aid).
- k) Sewage disposal: Town or special districts (possible Federal aid).

- l) Refuse disposal sites: Town (County).
- m) Fire stations: special districts.
- n) Post Offices: Federal Government.

With the completion of the Development Plan, the work of the Town Planning Board can be considered to have begun in earnest. The Board must be prepared to continue its studies into Town conditions, trends and needs in order that they may continue to have a sound and logical basis for keeping the Plan up-to-date. A systematic program for the Board could include the following:

- a) Annual review of all elements of the Development Plan and all laws and regulations stemming therefrom.
- b) Extension and an annual review of the Capital Improvements Program and recommendation to the Town Board of a Capital Budget.
- c) The continued study of subdividers' proposals.
- d) The continued study of any development problems referred to by the Town Board or other public agencies for recommendations.
- e) A continuing program of public relations and cooperation between the Town, its citizens, School Board, adjacent communities, the County, the State and other public bodies and agencies.

In their day-to-day work the Town Planning Board should utilize the Development Plan, as a guide. There is no doubt that at times, the Planning Board will be under pressure to make changes or exceptions, or reduce the requirements and standards which have been established by the Development Plan. Because of their unique responsibility to the future, it is critical that the Board be impartial and maintain a long-range viewpoint in all of their decisions.

Cooperation by Local Citizens

One of the most effective ways through which community goals, as outlined previously, can be achieved is by voluntary action and constructive cooperation of civic, business and other citizen groups, as well as individuals. Activity by local non-governmental groups can often be

carried out much more expeditiously than government-supported programs. Participation by such groups can also better arouse interest toward civic improvement and betterment and create a responsible attitude by most residents.

Many of the lesser problems confronting the municipality can be eliminated through such direct local voluntary activity. For example, a voluntary clean-up, fix-up and landscaping campaign, on a neighborhood basis, sparked by local civic groups, can do more to upgrade residential areas than any official and government imposed program.

Small neighborhood recreation areas are another example of the type of improvement which would lend itself to non-governmental effectuation. It might be possible, for instance, for citizen groups or service clubs to assist in the establishment, development and maintenance of such facilities. This action would reduce materially the financial loads that the municipality as a whole would have to carry.

Last, but not least, if organized citizens can be made sufficiently aware of the potential that exists for the utilization of their resources, they will become not only active participants in the effectuation of a few limited phases of the Development Plan, but will become a vocal and strong booster group which will embrace and support the Plan as the vehicle through which their private and collective investment in their community can be protected and enhanced.

Regional Coordination

Beyond internal coordination, similar efforts, although at a different level, are also required on an inter-community basis. One of the most important areas for the coordination of future plans in the study area should be a continuation of the voluntary cooperation between adjacent Towns. In order that the benefit and future potentials of the present joint action be not lost, it is suggested that the discussions and coordination should be continued as a regular administrative and policy making matter.

Coordination at the County level is of importance. This task can be best accomplished by an active Planning Department which is now operating to serve exactly this need. Constructive participation of the Community in the policy making and actual effectuation of decisions made with respect to projects of Countywide significance should be encouraged. The great

mobility of the local residents, plus the clustering of activities in strong functional centers which draw their clientele from wide areas, will make such approach increasingly more imperative.

The County Planning Board is now in the process of preparing a Master Plan for Ulster County. In addition as previously mentioned studies of water supply, sewage disposal, refuse disposal and a County airport are now being prepared at the County level.

The County planning agency has technical staff. The planning board of any county with the approval of the board of supervisors is empowered to furnish services when requested by the municipality. The board of supervisors establishes the charges to be made for the services furnished.

In addition to preparing a master plan for the County one of the functions of the County planning agency is coordinating and integrating the activities of local planning boards. The local boards should work effectively together as well as contribute to the County planning program.

Of particular importance to both the County and local planning agencies is the establishment of plans for County transportation facilities, County park and recreation system and County buildings and effectuation of these proposals. Proposals for these items will involve cooperation at the County and local level. However, for example, once a plan for County roads is established each municipality in the County will then be in a better position to determine the needs and design of its local road system.

A county does not have the power to zone. Zoning for the entire area of a county can only be accomplished by the individual action of the towns, cities and villages within the county. A county planning agency, however, may assist local governments within the county in dealing with problems relating to zoning; however, the enactment of these zoning recommendations can only be accomplished by the local governing body. Thus land use arrangements as effectuated by zoning are a local development policy. Upon completion of the County master plan these local development policies should be related to the County development plan so that each plan at the local level not only is reasonable for the municipality but also is reasonable as an integral part of the overall plan for the County. Because zoning is a function of a municipality the integration of local development plans and policies with the county development plan is a matter of local and county cooperation.

The promotion of coordinated development along the boundaries of all the municipalities in a county is within the powers of county planning

boards. A county planning board may officially state its recommendations concerning zoning regulations that have an inter-community effect. Section 239-1 and 239-m of Chapter 24 of General Municipal Laws provides that when a zoning ordinance or zoning amendment is presented to the municipality, or when a special permit procedure or request for a variance is before a municipal body, and when any of these apply to land or a building that is within 500 feet of municipal boundaries or within 500 feet of certain county or state facilities, the governing body, planning board, or zoning board of appeals will refer the matter to the county planning board with a statement setting forth the circumstances of the referred matter for review. The county planning board then has 30 days to act on the proposed zoning action, special permit or variance requested referred to it. The county planning board studies the request and reports its recommendations to the referring municipal agency, accompanied by a full statement of the reason for such recommendations. If the municipal body having jurisdiction over the matter does not receive a report in 30 days, it may act without such report.

