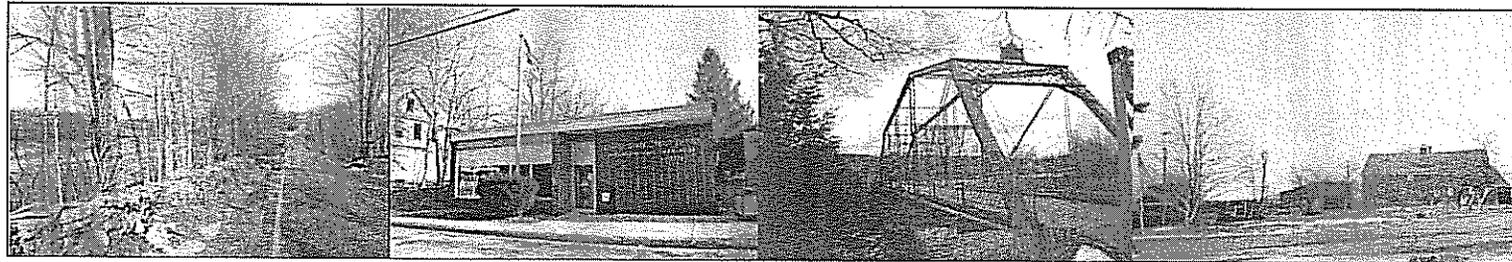
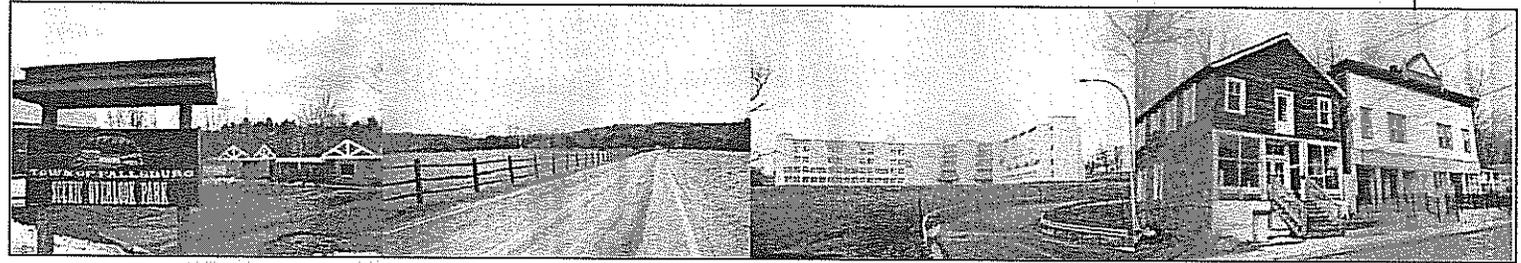
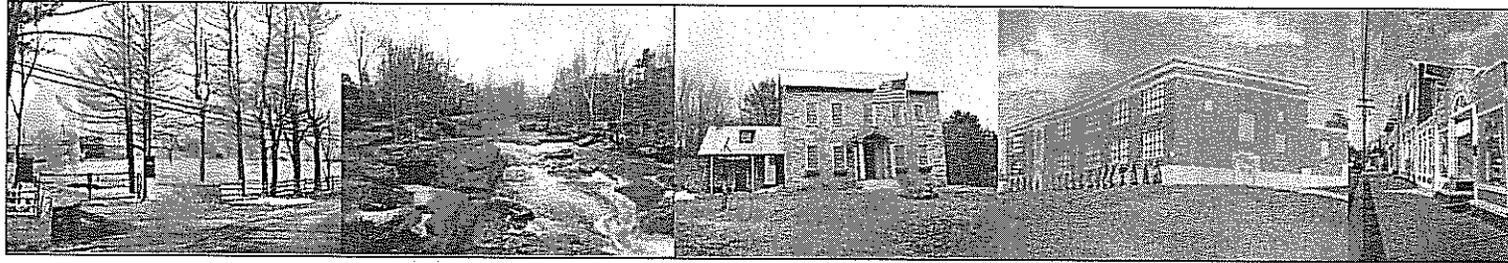


Town of Fallsburg, New York COMPREHENSIVE PLAN



Prepared by Town of Fallsburg Comprehensive Plan Committee

with Planit Main Street, Inc.

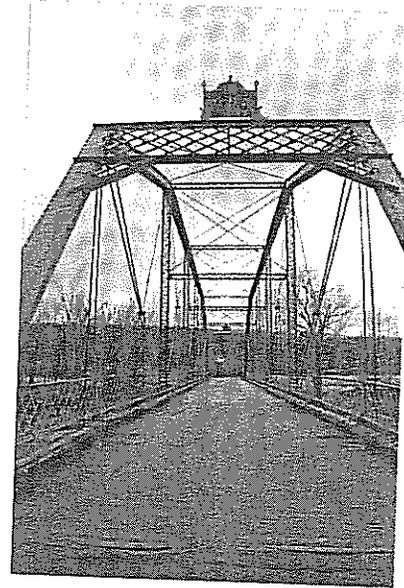
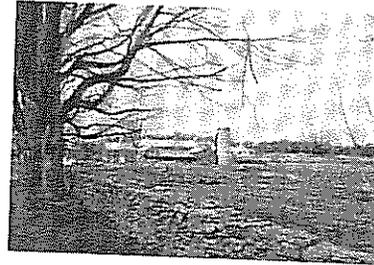


Adopted October 10, 2006

Acknowledgements

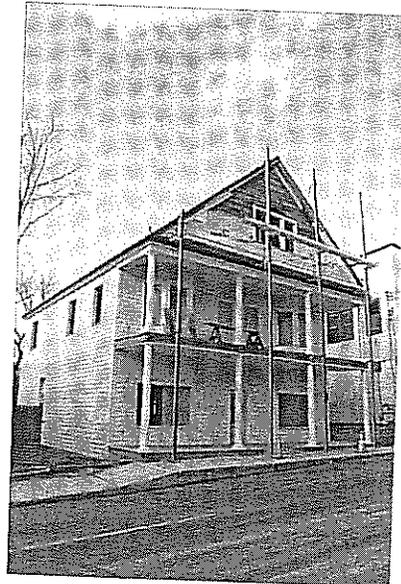
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Town of Fallsburg, New York

Acknowledgments Continued

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Public Participation

Special thanks go out the Catskill Center for Conservation & Development for providing their assistance in coordinating the public participation meetings, etc.

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1.0 Introduction

The Town of Fallsburg last completed an update of its 1965 Comprehensive Plan in the Year 2000. Since that time, the Town has experienced considerable growth pressure and with it the understanding that it needs to better manage future growth in order to ensure long-term benefits for the community. The Town Board seeks to create a Plan that will help to revitalize existing hamlet centers, preserve scenic and natural resources, protect farmland, and enhance economic opportunities for area residents. The Town Board formed a Comprehensive Plan Committee to lead the effort to create a new Comprehensive Plan. It also called for a strong public participation process so that the Committee could gain insights into the residents' concerns regarding existing development as well as their goals for future development within the Town of Fallsburg.

This Comprehensive Plan is being prepared in accordance with Section 272-a of NYS Town Law which states that the plan will "identify the goals and objectives, principles, guidelines, policies, standards, devices, and instruments for the immediate and long-range protection, enhancement, growth and development of the Town." While the creation of a Comprehensive Plan is not required under NYS Section 272-a, once one is adopted, all subsequent land use regulations must be in accordance with a community's adopted Comprehensive Plan.

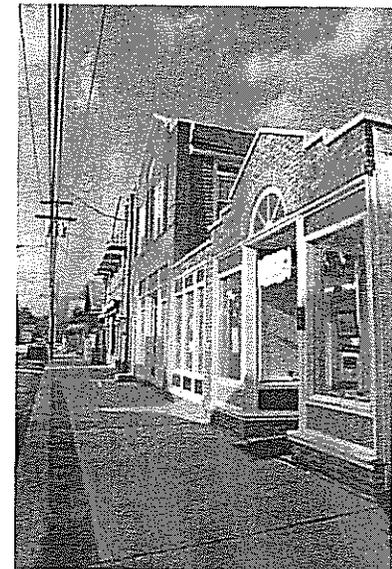
The Town of Fallsburg Comprehensive Plan was developed in three distinct phases: 1) preparation of baseline data including population, housing, natural resources, community facilities, open space, and infrastructure, etc., 2) identification of issues facing the Town based upon baseline data, a review of existing land use regulations, twice-monthly Committee meetings, along with public input, and 3) the creation of the Comprehensive Plan goals, objectives and policies.

An analysis of baseline conditions along with public input was used to identify a list of issues facing the Town. These include:

- Aesthetics of new development;
- Need to revise zoning to respond to development pressure;
- Need to create opportunities to expand the tax base;
- Loss of agricultural resources;
- Recreational opportunities;
- Downtown revitalization;
- Open space preservation;
- Traffic circulation;
- Aesthetics of major gateways;
- Housing opportunities;
- Balancing growth while maintaining rural character of the Town; and
- Clarification of land use regulations with respect to housing developments.

**“We Shape
Our
Buildings
and
Afterwards
Our
Buildings
Shape Us.”**

Winston Churchill



Main Street Mountandale, NY

1.1 Purpose of the Plan

This Comprehensive Plan is meant to build upon the 1965 and 2000 Comprehensive Plans and is intended to guide the Town’s growth for the next 5 to 10 years. The Comprehensive Plan serves as the Town’s official policy document, providing a general set of planning principles relating to land use; agricultural, natural, and historic resources; housing, economic development and other related issues in order to guide future growth and development.

The Mission Statement of this Comprehensive Plan is as follows: “To guide future growth and development within the Town of Fallsburg in a manner that respects the Town’s rural character so that its unique sense of place is enhanced; its agricultural, historic, and natural resources protected; its hamlets revitalized and its social and economic vitality ensured for years to come.” The purpose of the Comprehensive Plan is to realize the community’s vision for the future and to guide growth in a manner that fosters orderly, coordinated and beneficial development within the Town of Fallsburg.

The Comprehensive Plan is meant to be periodically reviewed and updated to ensure it continues to reflect the long-range goals of the community and that it addresses the regulation of land uses that may not have been envisioned when this document was created.

1.2 Implementation

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

Certain recommendations contained herein will require the subsequent action of the Town Board in order to enact recommended revisions to the Zoning Code and Subdivision Regulations. Other actions such as the preservation of historic resources, transportation improvements, or the development of programs to support the agricultural industry will require the collaboration between the Town, County, State and not-for-profit entities. These actions are outlined in Chapter 13-Plan Implementation of this Plan along with the party responsible for taking a leadership role in the implementation of the policy or program.

Each member of the Town Board, Planning Board and Zoning Board of Appeals should have a copy of this Comprehensive Plan. The Town Board may want to appoint a Comprehensive Plan subcommittee to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary.

Mission Statement

“To guide future growth and development within the Town of Fallsburg in a manner that respects the Town’s rural character so that its unique sense of place is enhanced; its agricultural, historic, and natural resources protected; its hamlets revitalized, and its social and economic vitality ensured for years to come.”

2.0 Public Participation

The Comprehensive Plan Committee was formed in 2005 and their initial meetings were held on October 10, 2005, November 14, 2005, and December 12, 2005. In February of 2006, Planit Main Street, Inc. was retained by the Town to assist the Committee in the development of the new Comprehensive Plan. From then on, the Committee met on the second and fourth Monday of each month at 7:00 pm at Town Hall. All meetings were open to the public.

During the preparation of this Comprehensive Plan, public input was also gathered from Town residents through a variety of instruments including: a Community Character Survey™, Assets & Challenges exercise, public focus groups, as well as input from the Comprehensive Plan Committee members. In addition to the above, interviews were held with the Town Code Enforcement Officer, business owners, and other interested stakeholders in order to gather additional information regarding the development of the Comprehensive Plan.

The first public participation meeting in the development of the Comprehensive Plan was held on March 8, 2006 in the Seelig Theater at Sullivan County Community College in Loch Sheldrake. Over eighty (80) residents came to the first meeting along with representatives from the Town Board and County Legislature.

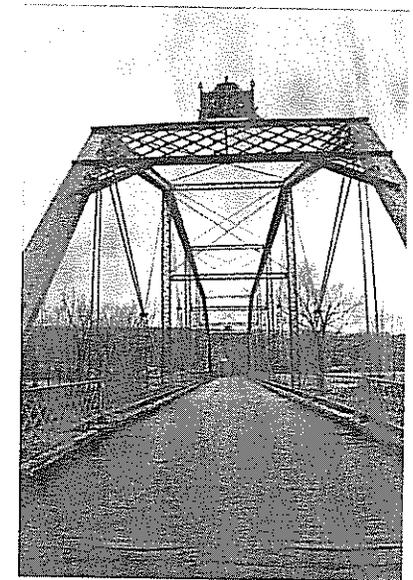
The meeting was co-facilitated by Alan J. Sorensen, AICP from Planit Main Street, Inc., along with Helen Budrock, AICP from the Catskill Center. The meeting began with an Assets & Challenges exercise followed by a Community Character Survey™. A discussion of each is provided later in this chapter.

The second public meeting was held on March 26, 2006 at the Fallsburg High School. Approximately 70 people attended that meeting. The meeting started with an analysis of the Community Character Survey™ followed by a “focus group” exercise. Residents were asked to select one of six focus groups to participate in as follows: 1) Infrastructure & Community Facilities, 2) Agriculture & Farmland, 3) Cultural & Recreational Resources, 4) Business Development & Tourism, 5) Housing & Community Character, and 6) Open Space & The Environment.

Each group identified assets and challenges for the Town within their topic area. They were then asked to develop five (5) broad goals for the Town within their focus area. The goals of each group were then collected and residents were asked to identify the goals that the Town should consider priorities among the thirty goals that were developed that afternoon. Through this public participation exercise, a set of priorities were developed to help guide the development of the Comprehensive Plan.

“It is within our power to create places worthy of our affection.”

James Howard Kunstler
Geography of Nowhere



The Comprehensive Plan Committee met on February 13, February 27, March 13, March 27, April 10, April 24, May 8, May 22, June 5 and June 19. It met with the Town Board on May 2 and June 20. Meeting minutes were prepared for each Committee meeting along with a list of action items to be addressed by the Committee.

While the public meetings represented an opportunity to discuss broad planning issues for the Town of Fallsburg, the Committee meetings served as a forum for focused discussions on how to effectuate change through the Town’s land use policies. In particular, discussions concerning the Town’s existing Zoning Code and Subdivision Regulations as they related to future goals and policies of the Comprehensive Plan were discussed.

The meetings were facilitated by Planit Main Street, Inc. with the goal of focusing on particular topic areas. One meeting focused on issues affecting aesthetics along the Route 42 Corridor. Other meetings focused on business districts, industrial districts, and agricultural districts. Once there was consensus among the Comprehensive Plan Committee regarding a particular topic they turned to the next topic of discussion.

A summary of the Assets & Challenges exercise and the Community Character Survey follows along with an analysis of each.

2.1 Assets & Challenges

At the first public meeting at the Community College, eighty plus residents were each asked to describe what they love about Fallsburg “Assets” and what they would like to change “Challenges”. The individual responses were recorded by the Catskill Center and then grouped into specific topic areas. A complete tabulation of the results is provided in the appendices of this Comprehensive Plan.

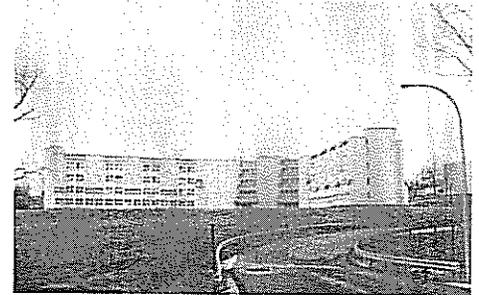
2.1.1 Assets

Assets are aspects of a community that residents look upon favorably. Identifying assets from the community’s perspective is an important step in defining a vision for the community’s future. While specific assets vary, they generally fall into several broad categories. The analysis of each is provided below:

1. Sense of Community: Participants noted the diversity in the community along with the small-town atmosphere as aspects of the community that they liked. A number of residents felt that Fallsburg was a good place to raise a family and was also the kind of place where you knew everyone when you went to the Post Office. Someone noted that the large attendance at the first public meeting reflected this sense of community.



Sullivan County Community College (SCCC) Administration Bldg.



Sullivan County Community College (SCCC) Dormitory

2. Natural Resources: A total of 32 participants spoke of the Town’s natural beauty and rural surroundings as an important aspect of the community that they loved. Other residents noted the hunting and fishing opportunities that existed within the Town as a positive attribute of the community. The Neversink River was noted for its fishing and scenic beauty, especially Old Falls. Another natural resource that was cited was the nearby Catskills Mountains. Residents also spoke of good air quality and clean water as important assets.

3. Recreational Opportunities: Residents spoke highly of the Town of Fallsburg’s park system and the presence of its public golf courses. Specifically, Morningside Park was mentioned as a unique asset of the community along with Lochmor Golf Course. It is noted that Morningside Park includes: Morningside Lake, a children’s playground, baseball field with seating, swimming pool and a variety of other active and passive park recreational opportunities. During the summer, the lake is used for boating. During the winter months, it is used for winter recreation such as ice fishing. The Town also owns and operates Mountindale Park which includes: a swimming pool, campgrounds and picnic grounds.

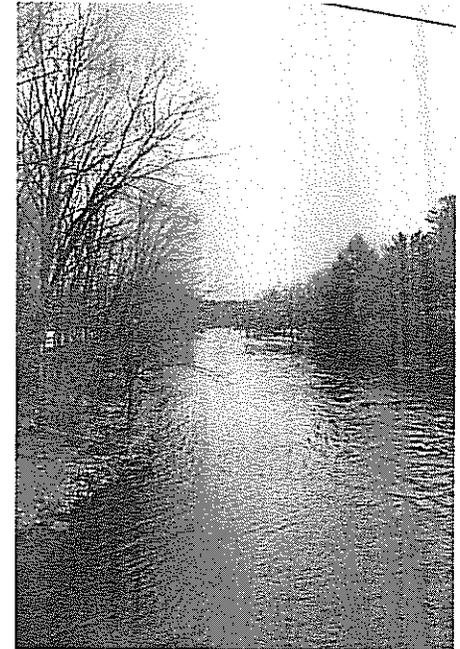
4. The Schools: Residents noted that the Fallsburg School District was an asset. The District includes: the Benjamin Cosor Elementary School and Fallsburg Junior-Senior High School. A large portion of the Town lies within the Tri-Valley School District. All are highly regarded in the area. Small portions of the Town are within the Liberty and Monticello School Districts.

5. Safety: Residents noted that Fallsburg was a good area to raise kids and that they felt safe in the community. The Town of Fallsburg has its own police force as does the Village of Woodridge which is located within the Town. Additional police service is provided by the Sullivan County Sheriff’s Department and the New York State Police.

6. Infrastructure: A Town official noted that an important asset the Town had was sewer capacity. Large areas of the Town are served by water and sewer. Without water & sewer, houses have to be located on larger lots to provide a separation between private wells and septic systems. Water and sewer infrastructure, allows for higher density development on smaller lots which opens up the potential to cluster housing on large site. This is useful in preserving open space.



Fallsburg High School



The Neversink River

7. Affordability: A number of residents noted the relative affordability of living within the Town of Fallsburg as an asset. This was compared to areas within the New York Metropolitan market. Residents also expressed concern as to whether their children would find the area affordable in the near future. With the benefit of having housing that was affordable came the desire to provide affordable housing opportunities.

2. Natural Resources: While the Town of Fallsburg has beautiful natural resources, there was a general concern that these resources were threatened. Specifically, residents expressed a desire to preserve more open space by containing development. Some residents felt that there should be more acreage between homes. Still others expressed a desire for controlled growth with lower density development.



Stone Wall – Budd Rd
Woodbourne, NY

2.1.2 Challenges

Residents were also asked what they would like to see changed in the Town, or expressed another way, challenges facing the Town in the future. A summary of their responses is discussed below.

1. Sense of Community: Residents expressed a desire to plan for development in order to maintain a sense of community. There was a general feeling that uncontrolled growth could adversely affect the character of the community and that additional zoning regulations were required to manage growth. Several residents expressed concern over litter, weeds, and the general lack of pride in the upkeep of properties within the Town. Other residents spoke of the need for more recreational activities for area youth.

Each one of these recommendations expressed a desire to allow for growth but within a manner that preserved the rural character of the community as well as open space. One resident expressed a concern that the Town should not be over developed. Residents also spoke of the need to keep existing parkland public.



Farmland – Woodbourne, NY

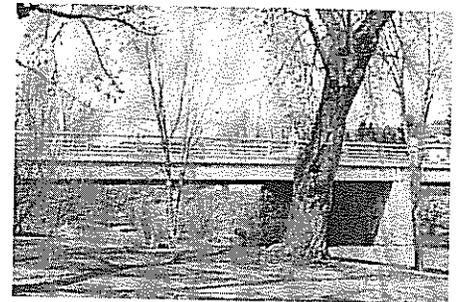
The solution to preserving open space in the Town will likely involve the provision for higher density development in some areas along with lower density development in more rural areas that are not served by water and sewer infrastructure. In Chapters 5-Natural Resources and Chapter 13-Implementation, we will discuss specific recommendations for meeting the challenge of protecting natural resources in the Town while allowing for growth.

- 3. Recreational Opportunities: Several residents expressed a desire to have additional recreational opportunities within the Town. Specific recommendations included more hiking trails, a hockey rink, as well as indoor recreational opportunities for area youth.
- 4. The Schools: Generally residents were satisfied with the school districts in the Town. However a few residents expressed concern that employment opportunities were needed for local youth so that they can stay in the area.
- 5. Economy: Thirty-one area residents expressed some concern over the economy in the Town. Specifically, they wanted to see more year-round businesses, more retail shopping opportunities, a clothing store, grocery store and a coffee house. One challenge facing the business community is the lack of a loyal customer base among residents that support local businesses. Residents were concerned that there was no longer a full-service supermarket in the Town and the residents had to either go to Monticello, Liberty or even Ellenville to meet their basic shopping needs. People also wanted a greater variety of stores and more light industries in the Town. They also wanted to see more jobs.

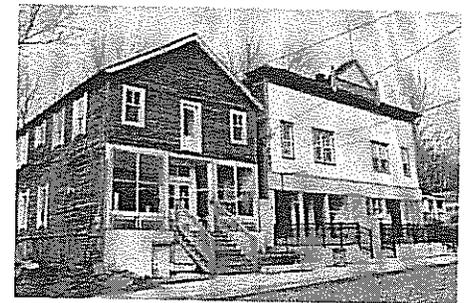
- 6. Infrastructure: Residents spoke of the infrastructure challenges facing the Town of Fallsburg. There was a general sense that roads needed to be improved. In particular there was concern regarding peak summer traffic on area roadways and the need for sidewalks. One resident pointed out that while the neighboring towns of Thompson and Liberty had access to NYS Route 17, the Town of Fallsburg did not. This was seen as a disadvantage in terms of being able to attract business to the town. A few residents voiced concerns regarding odors from the sewage treatment plant.
- 7. Downtown Revitalization: The most frequent challenge cited by the participants was that of improving and revitalizing the downtown business districts within the hamlets of South Fallsburg, Hurleyville, Loch Sheldrake, Mountindale, and Woodbourne. People also expressed concern about the aesthetics of some buildings and the need for greater loyalty to local merchants. There was also concern that some industrial uses should not be located in a downtown setting due to truck traffic and other issues associated with such uses that might interfere with smaller businesses and residents in downtown business districts.



Marie's Park – Woodbourne, NY



Marie's Park – Woodbourne, NY



Downtown Hurleyville, NY

- 8. Aesthetics: The appearance of buildings, reduction in litter, cutting of weeds, and other aesthetic issues was cited by a number of residents as something they would like to change about the Town. In fact, aesthetics was among one of the more frequently cited challenges by local residents. In the second public meeting, which is described in detail in Section 2.3 of this Plan, the number one goal of the residents that participated in the visioning exercise was the “development of strict aesthetic standards for the Town.”
- 9. Taxes: Several residents noted the need to lower the burden of property taxes on homeowners in the Town and to have fewer tax-exempt properties.
- 10. Affordability: A number of residents pointed to the need for workforce housing and to ensure continued affordability of housing in the area for their children.
- 11. Miscellaneous: The following are some other things residents would like to see changed in the Town:
 - More healthcare;
 - More tourism.

2.2 Community Character Survey™

During the March 8, 2006 public meeting, 75 residents participated in a Community Character Survey. The Community Character Survey is a planning instrument that was developed by Planit Main Street, Inc. to ascertain resident preferences for various aspects of the community. We begin with the premise that there are common attributes of development that people find visually appealing or not.

To determine resident preferences, participants were shown a variety of images that suggest different aspects of community character. The first set of images related to commercial and/or industrial development. The second set of images related to residential development and the third set of images focused on the landscape. Residents were asked to rate each of these images on a scale of -5 to +5 (negative vs. positive) on the survey forms.

All of the images that are included in the Community Character Survey™ are carefully chosen to reflect both the best and worst attributes of development and the landscape. In an ideal world, good design would simply happen. In reality, it is more often shaped by developer preferences within a framework of community land use tools that help to ensure good design. This Plan outlines a general framework in which to guide design decisions.

“In an ideal world, good design would simply happen. In reality, it is more often shaped by developer preferences within a framework of community land use tools that help to ensure good design.”

The photos of commercial and industrial development within the Community Character Survey included: shopping centers, office buildings, stand-alone commercial buildings, and downtown mixed use buildings. The images of residential development included: single-family houses on small lots, large houses on large lots, townhouses, village streetscapes, and exurban residential development. The landscape images focused on the natural environment. Included were photos of the Neversink River, local farms, as well as views from public rights-of-way that were either enhanced or diminished by the man-made environment.

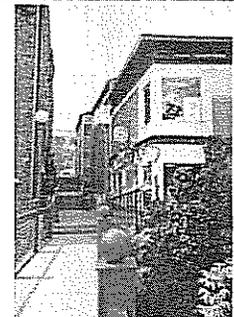
Those images that most represented what participants would like to see in their community, or what they found to be visually appealing, were given a positive rating. Those images that reflected things they did not want to see in their community, or that they found visually unappealing, were given a negative rating. The greater the like the higher the score and vice versa.

A total of 75 residents participated in the Community Character Survey. The full results of the survey are provided in the appendices of this Comprehensive Plan. An analysis of the survey responses is provided below along with a discussion of some of the land use decisions that may have affected the development that was represented in each photo.

The Community Character Survey revealed strong and consistent preferences among participants. These results give us solid insights into the community's values regarding design and future land use development. An interpretation of those values is provided below.

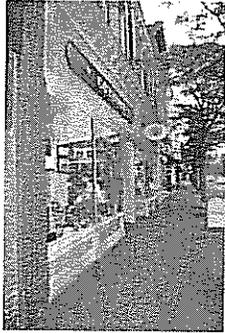
Highly rated attributes of commercial and industrial uses.

- The highest rated commercial images reflected downtown mixed use buildings;
- Well-designed small scale retail developments were also highly rated. An example is the Rite Aid pharmacy in the photo to the right that incorporates a sloping roofline, stone and heavy timbers;
- Signage that was well-designed and appropriate in scale. Projecting signs on Main Street buildings, well-design wall signs with goose neck lighting, and monument signs;
- Landscaping that accentuated monument signs or was used to screen off-street parking areas;
- Downtown commercial districts with well-maintained sidewalks, a row of street trees and historic Main Street buildings;
- Well-maintained properties; and
- Well-designed infill buildings [see photo to the right].



Above: The Highest Rated Images

Top Five Rated Commercial Images



This image of Market Street in Corning, New York received a weighted average of +3.8 overall. What are some of the factors that contribute to the appeal of this image? One factor is the well-maintained and neat appearance of the sidewalks.

Another is the well-placed and designed signage. Note how the signage along the building wall is designed to complement, rather than mask the architecture of the building. Also the projecting sign, is well-sized so as not to obstruct the streetscape.

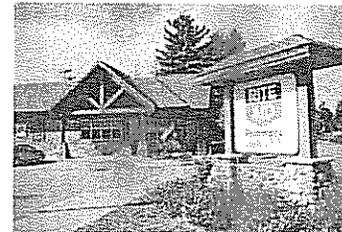
Aligning buildings along the sidewalk helps to define the building line. This, coupled with the row of street trees, helps to create a sense of enclosure that defines the pedestrian environment. Providing a comfortable pedestrian environment that is distinct from vehicular rights-of-way is important and street trees help to establish this distinction. The large display windows in the storefront coupled with well-designed window displays, creates an appealing shopping environment. The recessed entry then invites the shopper into the store. All of the positive attributes associated with this image can be achieved in any community with the right set of land use and design review criteria.

This Lake Placid building received a +3.6 average score. Positive aspects of this image include: signage that is



appropriate to the architecture of the building, large display windows, recessed entry and the placement of the building to the edge of the sidewalk. It is also noted that the new building respects the scale of surrounding buildings. Again, the neat appearance of the streetscape and building also contribute to the overall positive rating for this image. The Mixed Use District that is recommended for the Town within this Plan would allow for such development.

With a weighted average of 3.4, this stand-alone retailer received the third-highest score of the 27 commercial and industrial



images that were shown in the Community Character Survey. The distinguishing features of this development include: the monument signage with generous landscaping, use of a gable roofline, and use of stone and timbers to create a visually appealing building. The provision of a

“Most of us know good design when we see it.

It’s important that our communities provide land use policies that ensure good design.”

pedestrian sidewalk that is set back from the street edge is another positive attribute of this retail building. The incorporation of these design elements was required by the community in which this national retailer is located. The Town of Fallsburg, through its Comprehensive Plan and subsequent zoning code revisions, can develop criteria to help achieve similar results.



This photo shows a pedestrian walkway to and from a public parking area behind Main Street in Warwick, New York. The use of a decorative pedestrian bridge, period lighting, landscaping and signage all contribute to the positive aspects of this image. It

received a weighted average score of +3.4.

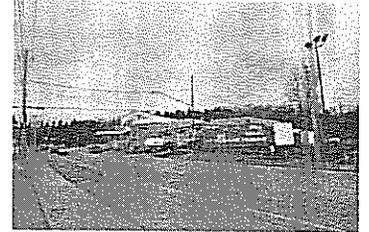


This infill building received a weighted average score of +2.9. The infill building is well-designed and placed. The architect

has used a faux gable roof to conceal HVAC units. The building also uses recesses and projections along the building wall to break up the scale of the building. Other positive attributes include the signage, landscaping, preservation of mature trees, and a net-clean appearance.

Poorly rated attributes of commercial and industrial uses.

- Commercial sites without landscaping;
- Poorly placed commercial buildings where the rear of such buildings dominate the streetscape;
- Commercial developments with insufficient landscaping;
- Poorly maintained commercial and mixed use buildings;
- Signage that does not respect the architecture of a building;
- Off-premises advertising that creates visual clutter along the streetscape;
- Building utilities that face the street;
- Large expanses of off-street parking without landscaping;
- Poorly defined driveways and the lack of pedestrian walkways along roadways;
- Storage of used vehicles and other equipment on commercial properties that are not screened from the public view;
- Excessive size of some commercial signs that then dominate the streetscape;
- Poor building orientation as it relates to adjacent buildings;
- Box-like commercial buildings; and
- Buildings that are utilitarian in appearance and/or out of character with their surroundings.



Above: The Lowest Rated Images

This image was rated -3.8 overall. What factors contribute to the unappealing attributes of this development. To begin, the building is poorly maintained. It is also poorly placed so that the rear of the building and all the utilities dominate the streetscape. This building is located in a Downtown setting. The billboard-type signage on the wall is unappealing as are the poorly maintained sidewalks. Last but not least is the noticeable lack of landscaping. A tree may grow in Brooklyn, but not on this site in the heart of an otherwise beautiful historic Downtown setting. All of these negative attributes could be avoided with proper land use regulations.



What would otherwise be viewed as a beautiful Main Street is degraded due to poor maintenance and inappropriate modification to the historic architecture of this building. Note the billboards masking the upper windows, texture siding, boarded up windows, along with small windows on the first floor. Also note the lack of street trees and landscaping. The overall score was -2.9.



“All of the buildings, all of the cars, were once just a dream in somebody’s head.”

Peter Gabriel
Mercy Street

The score for this image was -2.6. Billboards, lack of landscaping, poor maintenance and storage of materials along the street edge create a visually unappealing environment along East Broadway in Monticello.



“Without land use regulations, one man’s dream may become the community’s worst nightmare.”

Alan J. Sorensen, AICP

This -3.1 rated image boasts excessively large off-premise signs, storage of equipment and vehicles in plain site the traveled right-of-way. There is also too much signage on the buildings. Building placement, materials, and uncoordinated design also contribute the low rating of this retail development in the Town of Liberty, NY.



This commercial retailer received a -2.6 rating overall. Factors that contributed to the low rating include: the sea of asphalt without any landscaping islands and the big-box appearance of the building.



Top Five Rated Residential Images

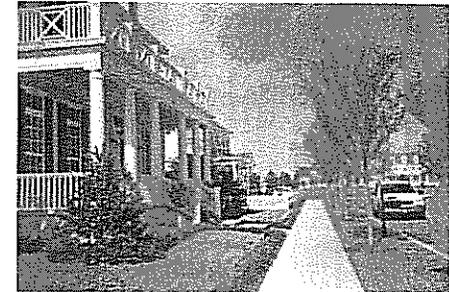
Highly rated attributes of residential development.

- Houses with trees and a modest lawn;
- Houses that are oriented to the street or rural roadway;
- For densely developed housing - the provision of sidewalks;
- In rural setting - larger setbacks for housing sites from the road to help maintain the rural landscape;
- The provision of street trees along residential streets;
- Attractive design of residential buildings whether single-family, townhouse, or multi-family;
- Residential developments where the housing designs varied, thus avoiding the cookie-cutter appearance;
- Housing within pedestrian-oriented neighborhood settings;
- A residential streetscape defined by narrow streets, sidewalks, tree-lined streets, and modest yards; and
- Good quality, well-maintained, and well-designed housing.

Score +3.6: The home in the photo to the right was taken in Celebration Florida.¹ The picket fence, trees, front porch, and design of the house contributed to the positive rating. Notice the small lot size and close proximity to neighboring houses. Densely developed residential neighborhoods can be visually appealing if well-designed.



Score +3.5: Residential streetscape in Celebration Florida. Contributing factors to the positive rating include: pedestrian-oriented sidewalk, nicely maintained and landscaped yards, and row of street trees, sidewalks with a landscaping strip between the pedestrian and vehicular rights-of-way. The front porch on this house was another factor that contributes to the positive rating.



Score +3.1: Factors that contribute to this positive rating include well-maintained house, lawn, and stone walls. Note that the garage entrance is located to the rear of the house, so that it does not dominate the house. This house is located along a rural highway where there are higher traffic speeds. The larger setback from the right-of-way in rural settings helps to maintain the rural character.



Above: The Highest Rated Images

¹ Celebration is a new-urbanist development that tries to capture the traditional development pattern found in villages throughout the U.S.

Top Five Rated Landscape Images

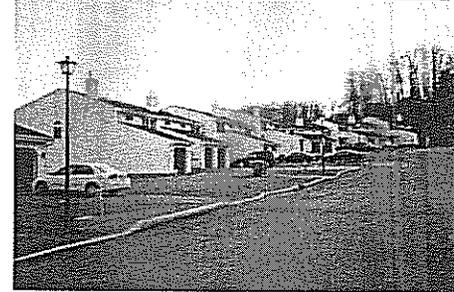
Poorly rated attributes of residential developments

- Cookie-cutter design;
- Lack of street trees;
- No provision of sidewalks;
- Garages that dominate the residential buildings resulting in the “Garage with attached House” effect;
- Excessively wide streets within residential areas;
- Housing sites that are clear-cut of existing vegetation;
- Housing where parked vehicles dominate the streetscape, but not the housing; and
- Poor placement of houses so that the privacy of neighbors is violated.

Score -1.5: The factors that contributed to the low rating for this image are as follows: the cookie cutter appearance of the houses, the lack of street trees, and an excessively wide residential street. Another factor was likely the fact that very little of the existing vegetation was retained on these home sites.

Score -1.1: While some might have considered the density of this development to be a concern, the factors that likely played a more important role in the negative rating of this development include: cookie-cutter units, garages that overpower the residential units, no provision for sidewalks, and the fact that there are no trees within this development.

Score -1.0: This development was built on a former farm outside the hamlet of Bullville, NY. The homes are situated along a cul-de-sac that runs straight up the hillside from Route 17K. The wide width of the cul-de-sac, lack of street trees, excessively long driveways, and poor relationship of houses to one another all work to create a less than appealing residential environment.



Above: The Lowest Rated Images

Highly rated attributes of the landscape

- Natural resources such as the Neversink River and Old Falls;
- *Development that respects the rural character of the community;*
- Farmland and land in agricultural production;
- In more urban settings, places that were well landscaped;
- Streetscapes free of the visual clutter of off-premises advertising;
- Well-maintained Main Streets and streetscapes that are clear of litter and other debris; and
- Buildings that are maintained.

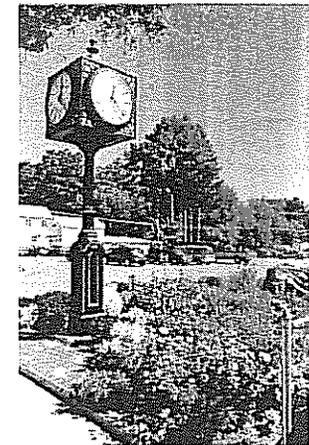
Score 4.8: The image of Old Falls on the Neversink River received an almost perfect score. The protection of natural resources is an important factor to consider in the future development of within the Town. The photo captures the Old Falls in a pristine setting. Ensuring that the man-made environment respects the natural resources of the Town is an important goal of this Plan.



Score 4.6: This photo of a farm in the hamlet Glen Wild in Fallsburg received very high ratings. In general, any of the landscape images that showed agriculture and farmlands received very high ratings. In this image, the well-maintained fences, stone walls, green fields, and red barns work together to create the classic bucolic setting that many find visually appealing. Preserving such resources is a focus of this Comprehensive Plan.



Score 3.6: The community clock in Jeffersonville, NY. The factors that contribute to the high rating for this image include: beautiful clock that is in scale with the streetscape, decorative brick pavers around the base of the clock, and very nice and well-maintained flowers that add color to the streetscape. These are attributes that can be incorporated into streetscape designs for the hamlet centers within the Town of Fallsburg. It can also serve as a model for Town facilities.



Above: The Highest Rated Images

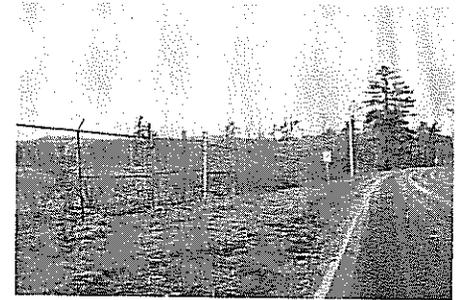
Poorly rated attributes of the landscape

- Rural roadways with inappropriate street advertising and billboards;
- Billboards that are poorly maintained;
- Development that does not respect the rural character of the community;
- Chain link fences;
- Poorly maintained chain link fence with barb wire;
- Make-shift billboards that are painted on structure and vehicles;
- Litter and debris on the side of rural roadways; and
- Storage of vehicles and equipment near the public rights-of-way.

Score -3.1: The Town of Fallsburg, and much of Sullivan County, suffers from an excessive amount of billboards. Most of these billboards are in a poor state of repair and “available.” The negative rating that this image received conveys the fact that excessive and poorly maintained signage detracts from the natural environment. Regulating the placement and maintenance of such structures is important.



Score -2.9: Take away the dilapidated chain link fence with barb wire along with the deteriorated tennis courts and this image of the rural landscape would have received a positive rating. If you look closely you can see the Catskills Mountains in the background. Unfortunately, the eye is attracted to those things that dominate the roadway edge. Instead of the driver getting a sense of the rural countryside he or she leaves with the sense that this is a place that has been abandoned and one that may be unsafe.



Score -2.9: The business quoted on the make-shift trailer/billboard may be “the place to be”, but this is no place to locate an ill-conceived advertising sign at the primary gateway to Orange County. This gateway would otherwise be visually appealing but for the inappropriate travel trailer sign. The Town can regulate the placement of signage and preclude such signage along its roadways.



Above: The Lowest Rated Images

2.3 Focus Group Outcomes

The second public participation meeting for the Comprehensive Plan was held on March 26, 2006 at the Fallsburg High School. Approximately 70 people attended the meeting. The meeting started with an analysis of the Community Character Survey™ followed by a “Focus Group” exercise.

Residents were asked to select one of six focus groups in which to participate as follows: Infrastructure & Community Facilities, 2) Agriculture & Farmland, 3) Cultural & Recreational Resources, 4) Business Development & Tourism, 5) Housing & Community Character, and 6) Open Space & The Environment. Each group identified assets and challenges for the Town within their topic area and then were asked to develop five (5) broad goals for the Town within their topic area.

A summary of the goals for each group were then placed on large writing tablets and hung along the wall. Residents were then given six sticky dots and instructed to place their dots next to the goals that they felt were the most important. Through this exercise, a set of priorities were developed to help guide the development of the Plan. The following is a summary of the key recommendations along with an analysis of each in the context of the Town’s existing land use regulations.

2.3.1 Infrastructure and Community Facilities

Residents who participated in this focus group identified several broad goals as follows: 1) upgrade infrastructure before it is needed, 2) pursue grants for needed infrastructure, and 3) provide community services in a manner that focuses on centralization of resources.

Specifically, this group identified the need to upgrade NYS Route 42 and 52 and to upgrade the unused sewer systems that were built to serve the former resort hotels. Although outside of their focus area, this group also identified the need to protect natural resources so that the Town could better promote tourism. To this end, the group recommended improved environmental planning to address such issues a storm water management and to ensure that sites were not overdeveloped to the detriment to the environment. There was also a sense that there needed to be more focus on the enforcement of the existing regulations.

Recommendation: Obtaining funding to upgrade infrastructure in advance of development is difficult. Instead, the Town needs to direct growth to where existing infrastructure can support development. Development should also be directed where it will have the least impact on the environment. Areas that are recommended for higher density development are shown on the Future Land Use Map in Chapter 11.

“The Town should pursue grants for needed infrastructure improvements.”

Infrastructure & Community Facilities Focus Group

It is also recommended that an assessment of existing capacity within the Town’s water and sewer districts be conducted to identify where there is room for growth as well as where growth should be restricted. Identifying existing deficiencies in the level-of-service on area roadways and/or the capacity within existing water and sewer districts is an important first step in obtaining funding for needed improvements. To this end, continued monitoring of such facilities into the future must continue.

The Infrastructure & Community Services focus group also touched upon another important issue - the need to centralize services. This group pointed out that emergency and community resources were more cost-effective to provide when centralized. Furthermore, the hamlets would increase their chances of obtaining grant funding by working together to provide services that they could share. A good example of a regional recreational project that could benefit from this approach is the proposed O&W rail-trail that would link many of the hamlets in the Town along with the Village of Woodridge.

2.3.2 *Agriculture & Farmland*

The Agriculture & Farmland focus group identified five broad goals: 1) preserve existing farmland & open space, 2) support local growers, 3) promote agri-tourism, 4) create tax incentives

for farmers to maintain large tracts of open space, and 5) pursue aquatic farming opportunities in the Town. The preservation of farmland & open space received a total of 12 votes; the fifth highest rated goal by participants. This goal was tied with two other goals.

There are several small farms and agri-businesses remaining in the Town. These are viewed by residents as a resource that the Town should help to preserve. In recent years, the Center for Discovery and the Open Space Institute joined forces to acquire a large farm outside the hamlet of Hurleyville. They are bringing the land back into production. Egg U has a large egg processing facility in one of the Town’s industrial districts off of Glen Wild Road. There is also a new indoor horse training rink off of Muthig Road in the Divine Corner’s area of the Town. There are over a hundred acres of farmland in production as part of the Woodbourne Correctional Facility. There are also a variety of smaller farming operations ranging from the raising of goats to the growing of specialty crops in the Town.

There are a variety of land use tools that can be employed to assist the farming community in the Town. Purchase of development rights, cluster subdivisions, and right-to-farm laws are but a few. A more detailed discussion on agricultural & farmland protection within the Town is provided in Chapter 9.0 of this Plan.

“Preserve existing farmland and open space.”

“Promote agri-tourism.”

Agricultural & Farmland Focus Group

2.3.3 Cultural & Recreational Resources

This group’s top five goals were as follows: 1) secure funding for recreation as a united group of hamlets working together for a common goal, 2) create an indoor recreational facility that is centrally located, 3) systemize the methods of getting information out to residents, 4) better utilize and improve existing recreational facilities, and 5) create cultural and sporting events throughout the year. The goal of having the hamlets work together to pursue funding for recreation received a total of 12 votes. This placed it in a tie for fifth place with two other goals. As was noted before, the hamlets would increase their chances of obtaining grant funding by working together to create recreational resources that they could share. A good example of a regional recreational project that could benefit from this approach is the proposed O&W rail-trail that would link many of the hamlets in the Town along with the Village of Woodridge.

Recommendations

The Town has obtained funding to explore the feasibility of completing the segment of the rail-trail from Woodridge to Hurleyville. Following the completion of the study, the Town should continue to pursue grant funding for this project. This could benefit the entire community. This project would not only provide recreation for area residents but also for the greater region.

2.3.4 Business Development & Tourism

The goals for the Business Development & Tourism group is as follows: 1) encourage more business to expand the tax base, 2) create a business development center with youth internship/mentoring program, 3) support “green” business & industry, 4) develop more parks, recreational and scenic resources, and 5) improve traffic flow in the summer [e.g. the peak tourism season].

The first goal of this group received a total of 23 votes making it the third highest priority of those who participated in the public meeting that day. The second goal of this group, creation of a business development center, received a total of 22 votes. The goal of supporting “green” business & industry received a total of 11 votes.

While there is clearly a need to expand the tax base in the Town to reduce the tax burden on homeowners, there is also strong sentiment that this needs to be done in a manner that does not detract from the Town’s natural environment.

This sentiment is supported by the top two goals overall: 1) the development of strict aesthetic standards and 2) zoning that protects and preserves the rural character of the Town. Each of these goals can be met by carefully assessing where commercial and industrial development should occur and then regulating its design.

“If we carefully plan for growth and ensure that it is well-designed, we can expand the tax base and enhance our environment.”

Economic Development Focus Group

2.3.5 *Housing & Community Character*

This group came up with five goals as follows: 1) create aesthetic standards for new development, 2) balance open space preservation with the density of new development, 3) create incentives for downtown reinvestment, 4) create incentives for first-time homebuyers and workforce housing, and 5) provide for a range of new housing choices: upper, middle-class, workforce, rentals, condos and encourage housing within walking distance to town centers. The provision of sidewalks and nearby recreational facilities was also encouraged.

The development of aesthetic standards for new development received a total of 26 votes - the most of any goal that was developed during the focus group exercise. Feedback from the Community Character Survey™ also revealed a strong dislike for cookie-cutter housing developments. Some of the discussion within this focus group spoke of the desire to see some variation in house styles within subdivisions to avoid the cookie-cutter appearance, but to do so within reason.

There is clearly a desire to allow for a variety of housing types, including housing downtown, but to ensure that such housing is attractive and leaves some open space. Creating opportunities for living-over-the-store and cluster subdivisions could help to achieve these goals.

2.3.6 *Open Space & The Environment*

The top five goals of this group were: 1) protect and preserve rural character of the town through land use regulations, 2) establish an environmental management council as stewards of the environment, 3) preserve and protect the environment and open spaces, 4) promote environmental recreations, education & tourism, and 5) research and establish mechanisms for preserving open space such as bonding and transfer taxes. The goal of protecting and preserving the rural character of the Town received a total of 24 votes - the second highest number of votes of any goal. The desire of Town residents to protect open space and preserve the rural character of the Town transcended all focus groups.

2.3.7 *Summary*

What the above speaks to is the overall desire to encourage growth; but to carefully manage such growth so that it is visually appealing, preserves a sense of open space, and does not harm the environment.

In the following section, a discussion of the Comprehensive Plan Committee meetings is provided. One challenge of the Committee was taking the broad goals of the community and translating them into land use policies to guide growth.

“What this speaks to is the overall desire to encourage growth; but to carefully manage such growth so that it is visually appealing, preserves a sense of open space, and does not harm the environment.”

2.4 Comprehensive Plan Committee

While public participation was important in establishing broad goals, the Comprehensive Committee had the task of identifying revisions to existing land use regulations that were needed to effectuate these broad community goals. What follows is a summary of the Comprehensive Plan Committee discussions and recommendations concerning the Comprehensive Plan and recommendations with respect to other land use regulations.

February 13th Committee Meeting:

At this meeting, Committee Members were asked to identify needs with respect to the Town’s existing land use regulations. A summary of suggested policies and revisions is presented below:

- Better regulation of existing bungalows;
- Restrictions on new bungalows;
- The need to regulate condominiums;
- Encourage cluster subdivisions;
- Better define environmental constraints that should be subtracted before calculating permitted density;
- Consider architectural design standards;
- Chain link fences along main corridors are a major aesthetic concern and greater setbacks should be required along major roadways;

- Improve the appearance of the gateway leading into South Fallsburg by making the lake more visible, creating a park or designing a better bridge with a sidewalk;
- Improve views of and access to the Neversink River;
- Revise zoning to reduce potential of sprawl and concentrate commercial development in existing hamlets:
 - Encourage mixed use in hamlets
 - Do not allow the conversion of existing first floor commercial space into residential.
 - Develop Main Street Program Keeping Post Offices Downtown.
 - Address assessment policies which discourage improvements.
- Define neighborhood commercial vs. highway commercial standards;
- Identifying loopholes in zoning codes; and
- Consider encouraging light manufacturing in some areas of the town.

February 27th Committee Meeting

- Create higher density areas near hamlets;
- Town must guide growth, not developers;
- The B-1 Business District should not permit residential;
- Prepare for March 8th Public Meeting; and
- Prepare Community Character Survey.

March 13th & 27th Committee Meetings

- *Business Zone* – Focus district in hamlet areas and rezone areas where there would be no interest in business:
 - The old Olympic Hotel area.
 - The Alpine Estates property.
 - Catskill Funland site and adjacent site that is proposed for residential.
- Create Three Distinct Business Zones:
 - B1: Business to allow a broader selection of business uses and provide criteria for some residential as a special use;
 - NC: Neighborhood Commercial to allow small-scale retail, etc; and
 - MX: Mixed Use for Main Streets that allow retail stores with residential above.
- Focus HR-1 and R-1 near the hamlets:
 - If there is existing W/S, the allowable density could be higher than if no W/S.
 - Areas within these districts can be designated to allow for expansion of the W/S districts to attract developers to right areas.
- *I-1 Industrial Zone* – Review permitted uses to ensure it is not too broad. Rezone the following areas to REC-1:
 - The wetlands/marsh on Heiden Rd behind Rolling V; and
 - The area off of RT 42 in Woodbourne.
- Create a *PR-Planned Resort District*.
 - Applied to Raleigh, SYDA, Pines, Browns.
- *AG-1 and REC-2 Districts*.
 - Do not allow package plants to increase residential density in these districts.

- Greater distinction between AG and REC by creating criteria for AG-1 that reflects agricultural usage.
- Recognizing the potential need for mobile homes to satisfy the need for inexpensive housing but retain strict criteria for their placement.
- Bring the prisons and Center for Discovery into the AG-1 Districts.