If the county planning board disapproves the proposal, or recommends modification thereof, the municipal agency having jurisdiction shall not act contrary to such disapproval or recommendation except by a vote of a majority plus one of all the members of the municipal body and after the adoption of a resolution fully setting forth the reasons for such contrary action.

An amendment to the General Municipal Law gives the county the power to adopt and administer a "county official map". After establishment of a county official map, subdivision plats having frontage, access or otherwise directly related to any county road, existing or proposed as shown on the county official map shall be referred to the county planning board for its approval or disapproval. The plat may be approved by the municipality subject to stated conditions, notwithstanding such report, when the application of such report will act to deprive the owner of a reasonable use of his land.

Effective January 1, 1969, a new Section 239-N of the General Municipal Law authorizes counties to permit county planning agencies to review and comment on subdivision plats submitted to municipalities for approval, in substantially the same manner, and subject to the same criteria that they review certain municipal zoning actions under section 239-m.

SUGGESTIONS FOR OTHER REGULATORY AND CONTROL MEASURES

These reports contain a complete draft of a zoning ordinance, subdivision regulations and capital improvements program.

Since the character of the Town is still essentially rural with only limited concentration of development, there has not been great pressure for more extensive regulatory measures. These conditions, however, will begin to change and the need for other ordinances, which will help preserve satisfactory building conditions and living environments, can be anticipated.

Building Code: Marginal structures tend to deteriorate rapidly reducing surrounding land values. They are also unsafe and unhealthful. Since so much of a community's operating revenue is derived from improved land the inventory of improvements should meet reasonable construction standards. New York State has a Building Code that may be adopted by any city, town, or village in the State. This code establishes minimum sound standards for construction. Over 400 communities in the State have already adopted this code and its use by other communities is strongly advocated.

The New York State Building Code is adopted by passing a simple resolution by the local governing body (in accordance with Article 18 of the Executive Law). One copy of this resolution is filed with the municipal clerk, another with the Division of Housing and Community Renewal and a third copy with the Secretary of State. Thereafter it is in effect and no public meetings or hearings are required.

It is recommended that the Town adopt a building code. The enforcement of such a code and a zoning ordinance should be the responsibility of a building inspector. His primary tools are building permits and certificates of occupancy. No new construction is permitted until an applicant submits plans to the building inspector. The building inspector reviews these plans for compliance with the zoning ordinance and building code.

Housing Code: A housing code sets forth standards for living units assuring adequate space, light, air and other amenities.

A housing code typically includes space requirements (maximum occupancy limitations by habitable room), lighting and ventilation, structural requirement, fire and safety requirements, equipment requirements

plumbing, heating, electrical and other equipment requirements, property maintenance and administration and method of enforcement. The New York State Division of Housing has prepared a "Minimum Housing Standard Ordinance" which can be adopted by a municipality with only minimal adjustments.

A housing code is particularly important in terms of the large number of deteriorating and dilapidated housing units as noted in the Building Conditions analysis section of this report. As pointed out a great many of the deteriorating and dilapidated units are part of the bungalow colonies. A housing code should be used to regulate and prevent occupancy of these units for other than seasonal uses if they do not meet the requirements of the Housing Code.

Official Map: New York State Town Planning and Zoning Law permits a Town to establish an official map. Such map is deemed final and conclusive with respect to the location and width of streets and highways, drainage systems and the location of parks shown on such official map. The preparation of this Ordinance which is adopted by the governing body is costly since a precise engineering document based upon surveys is required. It would be much easier to establish an Official Map concurrently or after preparation of a Tax Map. A tax map is of invaluable assistance in the administration, collection and determination of equitable real estate taxes. The preparation of tax maps is now being considered at the County level. An Official Map should be considered after completion of tax maps.

Federal Assistance Program

Some proposals of the Development Plan may be undertaken with governmental assistance. Such aid programs which could be utilized by the Town are as follows:

Open Space Land Program: This program provides 50% matching grants to public bodies for acquiring, developing, and preserving open space land for permanent public use. The above program is a Federal program. In addition, the State of New York by the Park and Recreational Land Acquisition Bond Acts of 1960 and 1962 provides for assistance in the amount of 75% of the acquisition cost of land for parks by counties, cities, towns, villages or by improvement districts therein. It is independent of any Federal Program. In most cases, land acquired for new parks by municipality must contain at least 50 acres. In areas where there is insufficient land for this purpose, parcels containing at least 25 acres may be approved.

Demolition Grant Program: This program provides technical assistance and grants to cities, and other municipalities to finance up to two-thirds of the cost of demolishing structures which state or local law determines to be structurally unsound. The structures may be located either within or outside of urban renewal areas. The locality must assure that displaced persons are relocated into decent, safe and sanitary dwellings within their means.

In order to be eligible the locality must have an approved workable program, a local program for enforcing housing and related codes must be present; the structures must constitute a public nuisance and serious hazard to public health or welfare and the local governing body must have determined that other available legal procedures to secure remedial action by the property owner have been exhausted and that governmental-action demolition is required.

Advances for Public Works: This Federal program finances the preparation of engineering design work, and the advance must be repaid only when and if actual construction starts.

Sewer and Water Facilities: This Federal program provides grants for basic sewer and water facilities of up to 50% of the cost. The Federal Water Pollution Control Act provides grants of up to 30% for construction of municipal sewage treatment plant. The Pure Waters Bond Act (New York State) provides grants of 30% for construction, reconstruction and improvement of sewers and sewage treatment works.

Historic Preservation: The Federal program provides grants not to exceed 50% of the cost of acquiring and restoring historic sites and structures. The acquisition and restoration of these sites or structures must be in accord with a comprehensively planned development of the locality in which they are located.

The above does not exhaust the aid programs to municipalities. However, the remaining programs, including urban renewal, public housing and others, are not applicable at the present time to the Town of Rochester.