April 10th & 24th Committee Meetings

The following topics were discussed:

- Water shed Protection Overlay Zone;
- Reuse of Gambino dump site for municipal purposes;
- Natural resource protection and storm water runoff;
- On-going water & sewer infrastructure study and need for Town to develop a Capital Improvement Plan;
- Consideration to 5-acre minimum lot size within the AG-1 Zoning District;
- Need for a multi-purpose community center for Youth and Seniors in the Town;
- Need for smaller recreational resources within the centers for area youth (e.g. skate parks);
- Overview of Comprehensive Plan Committee recommendations with the water & sewer departments; *and*
- *Approval of Mission Statement for the Comprehensive Plan.*

Mission Statement

“To guide future growth and development within the Town of Fallsburg in a manner that respects the Town’s rural character, so that its unique sense of place is enhanced, its agricultural, historic, and natural resources protected; its hamlets revitalized, and its social and economic vitality ensured for years to come.”

2.5 Summary

The above represents a brief summary of the Comprehensive Plan Committee's review and recommendations. A summary of Comprehensive Plan recommendations are provided in Chapter 12 Goals & Objectives. These are a direct outgrowth of the public participation process and the Comprehensive Plan Committee discussions.

The following chapters include additional background studies that were also evaluated as the Comprehensive Plan Committee devised its final recommendations for the Comprehensive Plan. These studies provide the historical and regional context of development in the Town, information on population and housing trends, natural resources, transportation, cultural, recreational and agricultural resources; as well as a discussion on economic development. Having a solid understanding of existing trends in the Town is important as we plan for future growth and development.

3.0 Historical & Regional Context

The Town of Fallsburg was created by an act of the New York State Legislature on March 9th, 1826. The area that comprises the Town of Fallsburg was taken from the adjoining Towns of Thompson and Neversink. The name of the Town came from the Falls on the Neversink River near the present day hamlet of Fallsburg.

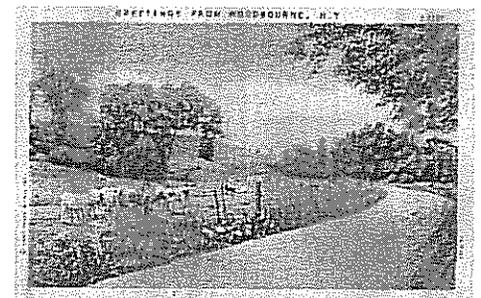
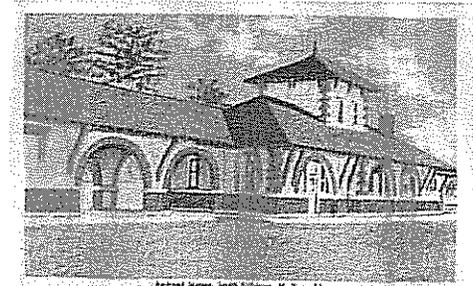
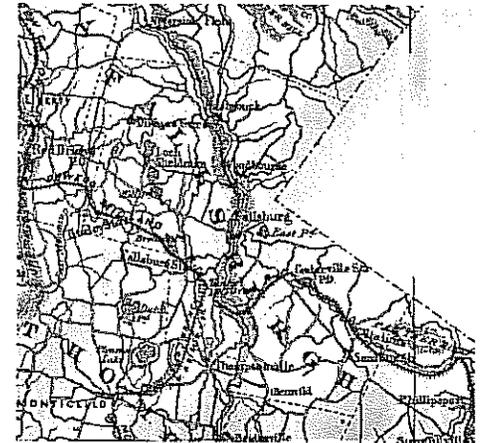
“The Neversink River runs from north to south through the Town of Fallsburg and played an important part in its early development. During the first part of the 1800’s, the region was primarily a farming community. The upper Neversink River between Woodbourne and Hasbrouck was the heaviest settled because of the rich flatlands there along the river. The settlers also harnessed its water power. A number of sawmills and gristmills were built there in the 1790’s further establishing the area.

The first tannery in the Town of Fallsburg was located at the falls on the Neversink River in 1831. The tanneries and other industries in the area provided a great deal of employment and made a big economic impact in the area. During the first fifty years of the Town of Fallsburg’s history, most of the settlement areas were located along the Neversink River.

However, the growth pattern in the Town of Fallsburg was about to change. Just as the tannery industry was ending in the early 1870’s, train service arrived. Instead of the Neversink River, the railroad line would become the nucleus of Town.

The first train to enter Sullivan County was on January 24, 1872 when it traveled through the newly completed tunnel at Bloomingburg. The New York & Oswego Midland Railroad (later bought by the O&W) was completed on July 9, 1873. Fallsburg now had direct rail service to and from New York City. The areas of Hurleyville, Mountaindale and Woodridge were generally underdeveloped until the railroad established depots at these places. There was a rapid increase in population and business in the communities nearest the depots while the once promising hamlets located furthest from the train stations, like Divine Corners steadily declined.

The dairy farmers now had a way to transport their milk, which resulted in an extensive dairy industry in our Town. The milk industry instituted an important ice business on Alto Lake (Echo Lake) and Pleasure Lake which employed hundreds of men during the winter to cut and store the ice for the railroad’s use during the warm months to keep the milk cool. The Intercounty Feed and Grain was formed in Woodridge and provided an economic boost to



the area for many years. A prosperous poultry industry also grew in the Town.

The most impressive business to flourish due to the railroads was the summer tourist industry. The railroad enabled thousands of New York City residents to escape the heat of the city and travel to the widely promoted mountains and enjoy our beautiful countryside and healthy environment. By the turn of the century, many hotels had been built to accommodate the growing number of visitors each summer. The fastest growing type of lodging was the farm/boardinghouse. In the 1899 issue of the O&W publication, "Summer Homes," there were 162 places listed to stay at in the Town of Fallsburg, most of them being farm/boarding houses.

Although the railroad spawned the rapid growth of the tourism industry, by the 1920's and 30's more and more of the summer guests were arriving by automobiles or busses. The Town of Fallsburg's big resort era of the 1940's and 50's had its foundation laid by the railroad, but Route 17 consummated it.

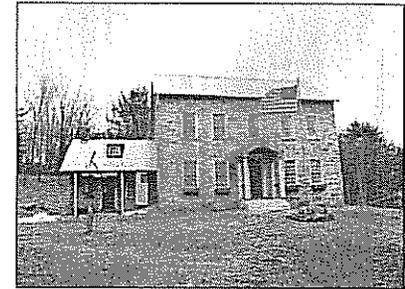
After many years of struggling, passenger service was discontinued on the O&W in 1953. As the trucking industry proved to be more versatile and economic, the train's freight service also failed. The O&W ceased operations on

March 29, 1956, making it the first major American railroad company to be abandoned. With the development of air conditioners and the advancement of the aviation industry, fewer and fewer tourists came to the Catskills.

Although the hotel industry is all but gone, the area still enjoys a large influx of summer visitors. Numerous bungalow colonies are still in operation and many people have second homes here. Although some of the hotel buildings are still standing, most of the great stucco buildings that once lined our roads have been destroyed. Others have been converted to new uses including summer camps."²

A silver lining in the decline of the resort industry is that the Town has two beautiful PGA golf courses [Tarry Brae and Lochmor Golf Course] that it owns and several public parks that were part of former resorts. The Town also has more water and sewer infrastructure than any other Town in Sullivan County. Most of this was built to support the resort industry. With the demise of the industry, there is now excess capacity for new growth.

² This brief history of Fallsburg is a condensed version of Judy Magie's "The History of the Town of Fallsburg" from the Sullivan County Historical Society. The complete history can be found at www.sullivancountyhistory.org/fallsburg.htm.



“The man who feels no sentiment or veneration for the memory of his forefathers is himself unworthy of kindred regard and remembrance.”

Daniel Webster

The Town’s public recreation amenities draw many visitors to the community and enhance the quality of life for year-round residents.

Farming was another major industry in the Town. While it has declined, there are a few farmers left and several agribusinesses including: Egg U and Newburgh Egg. Formaggio Cheese recently located its new manufacturing facility in the Town of Fallsburg. There is also a growing equestrian presence in the Town, including a new horse rink in the vicinity of Divine Corners. The Center for Discovery has acquired a farm outside of Hurleyville and is bringing the land back into agricultural production. It is now one of the few farms in Sullivan County producing winter vegetable crops. There are also some new niche agricultural crops being developed in the Town including a vineyard just outside the hamlet of Woodbourne.

For every season there is a change. Town of Fallsburg residents’ can look fondly upon their past and learn from it as they plan ahead for their future. There is a unique opportunity in the 21st Century to reconnect the community to the Neversink River - using it again as an economic engine – but this time through eco-tourism. We can do this by providing pedestrian trails along the river, opening up public access, and promoting trout fishing in the River that was home to Theodore Gordon.

The rail lines that once brought summer tourist here hold promise of bringing them once again – but this time to ride their bicycles as they experience what holds promise to be one of the most extensive rail-trail systems in the northeast.

The Town of Fallsburg still enjoys an important position within the surrounding region. Sullivan County Community College is located in the Town providing a place for higher learning for Sullivan County residents and residents within the New York Metropolitan Region.

New York State Route 42 is now the main transportation corridor that links Fallsburg to the surrounding region. Route 42 connects Fallsburg to nearby NYS Route 17 in the Town of Thompson. Route 42 is also the gateway for many travelers coming to visit the Catskills Park. The SYDA Foundation has a regional headquarters in the Town which is a major meditation center that attracts visitors worldwide.

During the summer, the Town is still a major tourist destination for those visiting camps, bungalows, or their second homes. Last but not least, the Town has beautiful natural resources such as Neversink River which is known for its beauty, scenic waterfalls, and trout fishing.

“There is a unique opportunity for the Town to rediscover the Neversink River and O&W and use them once again as an economic engine – this time based upon eco-tourism.”



**O&W Rail-trail Gateway
Mountaintale, NY**



Scenic Overlook – Fallsburg, NY

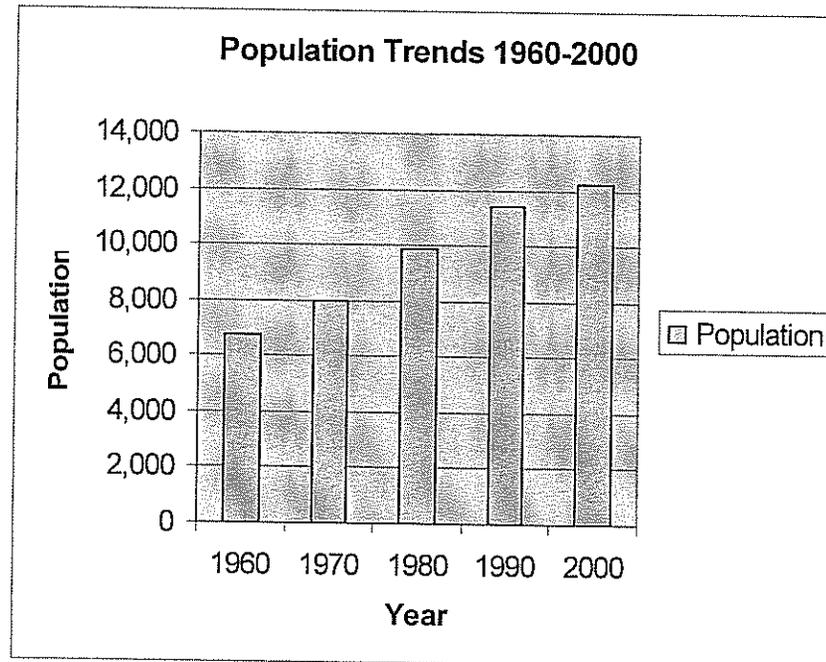
4.0 Population & Housing

4.1 Population Characteristics

The Town of Fallsburg experienced steady growth in its year-round population from 1960 through the year 2000. One of the 21 municipalities in Sullivan County, it represents 16.5% of the County's population, a percentage that has increased as the Town's population has outpaced the County's. In 2000, it was home to 12,234 persons, representing a 6.9 percent increase from 1990. The 2004, Census estimate shows that the Town's population has continued to grow since 2000. The estimated population in 2004 was 12,714. This represents a 3.9% increase in just four years or the equivalent of a 9.75% increase over the course of a decade.

As of 2000, the Town of Fallsburg was the second most populous Town in Sullivan County with 12,234 persons. The only Town with a larger population was Thompson with 14,189 persons. Between the years of 1980 and 1990, the Town of Fallsburg was among the fastest growing Towns in Sullivan County. This was in part due to the development of the Planned Unit Development "Davos" which is located between Glen Wild and Woodridge. Little development occurred in Davos in recent years, but with several hundred buildable lots, it could again become a center for growth in the Town.

Year	Town of Fallsburg		Sullivan County	
	Population	Percent Change	Population	Percent Change
1960	6,748	NA	45,272	NA
1970	7,959	17.9	52,580	16.1
1980	9,862	23.9	65,155	23.9
1990	11,445	16.1	69,277	6.3
2000	12,234	6.9	73,966	6.8
2004	12,714	3.9%		
Median Age 2000	36.6		38.8	



There were a total of 2,472 persons living in group quarters in the Town of Fallsburg in the Year 2000. Of these, 1,781 persons resided within the Woodbourne Correctional Facility and the remaining 691 persons resided in noninstitutionalized settings including the college quarters off campus and other group homes. With the completion of the new on campus College Dormitory, along with mandatory residency for college students during their first year, the group quarters population will likely increase in the Town of Fallsburg in the years ahead. It is important to point out that the total population of the Town of Fallsburg [12,234 persons for the Year 2000] includes the number of persons residing in group quarters within the Town. The average age of persons in group quarters [typically younger], coupled with unique socio-economic characteristics can skew the Town average in some instances. The Town also has a large seasonal population that greatly increases the population during the summer.

There is one incorporated village within the Town of Fallsburg, the Village of Woodridge. Between 1970 and 1980, the Village lost 24.5% of its population – nearly a quarter of its population base. This decline continued until 1990 when the Village’s population dropped to 783 persons. Between 1990 and 2000, however, the Village’s population increased to 902 persons – a 15.2% increase. The Census estimates that the Village’s population has continued to increase to 991 persons in 2004, or a 9.8% increase since 2000. This number is approaching the 1970 peak population of the Village when 1,071 persons resided there.

The South Fallsburg Census Designated Place (CDP) was the only area of the Town that did not experience growth between 1990 and 2000 – it saw a slight decrease in population from 2,115 to 2,061 or -2.6%. Overall, the Town population growth has remained steady and will likely do so in the near future. This is a positive trend.

“In 2000, there were 2,472 persons residing in group quarters within the Town of Fallsburg. Of these, 691 persons resided in noninstitutionalized quarters, of which 144 persons resided in college quarters off campus at Sullivan County Community College.”

Places/Town	1970		1980		1990		2000	
	Population	Percent Change						
<i>Woodridge</i>	1,071	NA	809	-24.5%	783	-3.2%	902	15.2%
<i>South Fallsburg CDP</i>		NA		NA	2,115	NA	2,061	-2.6%
<i>All of Fallsburg</i>	7,959	NA	9,862	23.9%	11,445	16.1%	12,234	6.9%
<i>Group Quarters</i>	Population				2,631	NA	2,472	-6.0%

The median age of Fallsburg residents in 2000 was 36.6 years. This was lower than the County’s median age of 38.8 years. However, the Fallsburg number is skewed by the presence of the institutions within its borders that include student residents and prisoners tending to fall into the young age categories. The largest age cohort, the 25-44 year age group, accounted for 32.8% of the Town’s population. This represented a decrease though from 1990, when this age group comprised 38.8% of the Town.

Between 1990 and 2000, the 45-55 age group, increased from 9.5% to 15% of the Town’s population. Both the 55-64 and 65+ age groups also increased as a percentage of the overall population. The Town also experienced a decline in the number of persons in the 0-4 and 5-17 age cohorts. These trends point to an aging population and a growing dependant population which mirrors national and regional trends.

With an aging population, comes the need to plan for future services to serve this growing population. Such services may include healthcare, the creation of active senior and/or congregate care facilities for the elderly.

Public transportation to serve the aging population may also be a future need in the community. The provision of cost effective public transport is directly related to population density. When considering senior housing the Town may want to make allowances for higher densities or ensure that such housing is located within traditional hamlet centers where public transportation can be provided cost-effectively.

The aging population may also provide future economic opportunities for businesses that provide the services to meet the needs of this community. The provision of healthcare services is another industry that is likely to grow.

“The aging population may also provide future economic opportunities for businesses that provide the services to serve the needs of this community.”

Town of Fallsburg, New York Population by Age 1990 & 2000				
Age Cohort	1990		2000	
	Population	%	Population	%
0-4	742	6.5	714	5.8
5-17 or 5-14(2000)*	1,808	15.8	1,630	13.3
18-24 or 15-24(2000)	1,359	11.9	1,597	13.1
25-44	4,393	38.4	4,007	32.8
45-54	1,089	9.5	1,839	15.0
55-64	865	7.6	1,100	9.0
65+	1,189	10.4	1,347	11.0
Total	11,445	100	12,234	100
Median Age			36.6	

Source: U.S. Census Bureau 1990 & 2000

During the first public meeting for the Comprehensive Plan, residents were asked what they liked about the Town of Fallsburg. A number of persons noted that the thing they liked most about the Town was its diversity. Compared to Sullivan County as a whole, the Town of Fallsburg has a greater ethnic and racial diversity. In 2000, the Town population was composed of 9,199 white persons (75.2%) and 3,035 persons of minority races (24.8%). A complete breakdown is provided in the table below.

It should be noted that the Town population includes persons residing in the Village of Woodridge and the South Fallsburg CDP. Overall the race and ethnicity breakdown among these three Census-defined areas are very comparable.

The one noticeable difference is within the Village of Woodridge where the Hispanic population represents 23.6 of the population. This is nearly twice the percentage within the Town of Fallsburg or the South Fallsburg CDP.

The Village of Woodridge's population is also older than that of the Town of Fallsburg overall. In 2000, the median age of Woodridge residents was 38.6 years of age, compared to 36.6 years of age for the Town. Again, the group quarters population skews the Town average.

Fallsburg's diversity is reflected in its businesses, culture, and institutions giving it more of a cosmopolitan feel within a rural setting. This is a strength that the Town can build upon and one that the residents recognize that they have.

Average Household Size 2000	
Sullivan County	2.5
Town of Fallsburg	2.6
Village of Woodridge	2.5



Median Age of Population 2000	
Sullivan County	38.8
Town of Fallsburg	36.6
Village of Woodridge	38.6

	Race and Hispanic Origin Year 2000							
	Sullivan County		Town of Fallsburg*		Village of Woodridge		South Fallsburg CDP	
	Population	%	Population	%	Population	%	Population	%
Total	73,966	100.0	12,234	100.0	902	100.0	2,061	100.0
White	63,103	85.3	9,199	75.2	657	72.8	1,517	73.6
Black	6,292	8.5	1,904	15.6	112	12.4	370	18.0
American Indian	197		52	0.4	2	0.2	7	0.3
Asian	825	1.1	143	1.2	9	1.0	21	1.0
Native Hawaiian or PI	29	0.0	4	0.0	2	0.2	2	0.1
Some Other Race	3,520	4.8	932	7.6	120	13.3	144	7.0
Hispanic**	6,839	9.2	1,777	14.5	213	23.6	305	14.8
<i>Average Household Size</i>	2.5		2.6		2.5		2.8	

Source: U.S. Census Bureau *Town Population Including Village **Description of ethnicity not race. A person may consider themselves white/Hispanic, black/Hispanic, or other combination thereof. The percentage of all racial categories add up to 100%.

4.1.1 Years of Education

The 2000 Census indicated that 65.9% of the Town's population aged 25 years or more had at least a high school diploma. This represented an increase over the 1990 Census when only 62% of the Town's population had a high school diploma. In 2000, some 7.5% of residents possessed at least an Associates Degree, a 51% increase over the Year 1990 percentage. Those residents with a Bachelors degree comprised 7.7% of the Town's population over 25 years of age – a 22% increase over 1990. Within the Town, 6.7% of the residents had obtained a graduate degree. All of these numbers point to better educational attainment among persons 25 years or more of age.

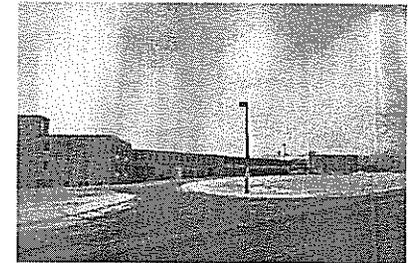
This age group is also the major component of the community's workforce and the better educated its workforce, the better able the Town will be to attract new employers.

The Town of Fallsburg is home to Sullivan County Community College. It needs to take advantage of this educational resource in order to strengthen the overall educational attainment of Town residents.

Continued coordination between the Community College and area schools to provide accelerated learning opportunities for area youth and advanced placement for high school students is recommended.



Above: SCCC Dormitory
Below: Fallsburg High School



Educational Attainment	Town of Fallsburg, New York Trends from 1990-2000				Sullivan County Trends from 1990-2000				Percent	Percent
	1990		2000		1990		2000		Change	Change
<i>Persons 25 Years and over</i>		%		%		%		%	TOWN	COUNTY
Total	7,619	100.0	8,370	100.0	46,108	100.0	50,228	100.0	9.9	8.9
Less Than 9th Grade	1,169	15.3	860	10.3	5,122	11.1	3,664	7.3	-26.4	-28.5
9th-12th, no diploma	1,703	22.4	1,994	23.8	8,160	17.7	8,289	16.5	17.1	1.6
High school graduate	2,277	29.9	2,312	27.6	15,665	34.0	17,024	33.9	1.5	8.7
Some college, no degree	1,098	14.4	1,369	16.4	7,425	16.1	9,000	17.9	24.7	21.2
Associates degree	416	5.5	630	7.5	3,093	6.7	3,884	7.7	51.4	25.6
Bachelors degree	528	6.9	645	7.7	3,310	7.2	4,546	9.1	22.2	11.2
Graduate or professional	428	5.6	560	6.7	3,333	7.2	3,821	7.6	30.8	19.1
Percent high school graduate or higher		62.3		65.9		71.2		76.2	5.5	7.0
Percent bachelors degree or higher		12.5		14.4		14.4		16.7	13.2	16.0

Source: U.S. Census Bureau STF3 Data

4.1.2 Incomes

Census data gathered during the 2000 Census [1999 data] indicates the Median Family Income for the Town of Fallsburg was \$39,219 compared to \$43,458 for the County as a whole. Within the Village of Woodridge, the Median Family Income was considerably lower at \$29,167. By comparison, the State average was considerably higher at \$51,691. These numbers demonstrate the need for economic development within the Town.

Another indicator of economic need is a measure of the poverty level. In 1990, the Census recorded 9.8% of the Town's population as living below the poverty level. In 2000, this number had increased to 15.9%. This trend can be partly explained by the loss of a considerable number of resort industry jobs in the mid to late 1990's. Jobs in the resort industry have yet to be replaced. The most recent evidence of this was the closing of the Town's last resort, the Raleigh in 2006. Further evidence of a regional economic development need is reflected in the County's poverty rates which increased from 8.5% in 1990 to 11.6% in 2000.

In 2000, the Town had 4,735 persons in the Civilian Labor Force consisting of persons 16 years of age and over. Of these, 4,318 were employed and 417 were not employed.

While there was clearly an economic downturn during the mid to late 1990's, the area has shown signs of economic recovery since 2000. That is reflected in new home construction, increases in the County sales tax and mortgage recording tax and general reduction in the Countywide unemployment rate. Still, the numerous vacant storefronts in the Town's hamlets and high poverty rates in the Town point to the need to further advance economic development opportunities in the Town for area residents. Recommendations for doing this are discussed in Chapter 10-Economic Development.

4.1.3 Employment by Industry

In 2000, the largest industry in the Town was Educational & Health Services, representing 23% of all employment in the Town. This was comparable to the County at 25.7%. The leading industries in the Town were Other Services at 13.4%, Retail Trade at 10.4%, Public Administration at 9.9% and Arts, Entertainment & Recreation at 8.3%. Some interesting trends are noted between 1990 and 2000. For example, the fastest growing sectors of the Town's economy were found in Educational & Health Services, Public Administration, Finance Insurance & Real Estate, and Transportation/Warehousing. Losing industries included: Retail Trade, Other Services, Agriculture, Professional Service, Manufacturing

“In 2000, the Educational & Health industry comprised 23% of the Town’s employment base.”

Median Family Income 2000	
Sullivan County	\$43,458
Town of Fallsburg	\$39,216
Village of Woodridge	\$29,167

Travel Time to Work 2000	
	Minutes
Sullivan County	29.3
Town of Fallsburg	24.8
Woodridge	20.1
South Fallsburg	24.6

and Communications. The industry that gained the largest number of new jobs was the Educational & Health Industry which increased from 627 persons to 992 persons, representing a 58.2% increase for the Town between 1990 and 2000. With an aging population, this industry will likely continue to grow.

Arts, Entertainment & Recreation was the industry with the greatest percentage increase in employment; increasing employment from 68 persons to 360 or a 429.4% increase. Understanding these trends is important as we plan for economic growth so that we can guide development to support emerging industries.

**“The Arts,
Entertainment &
Recreation Industry
grew by 429.4% from
1990 to 2000”**

Employment Characteristics (Age 16 and over)	Town of Fallsburg, New York Trends from 1990-2000				Sullivan County Trends from 1990-2000				Percent Change TOWN	Percent Change COUNTY
	1990	%	2000	%	1990	%	2000	%		
Total	11,445	100.0	12,234	100.0	69,277	100.0	73,966	100.0	6.9	6.8
Persons 16 Years and Over	9,159	80.0	9,796	80.1	54,055	78.0	57,901	78.3	7.0	7.1
In Labor Force	4,221		4,742		31,848		33,330		12.3	4.7
Civilian Labor Force	4,221	46.1	4,735	48.3	31,837	58.9	33,309	57.5	12.2	4.6
<i>Employed</i>	4,020	95.2	4,318	91.2	29,816	93.7	30,244	90.8	7.4	1.4
<i>Not Employed</i>	201	4.8	417	8.8	2,021	6.3	3,065	9.2	107.5	51.7
Not In Labor Force	4,938	53.9	5,054	51.6	22,207	41.1	24,571	42.4	2.3	10.6
Industry	4,020	100	4,318	100	29,816	100	30,224	100	7.4	1.4
Educational & Health Services	627	15.6	992	23.0	5,760	19.3	7,785	25.7	58.2	35.2
Other Services (except public admin).	682	17.0	579	13.4	3,853	12.9	1,791	5.9	-15.1	-53.5
Retail Trade	528	13.1	449	10.4	4,548	15.3	3,503	11.6	-15.0	-23.0
Public administration	306	7.6	428	9.9	2,047	6.9	2,506	8.3	39.9	22.4
<i>Arts, Entertainment & Recreation</i>	68	1.7	360	8.3	513	1.7	3,074	10.2	429.4	499.2
Construction	298	7.4	307	7.1	2,525	8.5	2,417	8.0	3.0	-4.3
Manufacturing	318	7.9	285	6.6	2,025	6.8	1,765	5.8	-10.4	-12.8
Finance, Insurance & Real Estate	182	4.5	255	5.9	1,731	5.8	1,842	6.1	40.1	6.4
Professional services	489	12.2	212	4.9	2,446	8.2	1,702	5.6	-56.6	-30.4
Transportation, warehousing & utilities	157	3.9	189	4.4	1,376	4.6	1,623	5.4	20.4	18.0
Wholesale Trade	186	4.6	175	4.1	1,225	4.1	1,006	3.3	-5.9	-17.9
Communications and Information	105	2.6	57	1.3	1,068	3.6	729	2.4	-45.7	-31.7
Agriculture, forestry and mining	74	1.8	30	0.7	699	2.3	501	1.7	-59.5	-28.3

Source: U.S. Census Bureau STF3 Data

4.2 Housing Characteristics

The Town of Fallsburg has experienced a steady increase in the number of housing units. Between 1990 and 2000, the number of housing units increased from 6,332 to 6,661 or a 5.2% increase. This was slightly lower than the County rate of increase of 7.0%, but still represented a healthy rate of growth for the Town.

Of all the housing units in the Town, 56.5% were identified through the 2000 Census as being occupied. This was lower than the County which had a housing unit occupancy rate of 61.8%. One explanation for this discrepancy is that the Town of Fallsburg has a very high percentage of second home and seasonal dwelling units. These are counted as being vacant, since the Census is conducted in April.

An analysis of tenure by occupied housing units also reveals some unique differences between the Town and the County.

Within the Town, 59.3% of all occupied units are owner occupied, and 40.7% of such units are renter occupied. Within the County, 68.7% of all occupied units are owner occupied, while only 31.3% of occupied units are renter occupied. The Town has a relatively low owner-occupancy rate compared to the County average. Creating more home ownership opportunities for Town residents is something that should be considered as the Town plans for future housing development. Owner occupancy allows families to build equity in their homes and often results in better maintained properties.

Median Housing Value 2000	
Sullivan County	\$93,300
Town of Fallsburg	\$87,800
Village of Woodridge	\$86,100

Owner Occupied Units 2000

Year Round	Town of Fallsburg, New York Tenure by Occupied Units 1990 - 2000				Sullivan County, New York Tenure by Occupied Units 1990 - 2000			
	1990		2000		1990		2000	
	Units	%	Units	%	Units	%	Units	%
Owner Occupied	1,927	59.3	2,213	58.8	16,882	68.7	18,834	68.1
Renter Occupied	1,320	40.7	1,548	41.2	7,694	31.3	8,827	31.9
Total	3,247	100	3,761	100	24,576	100	27,661	100

Source: U.S. Census Bureau SFTI Data

Housing Characteristics	Town of Fallsburg, New York Trends from 1990-2000				Sullivan County, New York Trends from 1990-2000				Percent Change TOWN	Percent Change COUNTY
	1990		2000		1990		2000			
	Units	%	Units	%	Units	%	Units	%		
Total	6,332	100	6,661	100	41,814	100	44,730	100	5.2	7.0
Occupied	3,247	51.3	3,761	56.5	24,576	58.8	27,661	61.8	15.8	12.6
<i>Owner Occupied</i>	1,927	30.4	2,213	33.2	16,882	40.4	18,834	42.1	14.8	11.6
<i>Renter Occupied</i>	1,320	20.8	1,548	23.2	7,694	18.4	8,827	19.7	17.3	14.7
Vacant	3,075	48.6	2,900	43.5	17,238	41.2	17,069	38.2	-5.7	-1.0
<i>Seasonal</i>	2,094	33.1	2,190	32.9	13,186	31.5	13,309	29.8	4.6	0.9

Source: U.S. Census Bureau

The table below provides an analysis of the makeup of housing units in the Town of Fallsburg from 1990 to 2000 – along with a comparison to County trends.

In 2000, single-family detached dwelling units comprised 52% of the Town’s housing stock. This was far lower than in the County where 67.8% of all dwelling units were single-family detached. In fact, the overall percentage of dwelling units in the Town that were single-family detached units actually decreased from 52% to 51% between 1990 and 2000.

One factor that is influencing this trend is that the Town of Fallsburg has seen an increase in the number of 2-4 unit dwelling units in the Town. While the overall number of single-family units has increased, the rate of increase in the number of 2-4 unit dwellings has outpaced that growth. An even more dramatic increase is seen in the construction of residential buildings with 10 or

more dwelling units in the Town. Here the number has increased from 157 units in 1990 to 592 such units in 2000. Residential buildings with 10 or more units now comprise 8.9% of the Town’s building stock. This compares to a County percentage of 3.8%.

Regarding mobile homes, the Town still has a higher percentage of mobile homes than the County, 12.9% compared to 10.7% respectively. Between 1990 and 2000, however, the number of mobile homes in the Town actually decreased from 913 units to 864 units. The Town allows mobile homes on single lots within the AG-1 Agricultural and REC-2 Recreation Zoning Districts. It allows mobile home parks within these districts as well and has placed additional standards for their placement. The reduction in the number of mobile homes may be influenced by alternatives such as modular construction and the stricter standards the Town has adopted for the placement of mobile homes.

“In 2000, single-family detached dwelling units comprised 52% of the Town’s housing stock. This was far lower than in the County where 67.8% of all dwelling units were single-family detached.”

Housing Units In Structure 1990 - 2000	Town of Fallsburg, New York				Sullivan County 2000		
	Year Round	1990 Units	%	2000 Units	%	2000 Units	%
1-unit detached		3,287	52.0	3,394	50.9	30,166	67.4
1-unit attached		639	10.1	529	7.9	1,556	3.5
2-4 units		758	12.0	923	13.8	4,625	10.3
5-9 units		568	9.0	368	5.5	1,826	4.1
10 or more units		157	2.5	592	8.9	1,708	3.8
Mobile Home		913	14.4	864	12.9	4,800	10.7
Boat, RV, Van, Etc.				6	0.1	49	0.1
Total		6,322	100	6,673	100	44,730	100

Source: U.S. Census Bureau

5.0 Natural Resources

The Town of Fallsburg is located in the west-central section of Sullivan County. Surrounding towns within Sullivan County are Liberty to the west; Thompson to the south; Neversink to the North; and Mamakating to the east. It is also bordered by the Town of Warwarsing in Ulster County. A major component of developing this Comprehensive Plan involves an assessment of existing natural resources within the Town. These resources represent the various environmental systems which, through time, may be affected by human activities. Because of the sensitive natural balance of these systems, it is important that the planning process carefully analyze each system and consider what levels of human development should occur within each.

5.1 Geology

The Town of Fallsburg's geologic history began some 450 million years ago. The lands of this region were beneath the sea at various times over the next two hundred million years. Then about 225 million years ago, the sediments that accumulated in this sea were folded, faulted and uplifted. They are now known as the Catskill formations and are actually the eastern edge of the Alleghany Plateau. The present mountainous relief of the Town of Fallsburg is due to geologic erosion and deep dissection of this elevated mass by the action of numerous streams.

A Pleistocene age glacier that moved through the area 20,000 years ago accentuated this effect. These mountains are referred to as erosion mountains. The extensive glaciations in this area removed existing soil cover and exposed bedrock in many places. The melting and retreating of the ice pack resulted in the deposition of stratified gravel, sands and silts in the stream valleys as well as claying in the lake beds. Glacial till deposits typically range in thickness from less than one foot on some hills to several hundred feet in the valleys.

All the rocks of the Catskills and Fallsburg are referred to as being of the Devonian age and they consist almost entirely of sandstones, shales and conglomerates. The area's geology has given rise to several economic resources in the sand and gravel pits and in quarry operations although few are found within the Town of Fallsburg itself. One active example, is the Woodbourne Sand & Gravel dredging facility that is located just south of Woodbourne and to the east of Route 42. This facility, however, is nearing the end of its useful life and consideration for the adaptive reuse of this site must be taken into consideration as the Town plans for the future.

Materials produced from the quarries include aggregate, paving stone and ballast used in construction of roadways and highways. Utilization of these resources is generally related to development within the area, as materials are seldom transported more than 20 miles.



“A river is more than an amenity. It is a treasure. It offers a necessity of life that must be rationed among those who have power over it”

Oliver Wendell Holmes

“The Neversink River is a natural resource that in many ways defines the Town of Fallsburg. We must ensure that the man made environment respects the river so that this treasure can be enjoyed by future generations.”

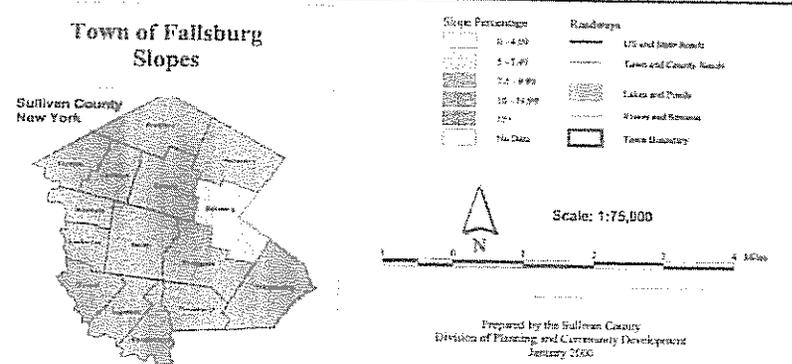
Alan J. Sorensen

5.2 Terrain & Steep Slopes

There are several areas of high elevation in the Town and steep slopes are very common. The hills and valleys that predominate in the area have, nonetheless, created some superb scenery that has long been a tourism resource. The Neversink River Valley is a spectacular example. The Slope map to the right illustrates this pattern. The deeper the shade of red on the map the steeper the slope.

Relating land use to topography can help to minimize damage to the environment and to avoid extensive site alterations that can cause destabilization of banks and erosion. To put it in perspective, a vertical cliff has a slope of 100 percent, while a flood plain has a slope closer to zero. Areas of slight slope usually present the fewest limitations to development and can be developed with few engineering problems or harm to the environment. Development on steep slopes, however, can mean higher construction costs, unstable soils, and sewage disposal problems.

In Fallsburg's case, steep slopes have limited development in some areas of the Town. Those areas with a slope of greater than 15% are generally considered to have steep slopes for development purposes. Development on slopes that are greater than 15% should be discouraged throughout the Town to avoid bank destabilization, drainage problems, and erosion.

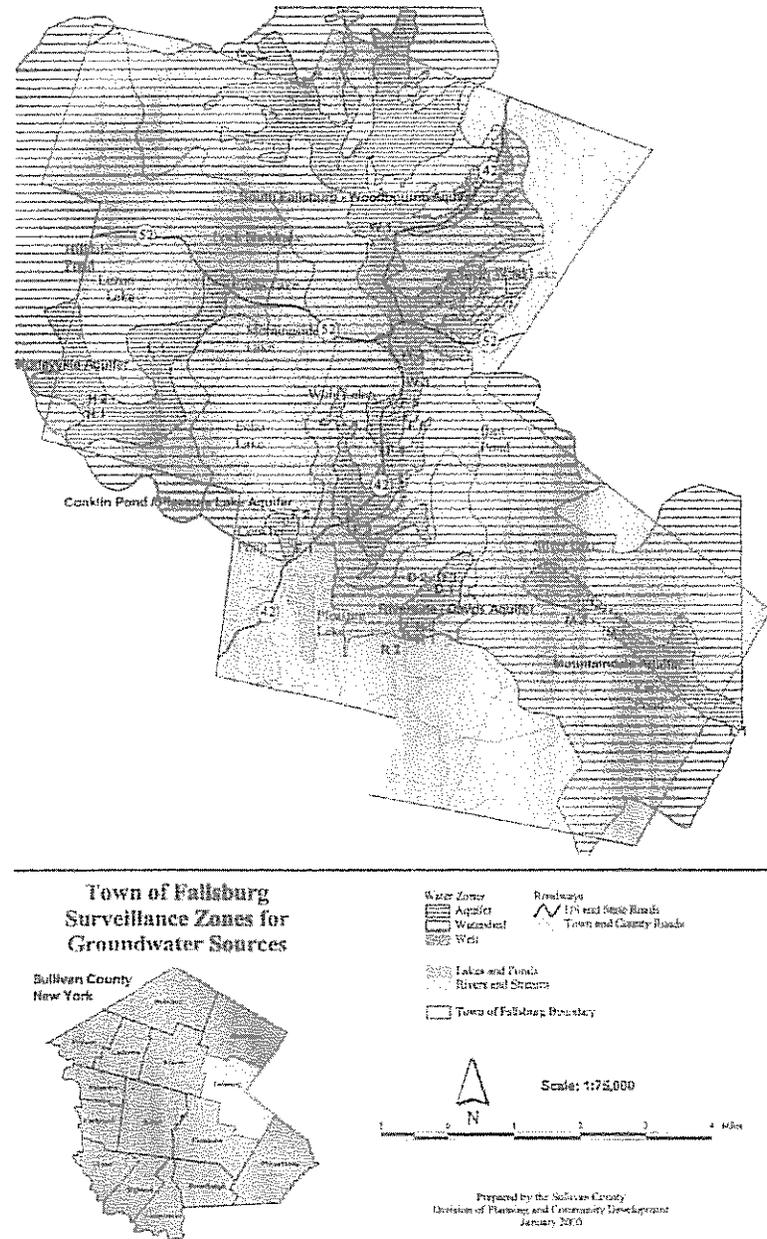


5.3 Water Resources

Groundwater resources in the Town of Fallsburg are located in both the unconsolidated stratified deposits and the bedrock. The unconsolidated stratified deposits are located mainly along the streams and valleys of the Neversink River and Sandburg Creek and tributaries of the Mongaup River. These deposits recharge by stream runoff caused by precipitation. Information from the United States Geological Survey (USGS) states that wells in the stratified deposits yield an average 175 gallons per minute.

The Surveillance Zones for Groundwater Sources Map to the right shows the location of specific aquifers. These include the Hurleyville, Conklin Pond, Pleasure Lake, Mountindale, Riverside and Davos as well as the South Fallsburg and Woodbourne Aquifers. Most of the Town, in fact, is underlain with a major aquifer. It is important that this natural resource be protected and that the Town enact water supply protection measures. Such measures include ensuring that development is buffered from important water resources. The Town should also adopt a Watershed Protection Overlay Zone to protect these resources.

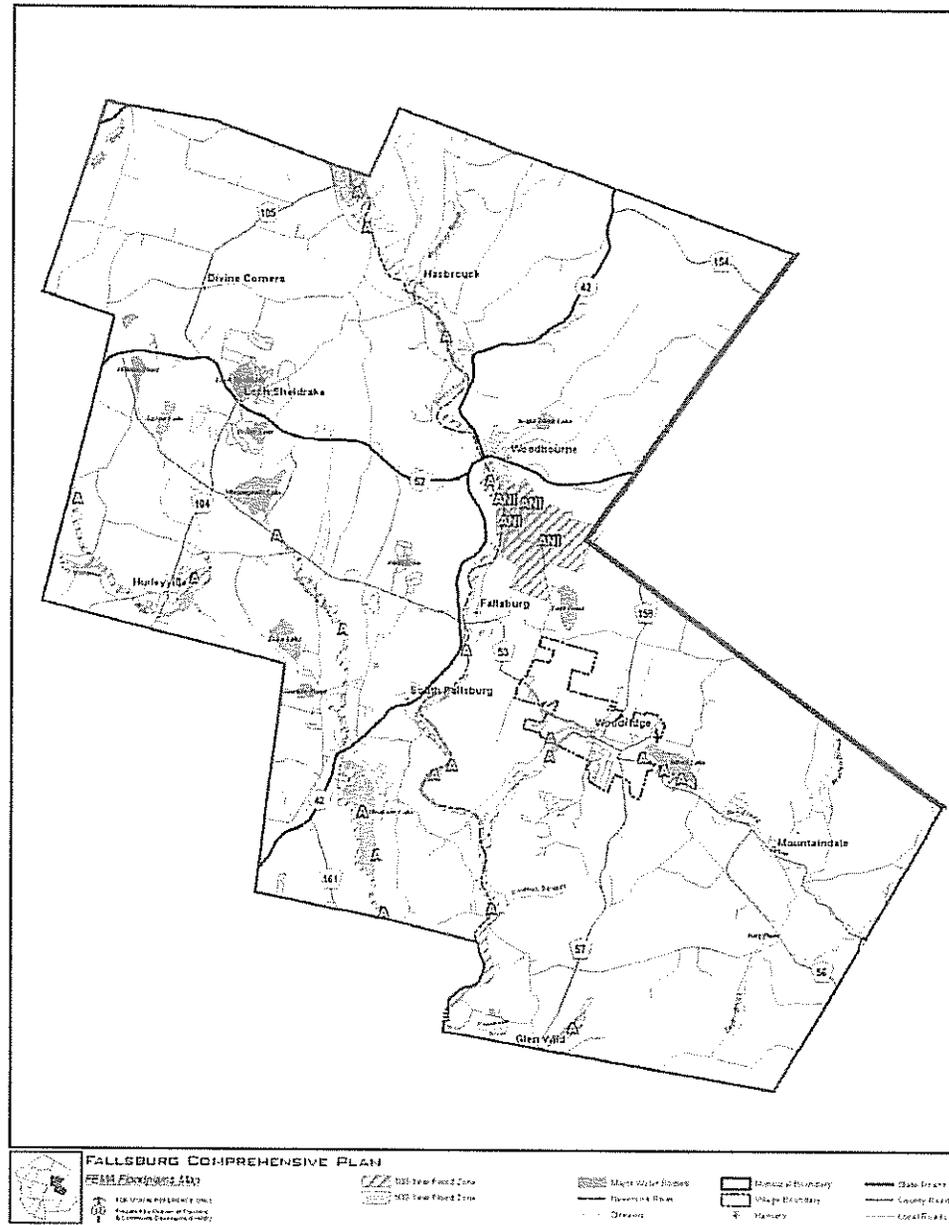
The Federal Emergency Management Agency has identified potential flood hazard areas along the East Branch of the Mongaup River, Sheldrake Stream, Sandburg Creek and Neversink River. Very small portions of these flood hazard



areas (including part of South Fallsburg) fall within developed areas. Based upon the 100-year flood zone maps, it is clear that the flood prone areas are not extensive because of the steep ridges paralleling the river. While physical constraints make development in these areas unlikely, it is important that the Town carefully consider the types of land uses that are appropriate within floodplains.

A large portion of the Woodbourne Correctional Facility complex, particularly the agricultural fields, lies within the 100-year flood zone area. Presently these lands and surrounding properties in the floodplain are zoned for R-1 Residential which allows for 2 dwelling units per acre. This is among the higher permitted density zoning districts in the Town. It is recommended that the areas immediately within the 100-year flood zone be placed in the Town's AG-1 Agricultural Districts and surrounding properties just outside the floodplain rezoned to REC-1 Recreation.

The Woodbourne Sand & Gravel operation is also located in the 100-year floodplain. This Plan considers the potential reclamation of this site for other uses taking into consideration the fact that it lies within the floodplain. This is not to say that reuse should not be encouraged, but rather that future uses be carefully evaluated to prevent loss of property or life. Horticultural and agricultural uses may be appropriate within the floodplain. The Town can work with the owner to identify appropriate uses on the site.

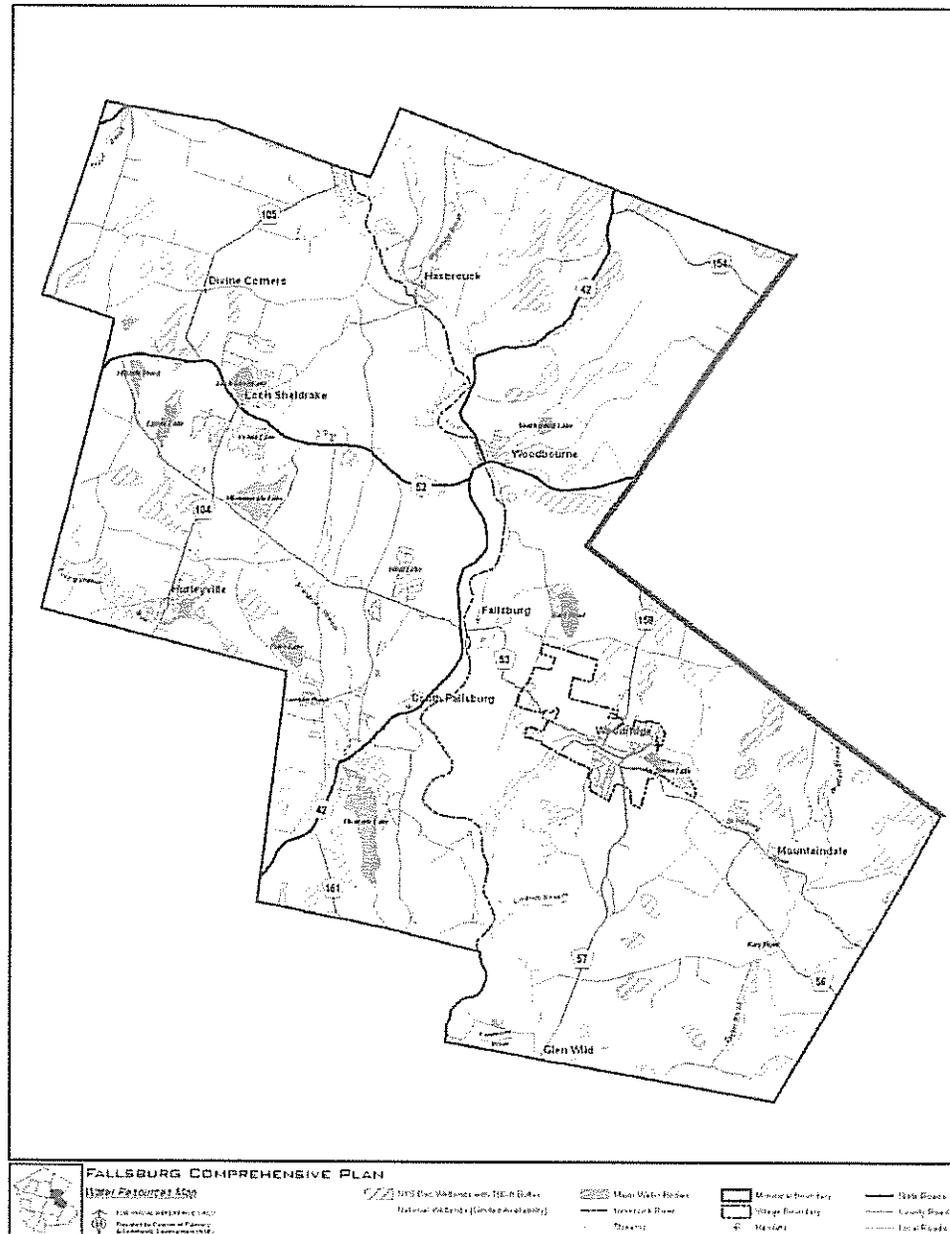


5.3.1 Surface Waters

Fallsburg has several natural and manmade lakes scattered throughout the Town. The largest of these is Pleasure Lake. Others include Loch Sheldrake, Morningside Lake, Evans Lake, Hillside Pond, Luzon Lake, South Wind Lake, Wohl Lake, East Pond, Conklin Pond, Echo Lake, and Katz Pond.

Streams and rivers in the area have generally been designated as Class B or B(T) in accordance with the State’s fresh water quality standards. Class B designation refers to stream water suitable for “Primary Contact Recreation (bathing).” The (T) designates the stream as a trout stream.

Within the Town of Fallsburg, the Neversink River, East Branch of the Mongaup, and Sandburg Creek are stocked by the New York State DEC with Brown Trout. These streams offer excellent trout fishing opportunities. There are six (6) public access points to the Neversink River alone within the Town of Fallsburg. Small portions of the Town extend into the New York City Water Supply Watershed, draining into the Neversink and Roundout Reservoir Systems. Most of the Town drains into the Delaware River watershed through the Mongaup and Neversink Rivers but about one-fourth of it, the Woodridge-Mountaintale area, is part of the Hudson River Drainage area. Most of the Town drains into the Neversink River.



Wetland areas were mapped by DEC as part of the State's Freshwater Wetlands Act. Chapter 614, Article 4 regulates activities on or within 100 feet of state-designated freshwater wetlands whose surface area is at least 12.4 acres. These are depicted on the preceding Water Resources Map. A number of small scattered wetland areas, generally less than 12.4 acres in size, also exist along Route 42 north of Woodbourne, along the East Branch of the Mongaup River and north of Sandburg Creek. Many of these have been identified in Federal Wetlands mapping by the U.S. Fish and Wildlife Service and the Corps of Engineers. These areas are at least partially covered with water throughout the year, flooding deciduous trees, shrubs and conifers.

Depending on vegetation characteristics and drainage patterns, wetlands act as natural flood storage facilities during periods of heavy rainfall and runoff, while providing food and shelter for wildlife and aquatic habitats. The Town of Fallsburg has enacted Code provisions calling for the exercise of regulatory authority within 100 feet of the boundaries of all Freshwater Wetlands mapped by the New York State Department of Environmental Conservation so as to protect such areas and ensure continuation of their benefits. *It is recommended that buildings and impervious surfaces be situated a minimum of 150 feet from the banks of the Neversink River to provide greater water quality protection for this important natural resource.*

5.4 Soils

The Town of Fallsburg is located in the Catskill section of the Northeastern Appalachian Plateau which is deeply eroded with slopes gently to the south and southwest. Extensive glaciations has, in fact, removed existing soil cover and exposed bedrock in many areas. The melting and retreating of the ice pack resulted in the deposition of stratified gravel, sands and silts in the stream valleys as well as claying in the lake beds. Glacial till deposits typically range in thickness from less than one foot on some hills to several hundred feet in the valleys.

These glacial deposits form the basis for the Town of Fallsburg's soils and determine the limitation of those soils for agricultural and development purposes. The Town of Fallsburg's soils can be classified into four broad categories as follows:

Silt Loams – These soils tend to be characterized by inadequate permeability and seasonal high water tables.

Stony Loams – These soils have various limitations but all tend to be characterized by inadequate permeability. They also are generally more difficult to work with because of their stoniness.

“It is recommended that buildings and impervious surfaces be situated a minimum of 150 feet from the banks of the Neversink River to provide greater water quality protection for this important natural resource.”

Gravelly Loams - These soils are subject to a variety of limitations including flooding, slopes and seasonal high water tables, but some soils are usable for subsurface sewage disposal.

Sandy Loams - These soils are generally subject to flooding and, in some cases, too rapid permeability. They are generally found in the valley areas.

New York State Department of Health Standards suggests that soils with the following characteristics be excluded from consideration for subsurface sewage systems:

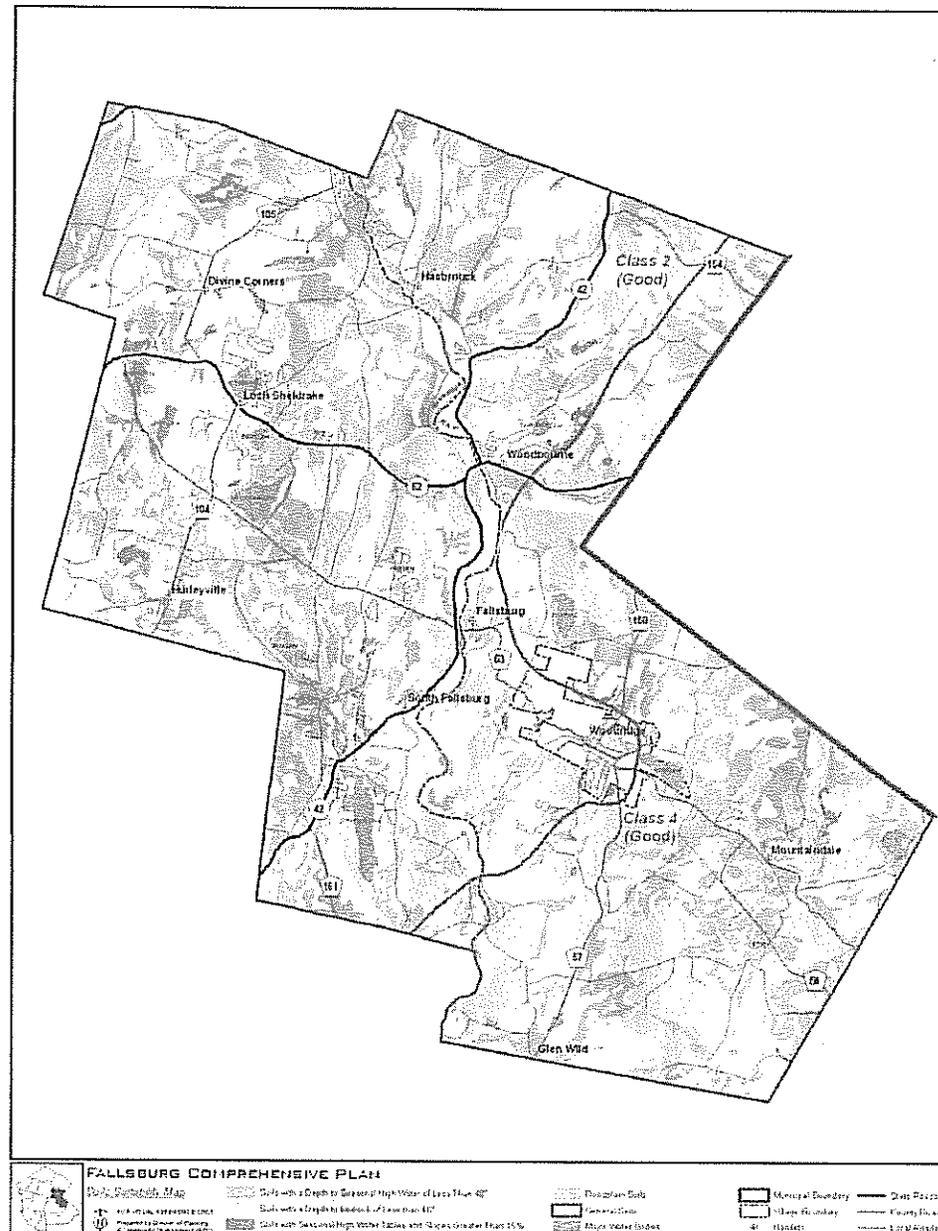
Soils with a Depth to Seasonal High Water of Less Than 48 inches: These include Pompton, Red Hook, Swartswood, Scriba, Neversink, Morris, Wurtsboro, Mardin, Willowemoc, Wallington, Scio, Raynham, Alden, Suny, Onteora, Greenwood and Ossippee soils.

Soils with depth to bedrock of less than 48": Amot, Lordstown, Manlius, Mongaup, and Oquaga soils.

Floodplain Soils: Suncock, Pope and Fluvaquents soils.

Soils with Seasonal High Water Tables and slopes greater than 15%: Steep Smartswood, Lackawana and Lewbeach soils.

Map to Right: Soils suitability based upon above criteria.



5.5 Recommendations

There are a variety of regulations that Town of Fallsburg can employ to protect its natural resources. The following specific policies are recommended:

Adopt Water Supply Protection Overlay Zones. The purpose and intent of establishing water supply protection overlay zones is to assist in the preservation of public health, general welfare, and safety of the residents of the Town of Fallsburg. An Overlay Zone will help to ensure the adequate provision of potable water through the elimination or prevention of groundwater contamination in the vicinity of wells that supply public water and other public water supplies including the Neversink River. A draft law was prepared as part of the 2000 Comprehensive Plan update. It is a recommendation of this Plan that the Town should adopt the Water Supply Protection Overlay Zone Local Law provided in the appendices of the 2000 Comprehensive Plan.

Require a 150 foot buffer between the Neversink River and buildings and/or impervious surfaces. The Neversink River is an important natural resource that traverses the center of the Town. A 150 foot setback would provide for greater protection of water quality for this Class B Trout Stream. The additional buffer would also provide better protection of the viewshed along the Neversink River and improve future opportunities for a linear park along the River.

Restrict the development of buildings and impervious surfaces within the 100-year floodplain. The Town needs to monitor any development within its 100-year floodplains. Careful review of applications for development on lands within the 100-year floodplain will help to prevent future loss of property and life due to flooding.

Strictly enforce NYSDEC requirements to maintain a 100 foot setback between development and adjacent watercourses. While this is required under current DEC regulations, it is important that the Town ensure strict compliance with these regulations. During the site plan and special permit review process, applicants must be required to show existing watercourses and required setbacks on their site plans. Such features must also be shown on subdivision plats. Early identification of these natural resources will help the Planning Board in its review and help to ensure that these resources are protected.

Do not allow water and sewer line extensions into prime farmlands. The Town should not allow water & sewer line extensions into prime farmlands. Without water & sewer, the remaining farmlands will be less attractive for residential development – helping to preserve the land for agricultural uses while preserving the natural resource.

“Providing a 150 foot buffer between the Neversink River and developments with large impervious surfaces will provide greater protection to this natural resource.”

Storm Water Pollution Prevention Plans (SWPPP) in accordance with the NYSDEC State Pollution Discharge Elimination System (SPDES) general permit should be provided for commercial or industrial developments and major subdivision applications. Developers should be required to provide SWPPP for developments that are likely to have an adverse impact on water quality. SWPPP help to ensure that post-development runoff rates from a site do not exceed the rates that existed pre-development. Such plans also provide for the treatment of runoff and the release runoff at controlled rates to protect the quality of surface waters and prevent flooding from storm events.

Encourage the use of retention/detention basins that are an integral part of the overall site plan or subdivision plan. Detention basins are dry basins that fill with water during a storm event. They work by delaying the storm water so that it is released at a rate that mimics the predevelopment flow. Retention basins hold water in a pool rather than just during storm events. The only outlet in a retention basin is through an emergency spillway that allows the basin to overflow in a controlled manner should it become too full. The Planning Board should require developers to mitigate post-development storm water runoff through the use of detention and/or retention basins. The detention/retention basin should be integral to the site plan layout or proposed subdivision plat. One advantage of detention basins is that they require little

maintenance while serving the purpose of controlling storm water runoff. Retention basins can be an attractive water feature if well-designed. It is recommended that native wetland species be introduced to retention basins to enhance water quality and to provide aquatic/wildlife habitat. Developers should provide a long-term maintenance plan.

Do not allow development on slopes that are greater than 15% (steep slopes). Development on slopes that are greater than 15% should not be permitted. There are instances, however, where an access driveway may disturb steep slopes over a small portion of a site. A sediment & erosion control plan should be provided by developers when grading and fill affecting steep slopes is proposed.

The New York State Forestry Best Management Practices Management Practices manual should be used as a guideline in protecting steep slopes during forestry operations. It is recommended that the Town require adherence to these guidelines with respect to forestry operations.

Where proposed development involves grading of the site or cutting and filling operations, require a Sediment & Erosion Control Plan. Generally, development on sites should work with the topography of the site and avoid excessive grading of the site. Where grading is proposed, a sediment & erosion control plan should be provided.

Ensure full compliance with the State Environmental Quality Review Act for all development proposals. Require an Environmental Assessment Form for all development proposals.

“Storm Water Pollution Prevention Plans (SWPPP) in accordance with the NYSDEC State Pollution Discharge Elimination System (SPDES) general permit should be provided for all commercial or industrial developments and major subdivision applications.”

Provide a density bonus for subdivisions when greater than 25 acres of soils classified as prime and statewide importance are preserved for agriculture. There are many areas within the Town of Fallsburg where the soils are classified as prime or of statewide significance. The retention of even 25 acres of such soils could be sufficient to provide long-term opportunities for the growing of specialty crops in addition to preserving valuable open space. To encourage the preservation of such resources, the Town could offer a density bonus to developers who are willing to keep such lands undeveloped and in agricultural production.

Require pre-treatment of wastewater from commercial and industrial users that affect the operation of the Town’s Wastewater Treatment Plants (WWTP): Where the load of phosphorous or other chemicals from the wastewater of industrial users threatens to affect the operation of a wastewater treatment plant, the Town should require pretreatment of the wastewater. Pretreatment will help to ensure the proper function of the WWTP’s which in turn will help to ensure the protection of the water quality of the streams in which the WWTP’s discharge.

Work with DEC, NYCDEP and the Sullivan County Soil & Water Conservation District to educate landowners about the natural functioning of streams and wetlands in order to mitigate damage to and protect water resources.

Require a minimum of 30% of the total lot area to be set aside as open space to remain in its natural undisturbed state for commercial and industrial development. Maintaining as much of the site in an undisturbed state is the best way to control runoff and prevent erosion. The Planning Board should ensure that open space areas are not clear-cut during the development process.

Limit impervious surfaces on commercial and industrial sites. Existing zoning regulations control lot coverage, however, only “building coverage” is defined in the code. It is recommended that *lot coverage* be defined as “the total amount of impervious coverage from buildings roofs, roads, parking areas, and sidewalks, etc” and that the total amount of impervious surface be limited to 70% on a site. The only exception would be for vacant sites in the proposed MX Mixed Use Districts where 100% lot coverage is permitted for infill sites.

Limit impervious surfaces within residential developments. The Planning Board should encourage developers to preserve trees on residential lots and to limit impervious surfaces.

Require that 20% of all off-street parking areas are landscaped. Landscaping within parking areas reduces impervious surfaces, and provides shade that helps to regulate temperatures. Well-designed landscaping plans shall be provided during the site plan review process.

“It is a recommendation of this plan that developers are encouraged to incorporate alternative energy sources [such as solar geo-thermal and wind] and that new commercial building incorporate Green Technologies.”

Create an advisory Environmental Management Council. Within the next 3 years, it is recommended that the Town create an advisory environmental management council that would be responsible for developing an inventory of critical environmental resources in the Town. An environmental management council could also play a leading role in the development of an open space plan for the Town of Fallsburg which could help to guide the Planning Board in its review of development applications with an eye toward broader parks & recreational opportunities.

Ensure that lighting from new commercial, industrial, and institutional uses does not cause light pollution. One of the things that make the Town of Fallsburg an attractive place to live is that it is still a place that has not been adversely affected by light pollution. Its dark skies enable residents and second home owners to view the stars and planets with ease. To protect this natural resource, it is recommended that lighting standards be developed for new commercial, industrial and institutional uses that ensure that lighting from sites does not leave the site or cause a glare that affects the night time sky.

Create Town of Fallsburg Land Trust. A not-for-profit Fallsburg Land Trust could also take a lead in monitoring conservation easements that result through cluster subdivisions and perhaps play a stewardship role with respect to managing lands subject to conservation easements.

Require an Environmental Impact Statement for Developments of Regional Impact. There are developments that based upon their size and/or location, are more likely to have an impact on the environment. With respect to residential developments, the addition of a large number of dwelling units not only has an impact on the specific land that is being subdivided, but it also has an impact on local roads, police & fire services, school districts, water & sewer infrastructure and local businesses. To ensure that such impacts are thoroughly assessed during the environmental review process, it is recommended that serious consideration be given to the preparation of an Environmental Impact Statement (EIS) for proposed residential developments in excess of 100 dwelling units. It is understood that an EIS may also be warranted for residential developments with fewer than 100 dwelling units. Ultimately, the decision of whether to require an EIS should be left up to the discretion of the Planning Board.

It is a recommendation of this Plan, however, that wherever an Environmental Impact Statement is required by the Planning Board, that a *Public Scoping Session* pursuant to the State Environmental Quality Review Act be held to ensure that all issues are addressed during the environmental review process and necessary mitigation provided. Furthermore, it is recommended that at least one of the alternatives that are selected for analysis during the environmental review be a cluster subdivision.

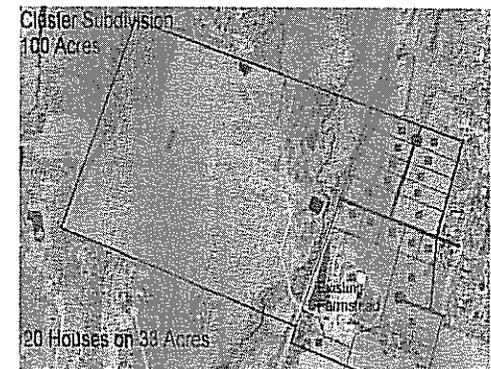
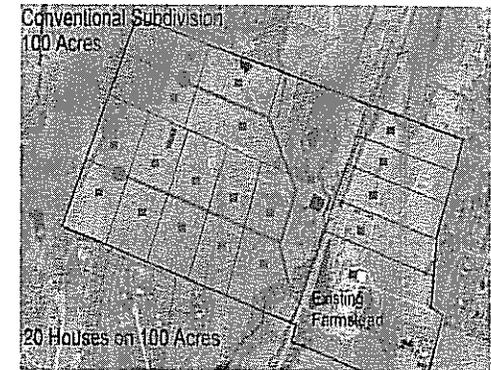
“Wherever an Environmental Impact Statement is required by the Planning Board, a *Public Scoping Session* pursuant to the State Environmental Quality Review Act should be held to ensure that all issues are addressed during the environmental review process and necessary mitigation provided.”

Encourage conservation/cluster subdivisions in order to retain passive open space and prime farmland. A cluster subdivision is a form of development that allows for a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and that the remaining land area is devoted to open space, active/passive recreation, preservation of environmentally sensitive areas, or agriculture. These provisions should be encouraged by the Planning Board where there is a likelihood of preserving prime farmland or valuable open space. The retention of even 25 acres of prime agricultural soils could be sufficient to provide long-term opportunities for the growing of specialty crops in addition to preserving valuable open space which could then be used to expand passive park land.

The enabling legislation that allows clustering is provided in Section 278 of Town Law. The approval of a cluster subdivision is done concurrently with the review of a subdivision plat. A cluster subdivision is the modification of the arrangement of lots, buildings, and infrastructure permitted by the zoning law to be placed on a parcel of land to be subdivided. This modification results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and scenic quality of the remainder of the land. The point is illustrated in the images to the right.

The upper image shows a conventional subdivision of 100 acres at a density of one dwelling unit per four acres. After environmental constraints and new cul-de-sacs are factored in, 20 lots can be created. Note how the entire parcel is consumed by the subdivision with the loss of prime farmlands. In the cluster subdivision example, the parcel is divided into the same number of lots, but with one acre lots. Thirty-three acres of the parcel are consumed with the remaining 67 acres preserved as open space. The Planning Board should require the developer to impose deed restrictions on the open space parcel to ensure the agricultural or natural resource value is maintained. The parcel could then be owned by the original owner, a homeowners association, a land trust, or sold to a neighboring farmer.

Encourage the retention of existing trees on development sites. The Planning Board should encourage developers to retain as much existing vegetation on a development site as possible. Retaining existing trees helps to reduce stormwater runoff, prevent erosion, and softens the visual impact of new developments. Developers should show the limits of existing vegetation on proposed development sites and provide a plan for savings trees on the site that would be subject to the Planning Board's approval. The Planning Board should encourage the preservation of hedgerows and vegetative buffers around the perimeter of sites where feasible.



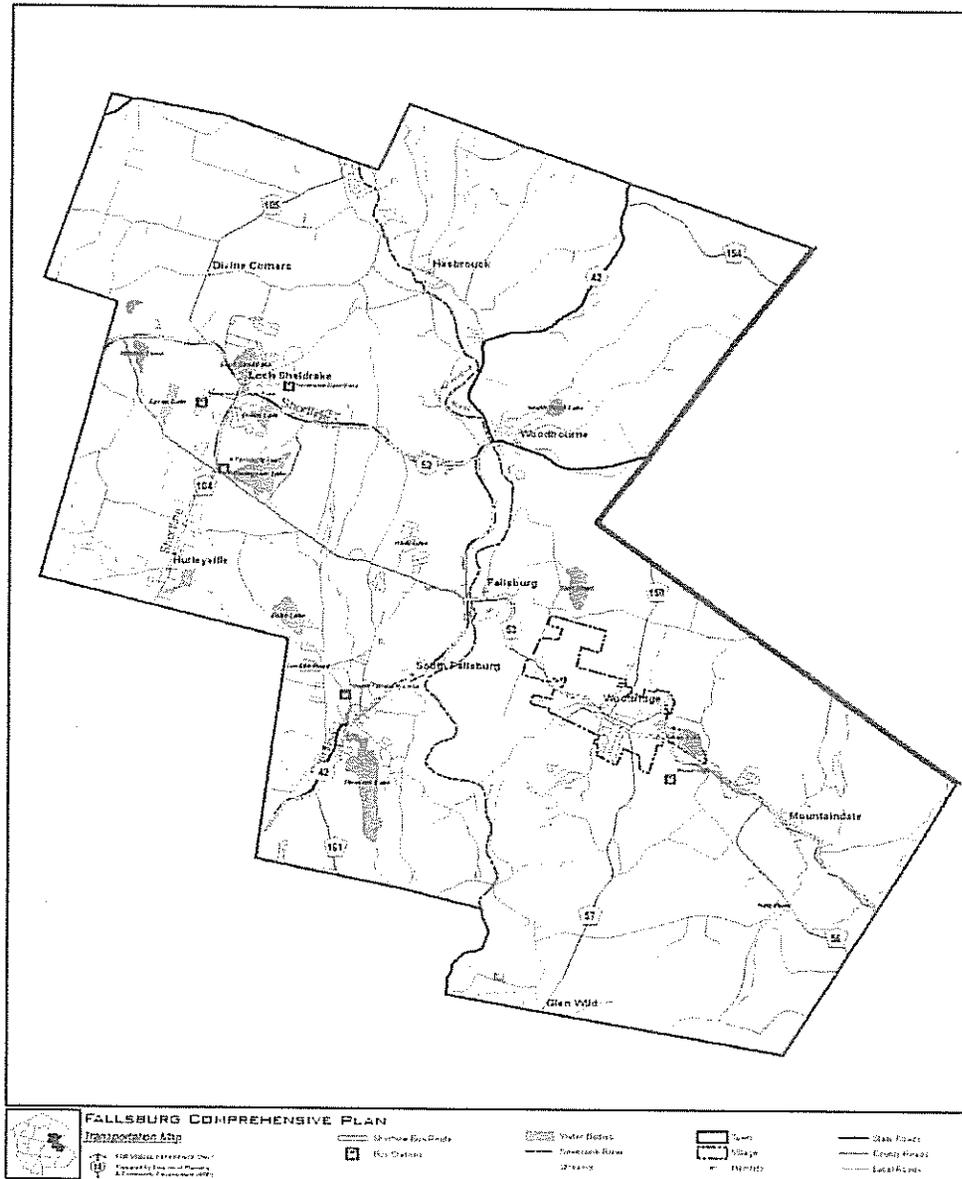
Above: Example of a conventional versus a conservation subdivision.

6.0 Transportation

Transportation corridors influence the overall growth as well as the location of specific commercial, industrial and residential developments. As was discussed in Chapter 3.0 Historical and Regional Context, the first phase of the Town's Development was influenced by the Neversink River and other waterways which served as a major transportation routes and a source of water power. Early settlements were clustered along the rivers. With the arrival of the train in the 1870's, the density of development within the Town shifted to the hamlets with train depots along the O&W Railroad. The third phase of development in the Town of Fallsburg is now defined by the Town's roadways. Each and every road or highway in the Town of Fallsburg plays a part in moving people and goods within and through the Town. Some roads are more important than others and, therefore, it is necessary to assess the future role and function of each road as the Town continues to develop.

6.1 Roadway Classifications & Highways

Highways are generally described by their functional classifications. The Institute of Transportation Engineers (ITE) is an international educational and scientific association of transportation professionals. The ITE has created a functional classification



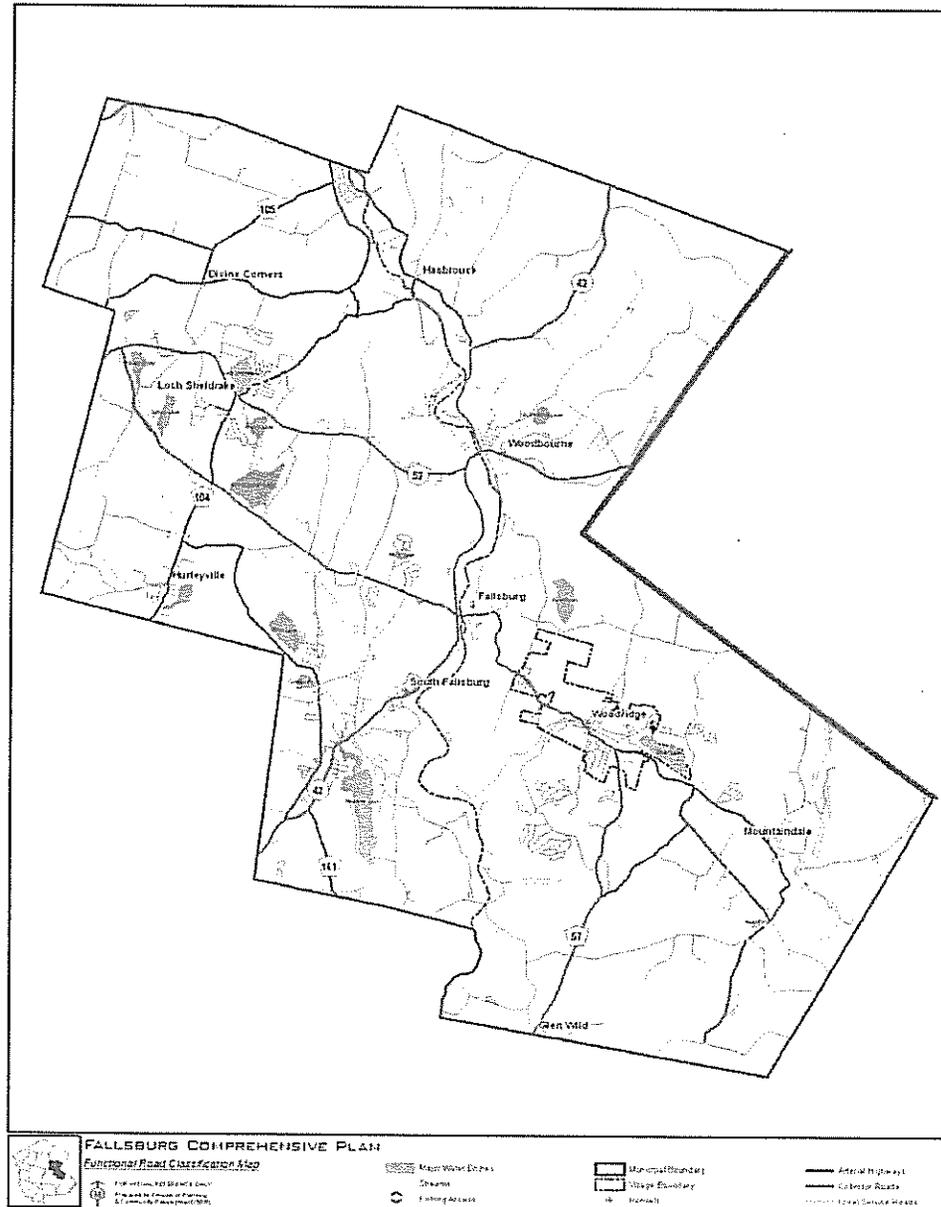
system for roads according to the type of traffic they are designed to carry. The various roadway classifications are defined below along with examples of such roadways within the Town of Fallsburg.

Interstate Highway: This type of highway moves large volumes of traffic at relatively high speeds to and from locations outside the region. Such highways have limited access via designated exits with no at grade intersections. Examples in the Region surrounding Fallsburg include I-86.

Arterial: The function of an arterial is to carry medium-to-heavy volumes of traffic at moderate to high speeds and provided access to major traffic generators. Examples of arterials in the Town of Fallsburg include Route 42, Route 52, County Roads 51/52/53/54/ and County Road 58.

Collector: These roads provide connections between Arterials and Local Roads at comparatively slower speeds and carry moderate volumes of traffic. These include County Route 104, County Route 161, County Road 105, County Road 56, and several Town roads shown in blue.

Local: This type of road provides direct access to abutting properties and channels local traffic to collector roads.



Understanding Fallsburg's roadways in the context of the ITE system is helpful when analyzing transportation needs.

For the purpose of this Comprehensive Plan, we have analyzed the major roadways within the Town of Fallsburg from two perspectives. The first relates to the opportunities for widening and realignment to improve traffic circulation and pedestrian safety. The second is from the perspective of the Town's existing zoning in order to ascertain whether zoning map amendments are warranted to ensure that specific land uses are directed to roadways that can meet their transportation needs.

6.2 Level of Service

The ITE Highway Capacity Manual provides a description of how well traffic flows along highways and roadways which is referred to as Level-of-Service (LOS). The LOS on roadways is described in accordance with a six-step scale from A-F. A LOS A represents the free flow of traffic and LOS F represents traffic congestion on an area roadway. A brief explanation of each is provided below:

LOS A:

A condition of free traffic flow, with low traffic volumes and speeds at the local speed limit.

LOS B:

Is in the zone of stable traffic flow, with operating speeds beginning to be restricted somewhat by traffic conditions, however, drivers still have reasonable freedom to select their speed and lane of operation.

LOS C:

Is in the zone of stable traffic flow, but speeds and maneuverability are more closely controlled by higher traffic volumes.

LOS D:

Approaches unstable flow, with tolerable operating speeds being maintained though considerably affected by changes in operating conditions due to higher traffic volumes.

LOS E:

Level of service E cannot be described by speed alone, but represents operations at even lower speeds than Level D, with volumes at or near the capacity of the highway. Flow of traffic is more frequently interrupted with more stop and go motion.

LOS F:

Describes forced flow operation at low speeds, frequent stop and go motion, with high traffic volumes at capacity of the roadway. It should be noted that traffic flow is not dictated by the number of travel lanes alone. The number of intersections along the roadway, number of driveways, all affect traffic flow. For example, a car entering a roadway causes oncoming traffic to slow down or a person in a vehicle making a left hand turn, may have to stop until the travel lane is free of oncoming traffic. In the latter example, cars behind the vehicle making the left hand turn are required to stop, interrupting traffic flow.

Furthermore, the type of use along an area roadway can influence traffic flow with a fast-food restaurant generating far greater vehicular trips per hour than a single-family residence for example. Such factors are taken into consideration when analyzing current traffic conditions and when planning for the development of the remaining undeveloped properties along the arterials and collector roads within the Town of Fallsburg. Since NYS Route 42 is the primary arterial that serves the Town of Fallsburg, we begin with a detailed discussion of that roadway. The Town should take the lead in coordinating these efforts.

6.3 NYS Route 42 – Primary Arterial

Without question, Route 42 is the primary transportation artery that serves the Town of Fallsburg’s transportation needs. If anyone doubted the importance of this roadway’s function, they were reminded when the culvert leading into the hamlet of South Fallsburg washed out in 2005. For several months, traffic on Route 42 had to be diverted along several miles of local roads causing traffic delays and the loss of business to merchants on Main Street.

What became obvious with the culvert wash-out was that there is no other way to cross Sheldrake Stream and continue on RT 42 without traveling several miles along local roads. The culvert was reopened in March of 2006; however, there is a short-term need to identify a secondary means of crossing Sheldrake Stream within the hamlet of South Fallsburg. In the case of an accident or other emergency in the vicinity of the culvert, response times could be significantly delayed.

Short term, an emergency access crossing should be identified. Long-term, another culvert crossing should be developed to allow traffic to bypass this culvert and continue on Route 42 in case of an emergency. *An alternative means of crossing the Sheldrake Stream in the vicinity of South Fallsburg may help to alleviate traffic congestion during the peak summer season.*

“An alternative means of crossing the Sheldrake Stream in the vicinity of South Fallsburg may also help to alleviate traffic congestion during the peak summer season.”



Culvert Replacement – South Fallsburg, NY

Along Route 42 there are also areas with limited shoulder with and/limited site distance. One example is the stretch of road between South Fallsburg and the hamlet of Fallsburg. The stretch of road is shown in the photo in the lower right hand corner of this page. To the left of the photo lies the embankment along the Neversink River – to the right two undeveloped sites that are zoned B-1 Business. Housing developments are currently proposed on each of these sites.

It is recommended that the Town coordinate with the property owners and the NYSDOT to obtain additional roadway right-of-way along these two properties. Acquisition of even twenty feet of additional right-of way would have a multitude of benefits.

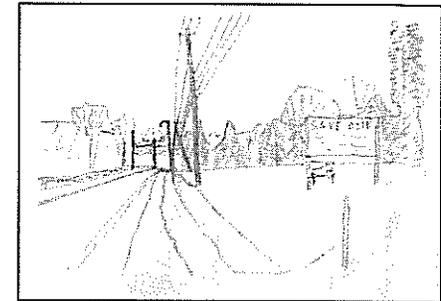
To begin, it would allow the edge of the roadway along the river to be moved away from the river where the stream bank is unstable. Pulling the road away from the river would reduce bank destabilization and provide an opportunity to have a wider shoulder which would enhance pedestrian safety. It could also present an opportunity to realign Route 42 in a manner that would greatly enhance sight distance along this segment of highway. Realignment, along with relocation of overhead utility poles will require the collaboration of the Town, property owners, NYSEG and NYSDOT. The Town should take the lead in coordinating these efforts.

The Town also needs to be involved in NYSDOT Planning for Route 42. Discussions with NYSDOT reveal that the section of Route 42 from Concord Road [in Thompson] to just north of South Fallsburg is on the NYSDOT Transportation Improvement Program for letting in 2010. The final scope of the project area and planning has yet to be completed – giving the Town an opportunity to provide valuable input.

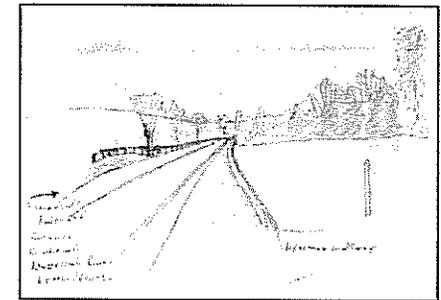
Issues identified by NYSDOT for improvement include: ensuring a minimum lane width and providing a 2.4 meter shoulder along the road. It is recommended that the Town work with NYSDOT to expand the scope of the project to the Fallsburg hamlet and that the project include pedestrian improvements in the South Fallsburg and the roadway realignment discussed above.

6.4 Pedestrian Policy

Many of the hamlets within the Town enjoy a well-connected system of sidewalks that provide for a pedestrian friendly environment within these centers. In some cases the sidewalks are in need of repair and a capital improvement plan to gradually bring these sidewalks up to current standards should be pursued. The Town should ensure that new subdivisions that have a density of 2 units per acre be required to build sidewalks with a connection to adjacent properties. Wider shoulders on Route 42 are also recommended.



Existing alignment of Route 42 making room for scenic overlook.



Potential realignment of Route 42 with a scenic overlook.



NYS Route 42 South of Old Falls looking South.

This is especially important where new housing is proposed in close proximity to hamlet centers. Sidewalks provide pedestrians with a well-defined walkway that is separate and distinct from vehicular roadways. This separation reduces vehicular/pedestrian conflicts and enhances public safety. Sidewalks also provide a safer environment for children to walk to school. It is important that the Town maintain road markings designating on-street parking spaces and pedestrian crosswalks.

6.5 Bicycle Policy

Wherever feasible, the Town should explore opportunities to develop designated bikeways. Entities in the Town have already taken the first step in this direction with the completion of the first segments of the O&W rail-trail. The Town secured a \$270,000 TEA-21 Grant to develop a trailhead in the hamlet of Mountaindale and additional funding to pursue a feasibility study to link the Mountaindale-Woodridge segment of the rail trail through South Fallsburg and onto Hurleyville. This collaborate project will result in an extensive trail system that can be used by pedestrians and bicyclists alike. There are additional opportunities to create bikeways within the Town. The Town could coordinate with the New York State Department of Transportation to gradually expand the width of the shoulder on Route 42 to make room for a designated bikeway along this State highway.

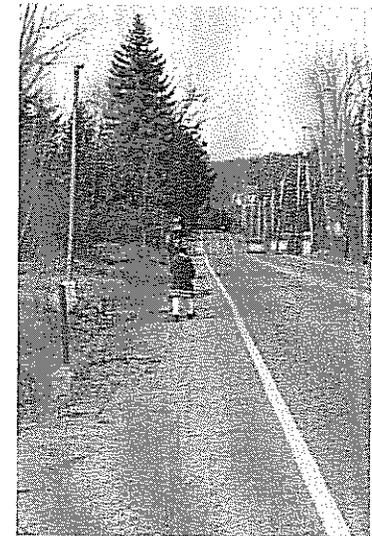
It is recommended that the Town continue to work with NYSDOT to ensure that such efforts are implemented within a reasonable time period. The provision of well-defined bikeways within the Town will not only enhance the safety of bicyclist but will also enhance the quality of life of residents. Separating bicycle and vehicular traffic may also improve traffic circulation on major arterials during the peak summer season.

6.6 Public Transportation

There are limited opportunities for public transportation within the Town of Fallsburg. Shortline does provide service to Sullivan County Community College, along Route 42, County Routes 52, 53 and 104 as far as Hurleyville. Public transportation largely depends upon high population density and state and federal support for financing.

The expectation of providing extensive public transportation in the Town of Fallsburg, especially the rural, sparsely populated areas, is unrealistic. However, the Town should coordinate with the County and the Shortline Bus Company to explore public transit options for Town residents. Such services may include dial-a-bus for area seniors and special bus routes during the summer to carry summer visitors to and from retail centers within the Town (A summer Route 42 Trolley Bus is one possibility).

“As NYSDOT plans for improvements to Route 42, consideration should be given to widening the shoulders and create designated bike lanes.”



Existing shoulder on Route 42 looking north from Old Falls.

6.7 Rail Transportation

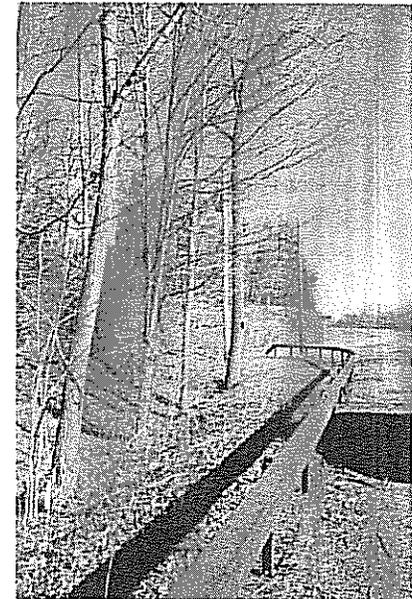
A 2003, NYSDOT Funding Rail Feasibility Study assessed the possibility of re-establishing passenger rail service along the O&W rail line with a terminus in the hamlet of South Fallsburg. While the study was completed no further action has been taken. It is widely speculated that the catalyst for the study was the prospect of gaming coming to Sullivan County. The Town should monitor progress on this study, but continue to pursue the rail trail project.

6.8 Air Transportation

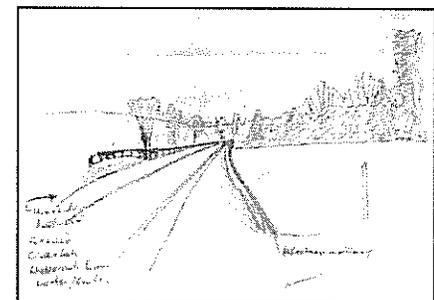
The Town of Fallsburg is within 45 minutes of the Stewart International Airport in Newburgh, one and half hours to Albany Airport, and a little over two hours to Newark International and Kennedy International Airports. In addition to these commercial airline hubs, the Town residents have access to the Sullivan County International Airport in Bethel and Wurtsboro Airport in the nearby Town of Mamakating. These latter airports can serve private pilot and smaller commercial aviation traffic. The reasonable accessibility to these airport centers suggests that the Town need not develop air travel resources of its own. While such activity should be permitted in the Town, development of an airport need not be a priority of the Town in the near or long-term horizon.

6.9 Recommendations

- Continue to coordinate with the NYSDOT to identify and address functional and safety deficiencies and subsequent solutions for State highway;
- Rezone the stretch of Route 42 between South Fallsburg and Fallsburg to residential. Commercial retail uses are not recommended along the edge of the Neversink River due the amount of impervious surface and the visual impact from the river. More importantly, allowing high traffic generators along this road segment is not recommended due to roadway geometry.
- Acquire additional right-of-way along County and State roads to provide wider shoulders, bikeways and sidewalks;
- Identify opportunities for scenic overlooks along the Neversink River as is illustrated to the right;
- As the galvanized steel “W” guardrail needs replacement, coordinate with NYSDOT to replace with Cor-ten Steel guardrail as is illustrated in the photo in the upper right corner of this page;
- Coordinate with County with respect to improving County Roads and providing transportation services for seniors;
- Increase setbacks for fences along County and State roads to 35 ft;
- Provide a summer Route 42 Trolley Bus;

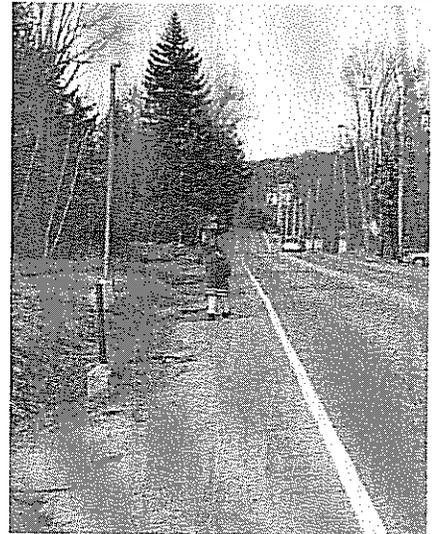


Cor-ten Steel Guardrail



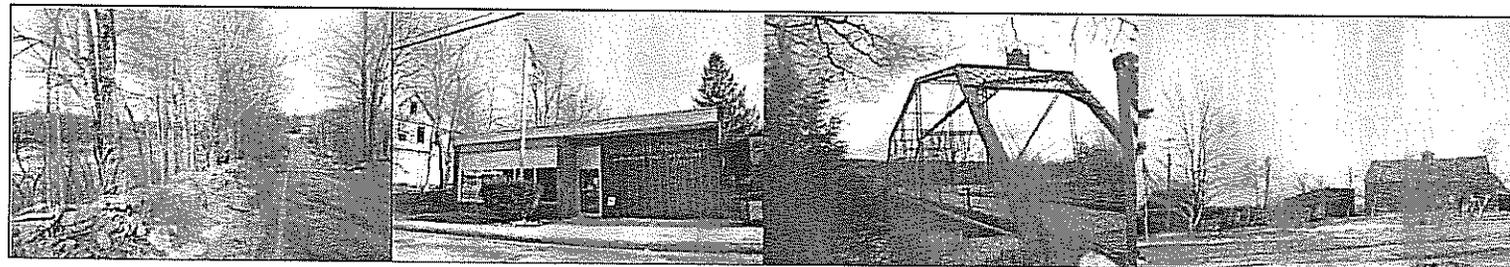
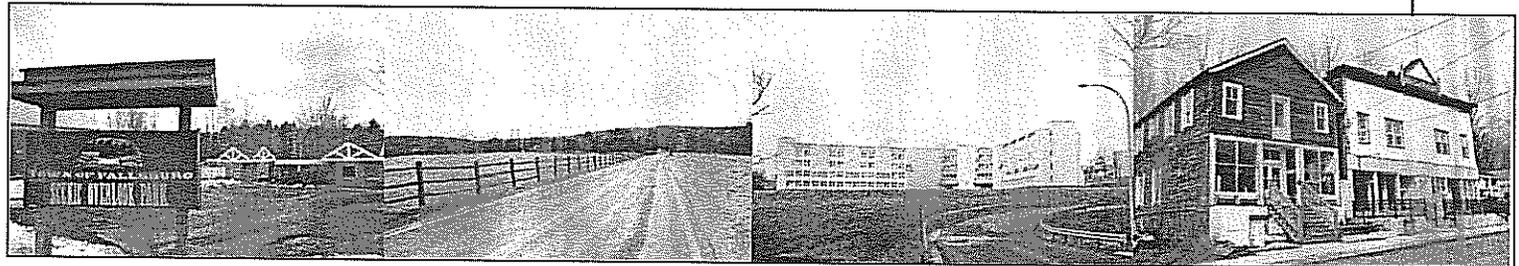
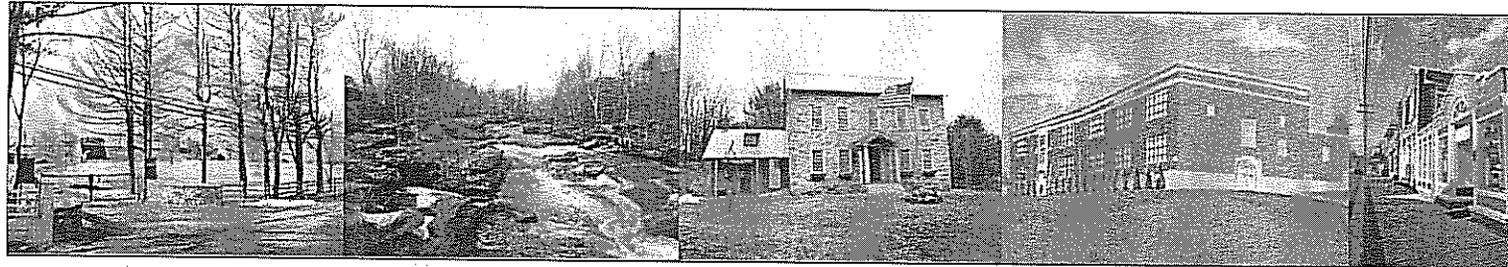
Potential site for scenic overlook on the Neversink River.

- Establish an amortization period to require that all fences be set back a minimum of 35 feet from the Route 42 edge of pavement within 5 years;
- Ensure that buildings are set back from Route 42 so as not to create sight distance concerns and to provide a building line;
- Off-street parking areas along Route 42 must be sufficient to accommodate the needs of the intended commercial or industrial use. In no case shall vehicles back into the Route 42 R-O-W;
- It is recommended that the Town coordinate with NYSDOT to get a box guardrail for the new culvert leading into the South Fallsburg hamlet;
- Plan for pedestrian and aesthetic improvements for the Sheldrake Stream culvert on Route 42 - the major gateway South Fallsburg. Improvements might include: pedestrian lighting, sidewalks, stone railing on the edge instead of guardrails and decorative plantings;
- Work with NYSDOT to create an improved roadside maintenance program for State highways in the Town;
- Carefully assess all site plan applications to ensure that traffic generation and site distance concerns are addressed and appropriate mitigation measures;
- Sidewalks should be provided with higher density housing to ensure the safe movement of pedestrians;
- Create a wider shoulder along the edge of Route 42 to accommodate pedestrian and bicycle traffic;
- Work with property owners to obtain easements along the entire Route 42 Corridor for the purpose of establishing a pedestrian pathway;
- Keep signage and other obstructions that impair site distance away from driveways [photo to the right shows signage that blocks driveway view];
- The Town should coordinate with County and State DOT to monitor the level-of-service on all County and State roads;
- Where the level-of-service is anticipated to be diminished by a proposed development due to significant vehicle trip generation, a traffic impact study should be prepared by the developer along with appropriate mitigation measures; and
- The Town should limit B-1 Business Zoning in areas that residential and/or where local streets or collectors have insufficient capacity to maintain a level-of-service "C" or better;
- The Planning Board should assess the cumulative impact that developments may have on traffic and pedestrian circulation and require developers to provide appropriate mitigation measures;
- Plan for aesthetic improvements along Pleasant Valley Road.



Existing shoulder on NYS Route 42 looking north from Old Falls.

Town of Fallsburg, New York COMPREHENSIVE PLAN



Prepared by Town of Fallsburg Comprehensive Plan Committee

with Planit Main Street, Inc.

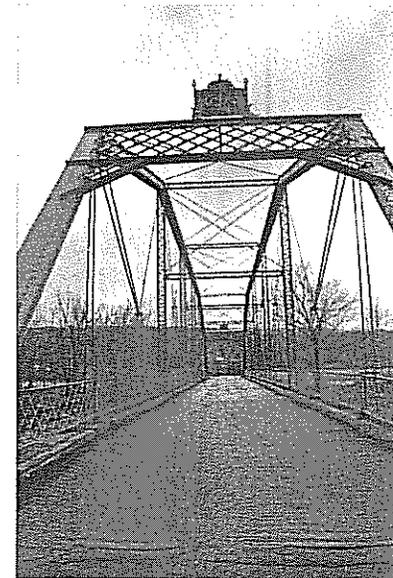


Adopted October 10, 2006

Acknowledgements

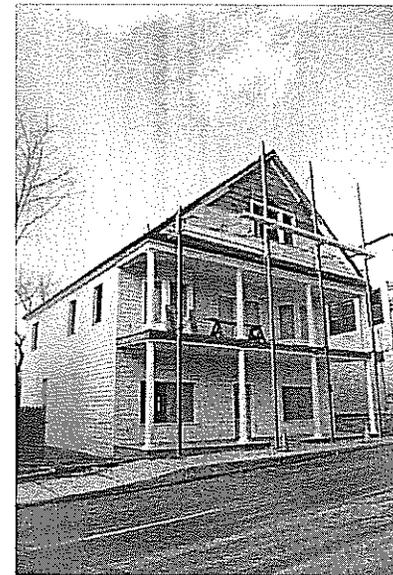
Town of Fallsburg Town Board

Hon. Steve Levine, Supervisor
Arnold Seletsky, Deputy Supervisor
Neil Gilberg, Councilman
Ann Prusinski, Councilwomen
Mike Weiner, Councilman



Comprehensive Plan Steering Committee

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Acknowledgments Continued

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Public Participation

Special thanks go out the Catskill Center for Conservation & Development for providing for their assistance in coordinating the public participation meetings, etc.

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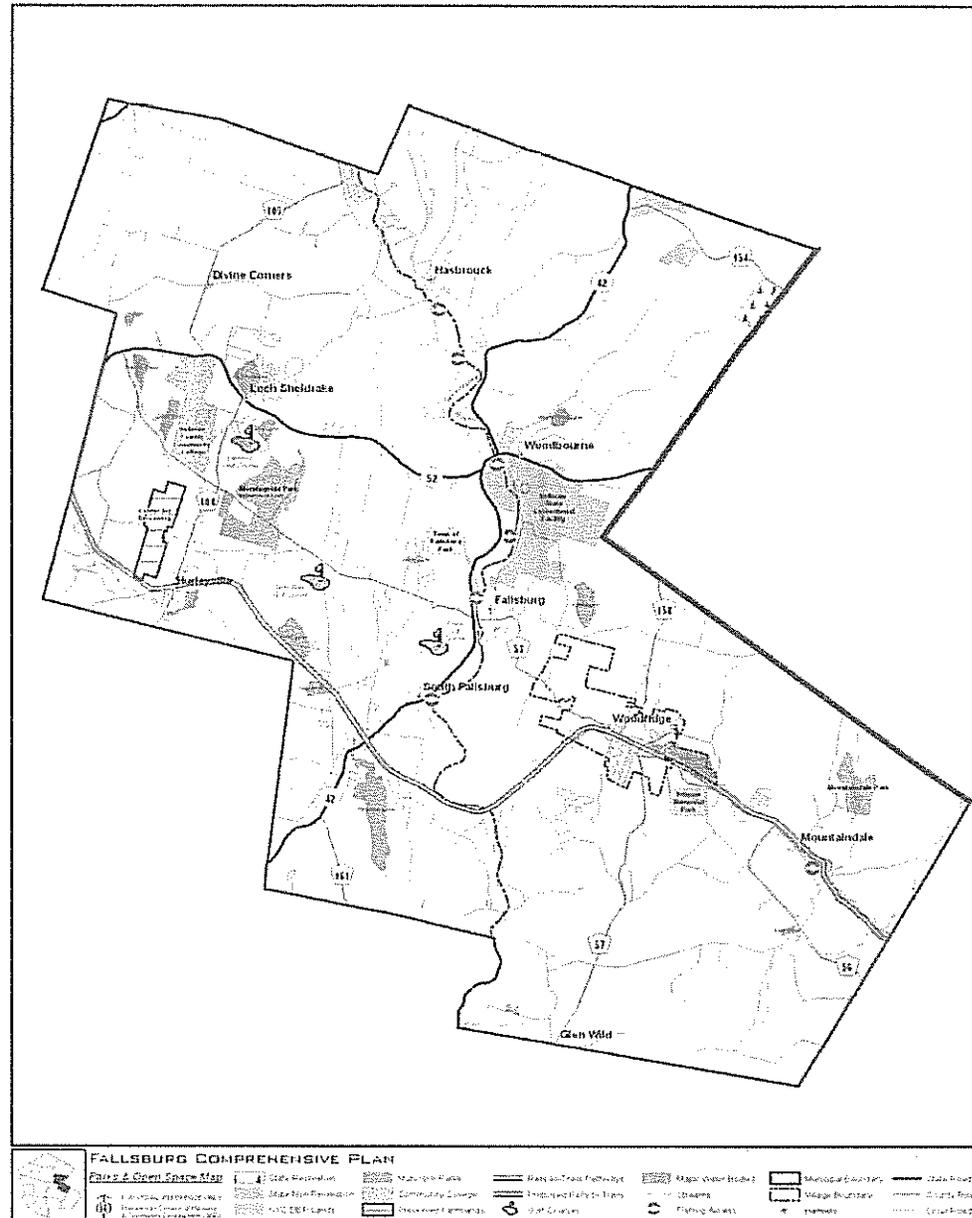
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7.0 Cultural, Recreational & Historic Resources

7.1 Cultural Resources

The Town of Fallsburg has a wide variety of cultural resources. The Sullivan County Dramatic Workshop has its home in the Rivoli Theater in South Fallsburg. The Sullivan County Historical Society & Museum is located on Main Street in the hamlet of Hurleyville. In the hamlet of Mountaindale, there is an art gallery where the work of local and regional artists are on exhibit. The Catskill Arts Society also has its home in the Town of Fallsburg. This not-for-profit arts organization holds numerous events during the year featuring the work of local artists and also provides art classes for area residents.

During the year, there are a variety of cultural events held at both the Sullivan County Museum and the Sullivan County Community College. The Stephen Crane event is held each year in Fallsburg with Civil War reenactments, musical performances and poetry readings. The SYDA Foundation spiritual retreat is also located in the Town attracting visitors to its meditation and yoga centers from throughout the northeast and worldwide. With all of these cultural resources in the Town, it is not surprising that arts & entertainment is one of the fastest growing industries in the Town.



It is recommended that the Town coordinate with the County, the Community College, and its not-for-profit arts organizations to identify opportunities for shared services and/or funding opportunities that could benefit the entire cultural community within the Town.

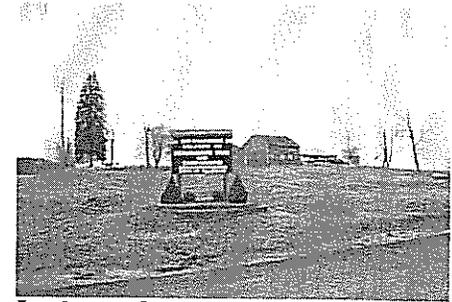
7.2 Recreational Resources

The Town of Fallsburg has a number of wonderful recreational resources. These include two public PGA Golf Courses [Lochmor and Tarry Brae] and two district Town parks [Morningside and Mountindale]. These are recreational facilities that are owned and operated by the Town along with a number of smaller neighborhood parks. In addition to Town resources, the O&W rail-trail is also located within the Town providing a valuable linear park for area residents. Furthermore, the Town maintains a scenic overlook at Old Falls, and there are six DEC public access points along the Neversink River; along with one State Forest Preserve. These recreational resources provide excellent swimming and fishing opportunities for area residents and visitors. There are also several other smaller parks that are owned by volunteer fire companies throughout the Town. One example is Woodbourne Field which is located in the hamlet of Hasbrouck. Finally, Krieger Memorial Park is located in the Village of Woodridge which is available to Town residents as well.

In addition to these resources, the 400-acre Sullivan County Community College campus is often used for cultural events and the annual "Kite Flying Day" in May. This event draws hundreds of participants each year.

All of these recreational resources provide a wonderful foundation on which to build for the future needs of the community as it continues to grow. The Town's PGA golf courses not only enhance the quality of life for area residents, they also provide an economic benefit by attracting visitors. It is important that the Town retain such resources. As the community continues to grow, the Town's parks & recreation system also needs to grow to serve the population. There are national standards that can be used as a guide.

National Park and Recreation Standards			
Facility Type	Standard per 1000 persons	Need	Max. Travel Time
Neighborhood Park	1 acre	12 acres	20 min. foot/bike
District Park	2 acres	24 acres	30 min car/bike
Field Games	3 acres	36 acres	car/bike
Tennis Courts	½ court	8	car/bike
Basketball Courts	½ court	8	foot/bike



Lochmor Golf Course
Loch Sheldrake, NY



Morningside Park
Loch Sheldrake, NY



Morningside Park
Loch Sheldrake, NY

The Town is well-served by its two “District Parks” – Morningside Park and Mountaindale Park. It is noted, however, that the Town has sold a portion of Morningside Park. The proceeds from this sale will be used to acquire more parkland or to make capital improvements to existing parklands. As growth occurs within the hamlet centers, the need for smaller neighborhood parks to serve local residents will become more likely. It is recommended that the Town undertake a Park & Recreation Survey to better identify recreational needs. In the absence thereof, the use of National Park and Recreation Standards is recommended. The following strategies are recommended to help the Town build upon its existing recreational resources and to plan for the future.

Recommendations:

Work with hamlets and not-for-profit entities to complete the O&W rail trail. The Town should continue to support efforts by the Catskill Center and various hamlets in the Town to complete the O&W rail trail. Of particular importance is the need to quickly complete the TEA-21 Funded Mountaindale Gateway project for the rail-trail. Failure to complete this project could delay future funding for subsequent sections of the rail-trail. Upon completion of the feasibility study for the Woodridge to Hurleyville segment of the rail-trail, the Town should support efforts to pursue funding to complete this segment, making it one of the priority town-wide recreational resources for future funding.

Coordinate with NYSDEC to enhance and create more access points to the Neversink River. There are six DEC public access points along the Neversink River. The Town should work with DEC to improve the appearance and accessibility of these access points. The driveways are rough and parking areas in many cases are not conducive to smaller vehicles. Additional public access points could be created by working with private property owners and the DEC.

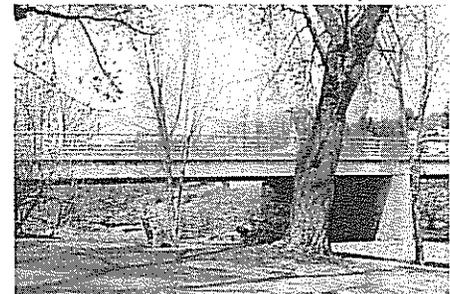
Pursue the development of a linear park along the Neversink River. The Town recently completed the scenic overlook at Old Falls. The Town should work with DEC, Woodbourne Correctional, and private land owners to secure easements along the river for the development of a linear park. DEC fishing access points could then double as trailheads to the linear park. The long-term goal should be to link the Neversink Unique Area in the Town of Thompson to the Catskills Park via a Neversink River Linear Park.

Ensure that new residential development helps to fund future park improvements and parkland acquisition. New York State Town Law provides a mechanism for funding the creation of parks, the need which is generated by new residential development. Section 277 of Town Law establishes that, concurrent with subdivision approvals, the Planning Board may require the reservation of land for park, playground, or other recreational purposes or payment in lieu thereof. Fees should be required from both year-round and seasonally used developments.

“The long-term goal should be to link the Neversink Unique Area in the Town of Thompson to the Catskills Park via a Neversink River Linear Park.”



Marie’s Park – Woodbourne, NY



Marie’s Park – Woodbourne, NY

Retain and expand passive recreational opportunities within the Town. Passive recreation involves relatively inactive or less energetic activities, such as walking, sitting, picnicking, and hiking. Such activities allow residents an opportunity to enjoy the solitude of the natural environment without all the distractions of everyday life. Passive recreation areas provide a sanctuary for native plants and animals by providing wildlife corridors and help to retain the rural character of the Town.

It is important that the Town retain existing passive recreational resources and that it also continue to add to such resources within the Town. One opportunity for passive recreation is the Gambino Dump site [see Section 8.8] which lies along the banks of the Neversink River. This site is a Brownfield but could be reclaimed so that the area along the Neversink River is used for passive recreation.

Another way to add to the passive recreational opportunities in the Town is through the use of cluster/conservation subdivisions which are discussed in Chapter 5.0 Natural Resources. When cluster subdivisions are created, the Planning Board should work with developers to explore opportunities to make the common open space available to the general public. The Planning Board should work with the County to maintain an inventory of conservation easement lands so that they can identify opportunities to link such resources when reviewing subdivision proposals.

Support efforts to create active recreational opportunities for area youth within hamlet centers. The development of active recreational opportunities for area youth helps to provide a positive outlet for children that are looking for something to do. Such facilities might include the development of skate parks or the development of a youth activity center. It is recommended that the Town actively seek to develop such activities. Furthermore, they should strive to locate such activities in hamlet centers where it will be easier for children to assess such facilities. It is important that the hours of operation of such facilities be established and that qualified supervision of activities is provided. It is also recommended that the Town encourage volunteerism and community service activities of area youth in the development of such facilities. If the children play a hand in creating these facilities, they are more likely to respect and maintain such facilities.



**Neighborhood Playground
South Fallsburg, NY**



**Firemen's Field
Hasbrouck, NY**



**Rail Trail Gateway
Village of Woodridge, NY**

7.3 Historic Resources

As we discussed in Chapter 3-Historical & Regional Context, the Town of Fallsburg has a rich history. During its 180 years as a municipality, Fallsburg has experienced very distinct periods of growth. History is generally defined as a “story or narrative of events” and the Town of Fallsburg has many stories to tell. The Town has served as a center for the tannery industry, experienced the boom years with the arrival of rail and the rise of the resort industry, and time and again has redefined itself anew. This history is reflected in the Town’s settlement patterns, the unique architecture of Main Street buildings, theaters, local schools, religious institutions and its large resorts.

If one looks closely, the visible evidence of this history is plain to see in the community’s historic buildings. Architectural styles range from Mission Style to Art Deco; from Gothic Churches to eastern European Synagogues. It is important that the Town adopt policies to help preserve the historic buildings in the community that give its unique sense of place. There are many buildings in the Town that are eligible for listing on the National Register of Historic Places. The following is a discussion of some of the more important historic resources that presently exist within the Town. These are listed on the National Register of Historic Places. This list is meant as a starting point.

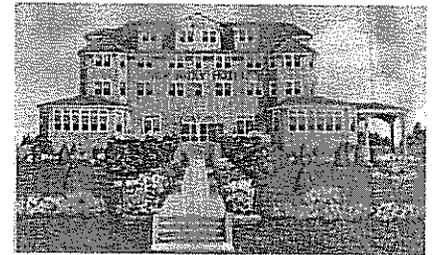
From here, it is recommended that the Town pursue grant funding to conduct an historic resources inventory. The purpose of the inventory will be to identify all historically significant buildings in the Town so that they can be saved for future generations. The inventory may also point to opportunities to create historic districts within the Town’s hamlets.

The photos to the right provide some examples of historic resources in the Town. One of the oldest settlement houses in the Town, “the Hasbrouck House” is still standing and well-preserved in the hamlet of Hasbrouck. Other treasures such as the New Roxy Hotel have been forever lost to the ages. The only record of their existence a faded post card or the archeological remains of this once grand structure. Other historic resources such as the Hurleyville Train Station are still around, however, without preservation efforts there is no guarantee that they too won’t be lost.

There are a variety of tools that can be used to preserve historic resources. Some of these measures are discussed in the Chapter 11 Land Use & Zoning. For example, the policies that reinforce the historic development pattern of the Town by encouraging growth in the centers. These policies should stimulate reinvestment and revitalization of historic structures within the hamlet centers of the Town. Reuse of historic structures is the best form of preservation.



Hasbrouck House circa 1830’s



New Roxy Hotel



Hurleyville Train Station

Recommended Policies

Provide incentives for the adaptive reuse of historic structures by permitting a wider range of uses to occur in such structures as special permit uses anywhere in the Town. Such uses include:

- bed & breakfast;
- antique shop or art gallery;
- museum;
- office use; and
- mixed residential/commercial in hamlets.

Protect and preserve existing historic resources that help to define the history of the community. The Town should continue to support local efforts to place historically significant buildings on the National Register of Historic Places.

The Town could also pursue the enactment of a local historic preservation law. Section 119-dd of the General Municipal Law establishes that Town Boards are empowered to “provide the regulations, special conditions and restrictions for the protection, enhancement, perpetuation and uses of places, districts, sites, buildings, structures, works of arts and other objectives having a special character or special historical, cultural, aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within the public view, or both.”

The Town Board could establish a landmark and historic preservation commission to carry out the regulations. An alternative approach would be to use the Town’s existing Planning Board as the reviewing agency. The first step in the process, however, is an inventory of historic resources.

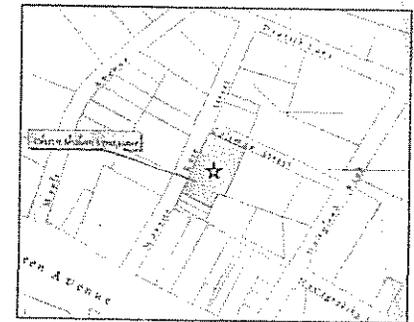
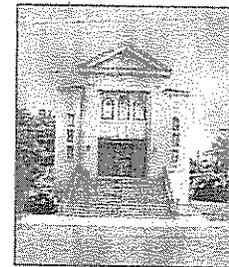
Create Town recognition of historic resources. The Town could develop its own recognition program for historic properties to recognize property owners that have restored historic resources in the community. Town of Fallsburg Historic plaques could be developed. Such programs raise awareness of the importance of historic preservation and acknowledge those who contribute to those efforts.

Provide Grant Programs and Tax Incentives to Encourage Historic Preservation Efforts. The Town should consider seeking State funding to develop its own Town-wide Main Street Revitalization program with funding used to restore historic Main Street buildings. The County’s successful program helped to revitalize many historic buildings in the Town, but is no longer funded. The Town should pursue New York Main Street grant funds to create its own program. It is also important that the Town retain *Empire Zone* designation for its hamlets.

Historic Properties Acquired Through Tax Foreclosure: The Town could offer a bargain sale in exchange for guaranteed reinvestment and renovation of historic property.

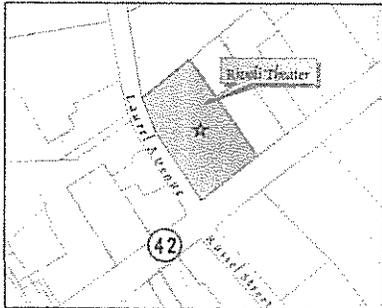
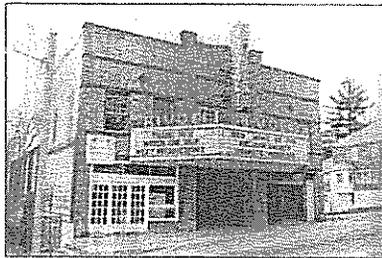
Ohave Shalom Synagogue
National Register

Located in Woodridge, the Ohave Shalom Synagogue is one of the oldest and most embellished of the pre-WWII synagogues in Sullivan County. The building combines features reflecting eastern European orthodox traditions and contemporary urban synagogue design. The building is distinguished by its monumental size and *Renaissance Revival* design.



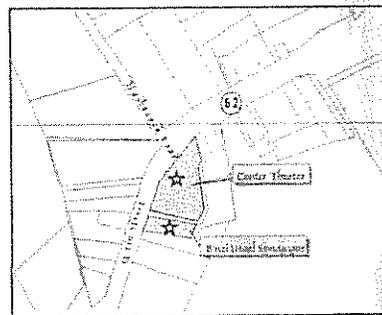
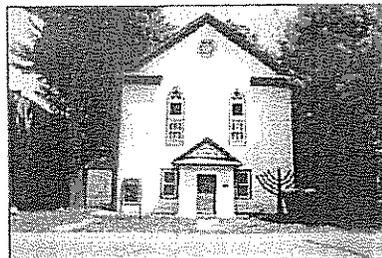
Rivoli Theatre
National Register

The Rivoli Theater is an intact early twentieth century theater, distinguished by its combination of 1923 and 1937 design schemes. The façade is symmetrical, divided into thirds both vertically and horizontally. The Rivoli provided seating for 600 people and was used for both vaudeville shows and movies. In 1937 the auditorium was expanded to accommodate the large crowds who packed the theater on weekends. Today it is home to the SC Dramatic Workshop in South Fallsburg.



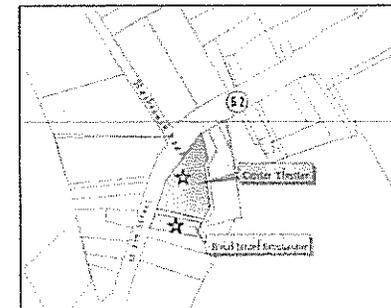
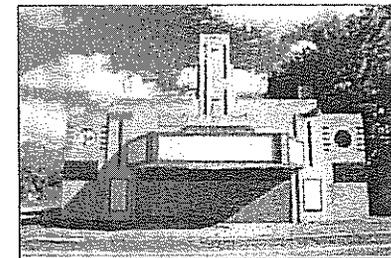
B'nai Israel Synagogue
National Register

Located in Woodbourne, the B'nai Israel Synagogue was constructed in 1920. The building is rectangular in shape, three bays wide and four bays deep, and surmounted by a steep gable roof with deep wooden cornice with returns. B'nai Israel is one of sixteen Sullivan County synagogues built before 1930. Located in small resort towns and farming communities, these synagogues stand out as prominent cultural landmarks that help to define the history of Fallsburg.



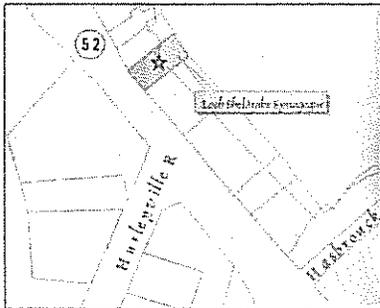
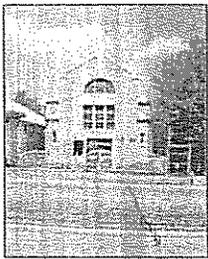
Center Theatre
National Register

Located in Woodbourne, the Center Theatre is significant as a distinctive example of twentieth century theaters in Sullivan County. Constructed in 1938, the theater is associated with the resort industry, one of the most important of early twentieth century cultural history in the western Catskills. The theater is a fine example of Art Deco style, a mode that was frequently used for small theater designs in this period. The building has a highly decorative façade.



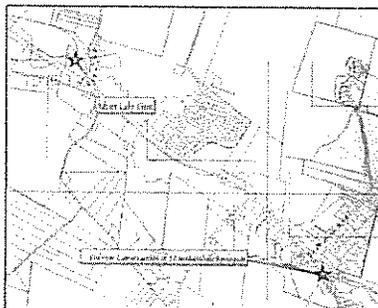
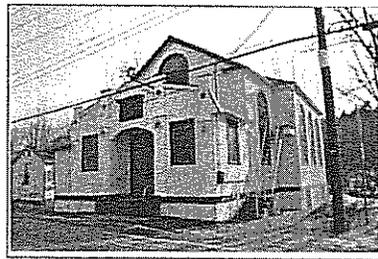
Loch Sheldrake Synagogue
National Register

Located in the hamlet of Loch Sheldrake, the Loch Sheldrake Synagogue was erected between 1922 and 1930. The synagogue is built of buff-colored brick on a concrete foundation and surmounted by a steeply pitched gable roof. The building is five bays deep and three bays wide. The synagogue is associated with the resort industry of Sullivan County and retains substantial integrity. It was designed by local architect named Okun and constructed by local contractor John Bullock.



Mountindale Synagogue
National Register

The Hebrew Congregation of Mountindale Synagogue is significant as a representative example of an early twentieth century synagogue in Sullivan County. The building was erected between 1915 and 1917. The synagogue is typical of the regional vernacular characterized by rectangular form, stucco cladding and parapet with tower like projections. The sanctuary is especially interesting with its combination of vaulted and gabled roofs and its diverse overlay of decorative finishes.



“There are ten structures in the Town of Fallsburg that are listed on the National Register of Historic Places. In addition to those properties listed here, the Glen Wild Methodist Church, Silver Lake Dam, Woodbourne Reformed Church and South Fallsburg Hebrew Association are also listed on the National Register.”

8.0 Community Facilities

The Town of Fallsburg has a population of 12,234 persons spread over a 78.99 square mile land area. This is the equivalent, on average, of 154 persons per square mile, or 0.25 persons per acre to be served by a variety of community facilities and services.

At this very low density, the ability of the Town and its special districts to provide community services cost effectively to a rural population is diminished if development is further scattered throughout the Town. For this reason, this Comprehensive Plan proposes to concentrate the majority of future development primarily within and around the historic hamlet centers and new centers within the Town. By doing so, community services and facilities can be sited and expanded where the majority of the future population is anticipated.

8.1 Police Protection

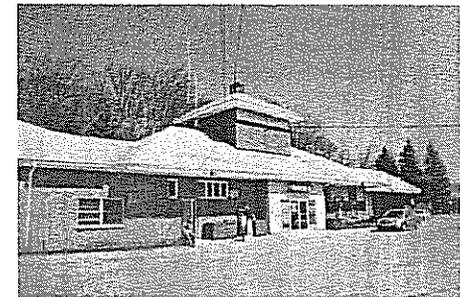
The necessity to provide police protection is a matter of public policy and is also based upon the public's perception of security and their satisfaction with response time of existing entities. The Town of Fallsburg has its own police force which provides police protection throughout the Town. The Village of Woodridge, which is located wholly within the Town, also has its own police department.

Additional police protection is provided by the Sullivan County Sheriff's Department and the New York State Police with a State Troop F barracks in Liberty, New York and a Satellite Office in the Town of Mamakating. The Town is also part of the County's Emergency 911 Response System.

Depending upon the amount of growth that occurs within the Town, the demand by local residents for additional police protection in the future may increase. By focusing new growth within existing centers, the Town will be better able to provide such services within a cost effective manner. More importantly, the response time for requests for police protection will be enhanced if less distance has to be covered to reach population centers.

Presently, the Town's Police force is housed at Town Hall in the hamlet of South Fallsburg. Due to its geographic location, within the center of the Town, it is recommended that the Town Police Department remain in South Fallsburg. In the future, should the Town expand their facilities, it should be done in a manner where the Police Headquarters adjoin and/or are co-located within Town Hall to allow easy access to the Courts. Again, a location with the hamlet of South Fallsburg is recommended since it is in the geographic center of the Town of Fallsburg. This Plan also recommends that the Town track trends in crime statistics to help determine future needs for the provision of police protection.

Land Area	
	Total Area
Sullivan County	996.85
Fallsburg - ALL	78.99
South Fallsburg CDP	6.14
Village of Woodridge	1.64
Remainder of Town	71.21



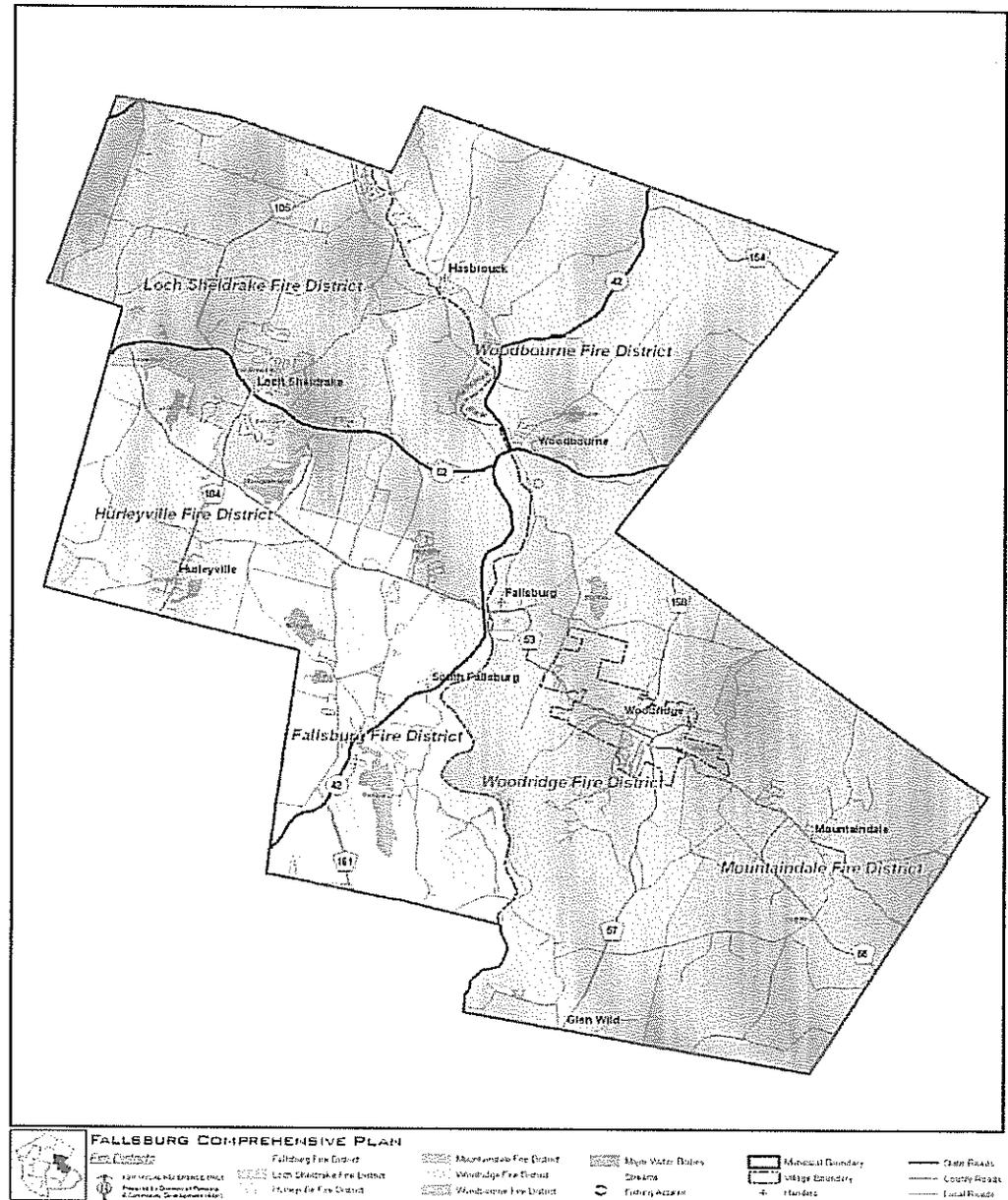
Town Hall & Police Station
South Fallsburg, NY

8.2 Fire Protection

A review of the existing fire districts and facilities within the Town of Fallsburg suggest that fire protection services and facilities are adequate to meet current needs. The various volunteer fire companies are well-situated to handle emergencies within each respective fire district. Existing fire districts include:

- Fallsburg Fire District;
- Hurleyville Fire Company;
- Loch Sheldrake Fire Company;
- Mountaindale Fire District;
- Woodbourne Fire District; and
- Woodridge Fire Company [which covers the Village and a portion of the Town].

This Comprehensive Plan supports the expansion of fire protection facilities within their existing locations. The Town relies upon volunteers for its fire protection and programs that encourage volunteer participation should be supported. There is a large population of seasonal residents who stay in bungalow colonies and second-home communities or houses. When bungalows are occupied, the Town must ensure that sufficient access and off-street parking is provided to ensure that emergency vehicles can gain access when needed. The seasonal population also places a greater demand on fire protection services which should be factored into the environmental review of seasonal developments.



8.3 Ambulance

There are three ambulance corps that provide service within the Town of Fallsburg. In addition, Mobilemedic Emergency Medical Services which is headquartered in Hurleyville also provides ambulatory services to the Town of Fallsburg in areas that not covered by the three ambulance corps. Persons requiring medical attention are transported to area hospitals in Harris or Ellenville or to Crystal Run's Urgent Care in Rock Hill. When necessary, patients are transported by helicopter to Community General Hospital in Harris or Westchester Medical Center in Vallhalla, NY.

Fallsburg is also covered by Sullivan County's extensive *911 Emergency Control Center* which is located at the Sullivan County International Airport in Bethel. Residents can call 911 and the appropriate ambulance corps or private ambulance services is contacted to respond to the medical emergency. The County's E 911 system, coupled with local ambulance services provide good response times for area residents. During the peak summer season a number of the summer camps also provide their own ambulance services. The general sense is that existing ambulance services meet the needs of the residents of Fallsburg. As the Town continues to grow it should monitor demand for such services and work with volunteer and private providers to ensure the needs of the community are met.

8.4 Libraries

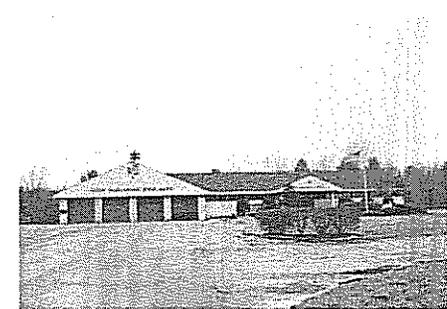
Currently, the Town operates the Fallsburg Library which is located on Railroad Plaza in South Fallsburg. The Fallsburg Library is a school district library that matches the Fallsburg School District boundary. The Fallsburg Library is housed in 3,400 square feet of space and has a total book collection of 20,000 books. The American Library Association (ALA) recommends that libraries serving between 10,000-20,000 persons maintain two volumes per capita – the South Fallsburg system maintains approximately two volumes per capita.

The Fallsburg Library also belongs to the Ramapo-Catskill system which allows for the loan of books; supplementing the Fallsburg Library's holdings. Currently, the Town's library is undersized. The basic requirement for a library serving 10,000 persons is 7,000 square feet. Based upon the Town's population, a total of 8,500 square feet should be provided for staff work area, children's area, reading stacks, reference, periodical, adult browsing and bathrooms. Presently, the Town of Fallsburg's Library is housed in a 3,400 sq. ft. building.

The Library presently has two public access computers with a need for two more to serve the local population. Within the existing building, there is no additional room in which to place the computers although the Library has an opportunity to obtain the new computers.



Hurleyville Fire House



Loch Sheldrake Fire House



Woodbourne Fire House

The existing library building is leased and has recently undergone a series of improvements to make it American's with Disability Act (ADA) compliant. In 2005, the hallways within the library were widened to meet ADA standards and the bathrooms were upgraded. Still, there are portions of the library that are not ADA compliant including the Children's Reading Room. There is also a need for additional parking for the Library. Presently, there are 10-12 parking spaces in front of the Library but these are not reserved for library use. There is no room to expand parking at the present location.

It is the long-term goal of the library district to build a new library building. The needs are for a building that is 10,000 sq. ft., but a building of 15,000 sq. ft. is recommended to accommodate future needs of the library district and to provide for a public meeting room for community events. If a new site is selected it should be centrally located on a site where sufficient parking can be provided. Ideally, another site in the hamlet of South Fallburg should be considered due to its central location. Another potential location for a new library is in the vicinity of the hamlet of Fallsburg which lies in between the Fallsburg elementary and high school.

The Sullivan County Community College Library is open to residents—helping to supplement Town of Fallsburg Library services. This resource, however, does not replace the need for local library services.

8.5 Schools

There are four school districts that service the Town of Fallsburg: 1) Fallsburg, 2) Liberty, 3) Monticello, and 4) Tri-Valley. These district are shown on the map provided on page 68 of this Plan. Most of the school-age children in the Town attend the Fallsburg School District's Benjamin Cosor Elementary School or the Fallsburg Junior-Senior High School. The most recent district data shows that there were 650 students enrolled in the Cosor Elementary School with 75 teachers and 801 students enrolled in the Junior-Senior High School with 61 teachers. Both schools offer gifted and advanced placement programs.

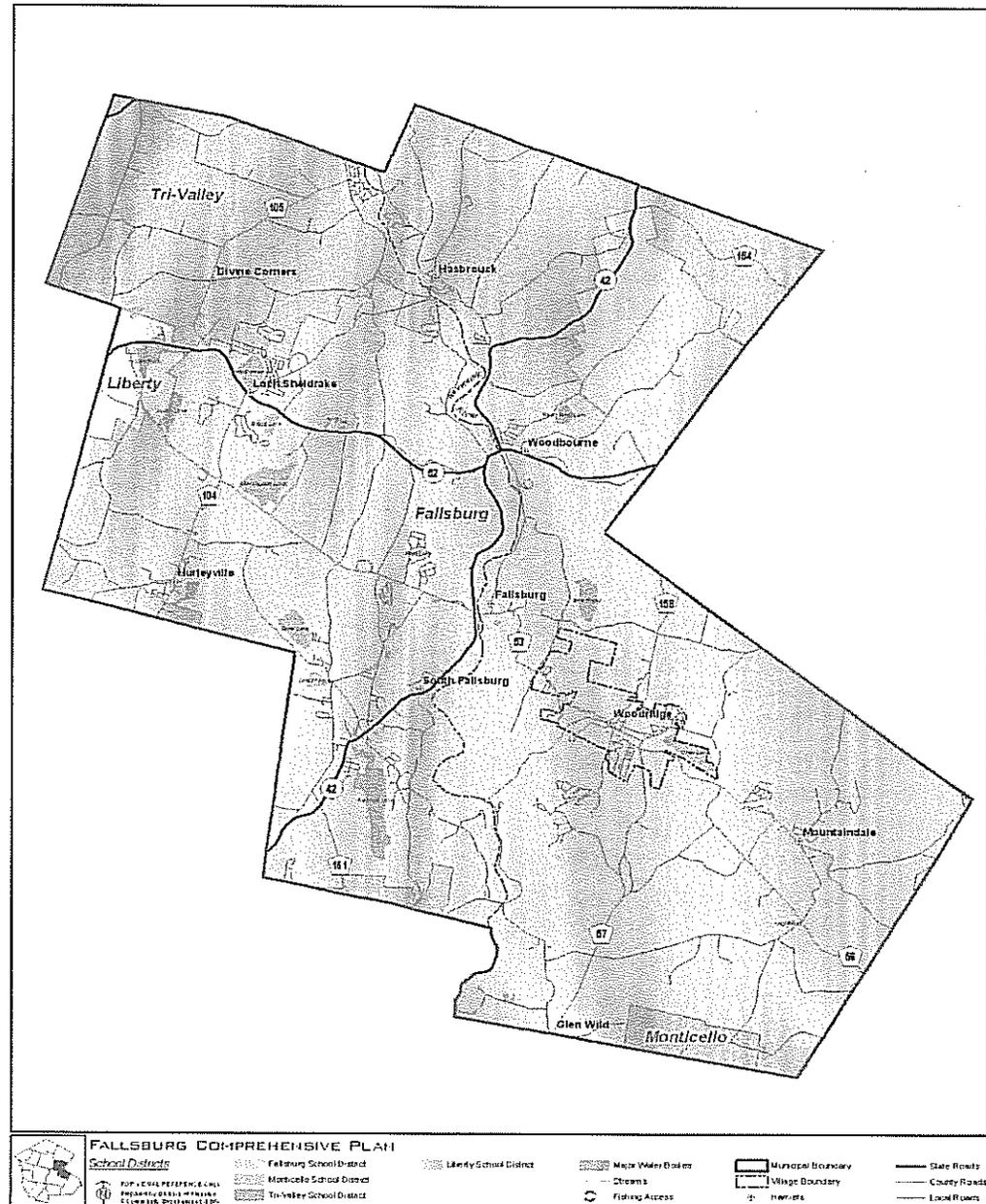
There is also a large number of Fallsburg students that attend the Tri-Valley School District. The School is located in the Town of Neversink. There are 450 students with 36 teachers in grades K-3, 430 students with 31 teachers in grades 4-6, and 510 students with 57 teachers in grades 7-12. The school district offers advanced placement and before/after school programs. It also has a Future Farmers of America program.

A small number of Fallsburg students attend the Liberty and Monticello School Districts which have a much larger student enrollment. Students also have the option of attending technical courses at Sullivan County BOCES in the nearby hamlet of Ferndale in the Town of Liberty.

While the Town Board does not have a direct say in the placement of school facilities, it is important that the Town Board and School Districts communicate with one another. There may be opportunities for shared recreational facilities that could benefit the school districts and Town residents.

The Town must also take into consideration the potential impacts that large-scale development can have on the need for school facilities. Large residential development may increase the year-round population and in turn the number of school-age children. This could lead to the need to build additional classrooms or even new school facilities.

One tool that the Town can use to ensure that potential impacts are mitigated is the State Environmental Quality Review Act (SEQRA). The Planning Board can use the environmental review process to require an Environmental Impact Statement (EIS) of developments that are likely to lead to increases in the population of school-age children. Within the EIS developers should be required to identify potential impacts on school facilities and also describe measures that will be used to mitigate such impacts.

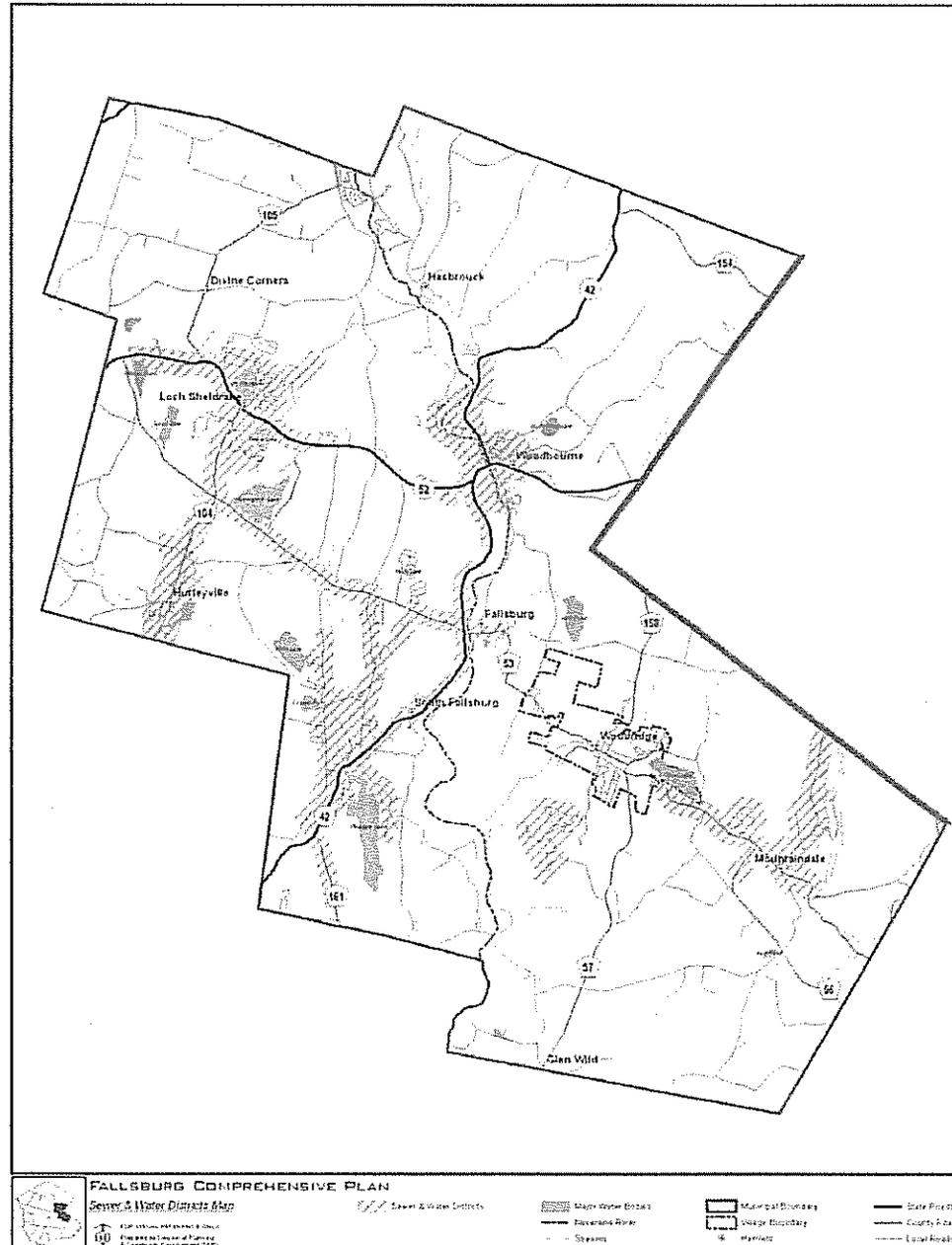


8.6 Water

The Town of Fallsburg operates and maintains four separate water supply systems in the Town: 1) Mountaindale, 2) Davos, 3) Woodbourne, and 4) the Fallsburg Consolidated District which serves the hamlets of Hurleyville, Loch Sheldrake, Fallsburg and South Fallsburg. There are water lines running the length of Route 42 from CR 161 to Hasbrouck Road north of the hamlet of Woodbourne. As part of this system, the Town maintains 10 storage tanks, 18 wells, and three (3) pump stations.

Each of these water systems is defined by Districts and properties have to be within the District to receive water. Under the Town's zoning, the permitted density in the residential zoning districts is, in part, determined by the provision of water & sewer. In the R-1 and B-1 Districts, the minimum lot area is 3 acres without the provision of water and sewer and ½ acre with it. In the HR-1 District, water & sewer is required. Many of the water district boundaries cut across property lines.

This Comprehensive Plan supports the policy of limiting density where water & sewer service is not provided. It also supports the Town's policy to allow for water & sewer district extension but within a framework that helps to direct higher density development near existing centers.



The Future Land Use Map that is part of this Comprehensive Plan shows general areas where higher density residential development is to be encouraged. In many cases, these areas overlap with the Town's existing water & sewer infrastructure. There are, however, lands within these higher density areas that are not presently served by water or sewer lines. It is recommended that the Town adopt a policy of reviewing all requests for water & sewer line extensions in the context of the recommended density pattern. Areas that are recommended for higher density should receive priority for extensions over areas recommended for low density. It is also recommended that the Town review line extension requests in the context of the existing capacity of its sewer plants.

These policies will encourage higher density development near the centers and reduce the cost of operating the system in the future by reducing the linear feet of pipe that is required to serve district users. The Town also needs to monitor capacity to ensure that existing users are served before granting extensions. Monitoring capacity of its individual plants will also enable the Town to steer growth to districts with capacity.

The demand for Town water dramatically increases in the summer when its seasonal population arrives. This requires the Town to build and maintain a water system to serve the peak season which increases its cost of operations.

The Town of Fallsburg has retained an engineering firm to conduct a study of its water systems. The purpose of the study is to evaluate existing peak demand, capacities, necessary capital improvements, and long term needs of these systems. Aging water lines and the need to replace them is one need already identified.

While the Town has excellent sources for its water supply, with very high yield production wells, there is a critical need to protect these groundwater resources. This Plan recommends that the Town protect the recharge and aquifer protection areas of its public water supply sources. It can do so by adopting a Water Supply Protection Overlay Zone.

The purpose of the Overlay Zone is to prevent the contamination of groundwater in the vicinity of the wells that supply public water and other public water supplies including the Neversink River. Water supply overlay zones shall be considered as overlaying existing zoning districts but include greater restrictions with respect to permitted land uses or activities. Activities including petroleum storage, pesticide/fertilizer storage and other uses likely to contaminate the Town's water supply would be prohibited within the overlay zone. *A draft Water Supply Protection Overlay Zone was included as an addendum within the 2000 Comprehensive Plan Update and it is recommended that the Town move forward with the adoption of the overlay zone.*

“It is recommended that the Town adopt a policy to reviewing all requests for water & sewer line extensions in the context of the recommended density pattern identified on the Future Land Use Map.”

8.7 Sewer

The Town of Fallsburg has an important competitive advantage due to its Waste Water Treatment Plant (WWTP) facilities. Large areas are served by sewer and there is capacity within these systems to accommodate new growth which is something businesses need and many communities in Sullivan County do not have.

The Town has retained an engineering firm to help it assess the existing capacity and future needs of its WWTP. At present, the Town has excess capacity within its WWTPs during most of the year. However, the demand for Town sewer dramatically increases in the summer when its seasonal population arrives. This requires the Town to oversize its plants which reduces their efficiency. There is also a long-term Infiltration & Inflow (I&I) problem that further reduces the efficiency and effectiveness of the Town's WWTP systems.

Infiltration occurs when groundwater enters the sewer system through cracks, holes, faulty connections, or other openings. Inflow occurs when surface water such as storm water enters the sewer system through roof downspout connections, holes in manhole covers, illegal plumbing connections, or other defects. The sanitary sewer collection system and treatment plants have a maximum flow capacity of wastewater that can be handled. Infiltration and Inflow compromises this capacity.

Infiltration & Inflow which is essentially clean water, takes up this capacity and can result in sewer overflows into streets and waterways, sewer backups in homes, and unnecessary costs for treatment of this water. It can even lead to unnecessary expansion of the treatment plants to handle the extra capacity. These costs get passed on to the consumer. For these reasons, it is important that the Town continue to work with its engineer to identify and mitigate I&I within its WWTPs. Doing so will reduce the cost of upgrading plants and also free up capacity to accommodate new growth.

It is recommended that the Town adopt the same policy for extending sewer lines that is recommended for adoption within the previous section on water – using the Future Land Use Map as a guide. Furthermore, this Plan recommends that the Town create a Capital Improvement Plan (CIP) for its water and sewer infrastructure. The CIP should identify I&I causes and mitigation measures, assess the useful life and replacement cycle for specific components of these systems, and lay out a long-range means of funding these improvements through long-term financing.

The CIP, by identifying needs, will be useful in the pursuit of State or federal grants that may be available to fund such improvements. Where grants are not available, revenue anticipation bonds will likely be required.

“The Town should prepare a Capital Improvement Plan (CIP) for its water and sewer infrastructure.”

8.8 Town Highway Facilities

The Town’s Highway Department Barn and storage facilities are located off of Route 42 just south of Woodbourne. The site is centrally located within the Town and located on the major arterial NYS Route 42. There are limitations with the site in that the lower portion of the site lies within the 100-year floodplain and the site drops off steeply from the edge of Route 42 toward the Neversink River. This is one reason the Town Highway Barn is located so close to Route 42 [see photo in upper right corner of page].

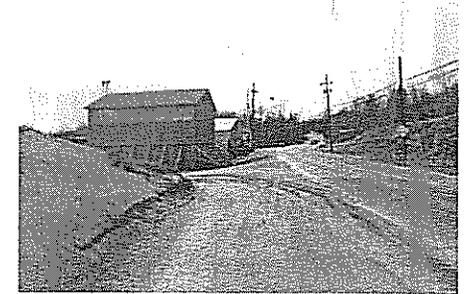
This Comprehensive Plan recommends that the Town continue to explore other sites for its Highway Department that would allow for future growth and also result in facilities that are not so close to the public right-of-way. Other sites that could be considered include the soon to be closed Town Landfill site off of County Road 53 and the former “Gambino Dump” just north of the Fallsburg hamlet.

The latter is an illegal dump on a 26.2 acre site that must be cleaned up. The Town/County are working together to clean up the site. The New York State Department of State *Brownfield Opportunities Area Program* grants could help in the cleanup. The Town should develop a Master Plan for the site that could include Town Highway facilities along with public park improvements along the Neversink River.

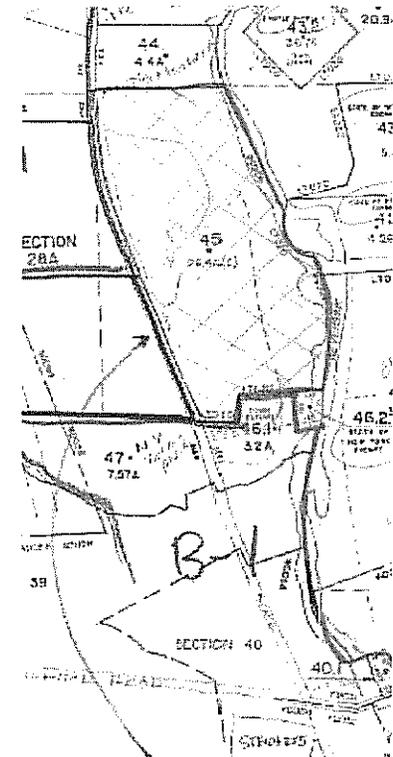
8.9 Recommendations

The following is a general summary of recommendations regarding community facilities within the Town:

- Areas that are recommended for higher density should receive a priority for future water and sewer line extensions;
- Extensions outside higher density areas should be discouraged;
- Explore opportunities for shared recreational facilities that could benefit the school districts and Town residents;
- Ensure that sufficient emergency access is provided to seasonal residences and that sufficient off-street parking facilities area provided to insure that emergency vehicle access is not cut off;
- The Town Police Department should remain centrally within the Town;
- Should the Town expand the Police Department facilities, it should be done in a manner where the Police Headquarters adjoin and/or are co-located within Town Hall to allow easy access to the Courts;
- The Town should adopt the Water Supply Protection Overlay Zone that is included as an addendum within the 2000 Comprehensive Plan Update;
- Support efforts to expand the Town Library;



Fallsburg Town Highway Barn
Route 42 south of Woodbourne, NY



Above: Gambino Dump Site

- The Town should create a Capital Improvement Plan (CIP) for its water and sewer infrastructure;
- Continue to work with its engineer to identify and mitigate Infiltration & Inflow within its Waste Water Treatment Plants (WWTP);
- Require stormwater pollution prevention plans for adjacent developments that have the potential to impact the Town's wellheads; and
- It is recommended that requests for sewer line extensions only be considered after Town completes the engineering report on Infiltration & Inflow. The report will give the Town an accurate picture of the existing capacity of its sewer plants which is needed to ensure that capacities are not exceeded by the extension of new sewer lines.
- It is recommended that areas where water or sewer lines have been extended beyond the Town's existing water & sewer districts should be made part of the Town's water or sewer districts.
- The Town of Fallsburg passed a resolution to become a Energy Smart Community. It should work with NYSERDA to identify opportunities to incorporate Energy Smart standards and sustainable energy sources into its new facilities.
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This Column Reserved

9.0 Agriculture & Farmland

Through the public participation process it became clear that there was a strong desire by Town residents to preserve the small farms that were still operating within the Town. The Agricultural & Farmland focus group identified five broad goals: 1) preserve existing farmland & open space, 2) support local growers, 3) promote agri-tourism, 4) create tax incentives for farmers to maintain large tracts of open space, and 5) pursue aquatic farming opportunities.

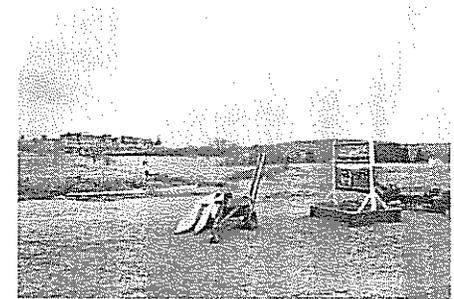
There are several small farms and agribusinesses remaining in the Town. In recent years, the Center for Discovery and the Open Space Institute joined forces to acquire a large farm outside the hamlet of Hurleyville. They are bringing the land back into agricultural production and are one of the few farms in the County growing winter vegetable crops. These crops are being sold in the metropolitan New York green markets. There is also a new indoor horse training rink *Maple Grove Horse Farm* off of Muthig Road in the Divine Corner's portion of Town. This farm boards horses, trains horses and provides riding practice for area residents. There are also a variety of smaller farming operations involving the raising of goats, sheep, or the growing of other specialty crops. Finally, there are many hay fields in the Town that are still mowed each year.

One of the largest active farming operations in the Town is operated by the Woodbourne Correctional Facility. The facility has several hundred acres of prime farmland in production; including an active dairy farm that serves its residents.

In terms of agribusinesses, Egg U has an egg processing facility off of Glen Wild Road and Formaggio Cheese Specialties opened a new processing plant off of County Route 52 in the Town. Both of these facilities are located in the Town's industrial districts and employ a number of area residents.

Keeping land in agricultural production is one of the best ways to preserve open space in the Town. Farms have the least impact on the local tax base and provide the greatest economic multiplier of any industry. The preservation of farmland will help to maintain the rural landscape of the Town which will also benefit the eco-tourism industry. The sale of produce from local farms, through local farmers markets, will also attract visitors to the Town.

There are a variety of land use tools that can be employed to assist the farming community in the Town. Purchase of development rights, cluster subdivision, and right-to-farm laws are but a few. A more detailed discussion on agricultural & farmland protection within the Town follows:



**Woodbourne Correctional Farm
Woodbourne, NY**



**Center for Discovery Farm
Hurleyville, NY**



**Horse Farm
Glen Wild, NY**

Recommendations

The Town should work with Cornell Cooperative Extension and Sullivan County to support existing farming operations in the Town. Cornell Cooperative Extension is an excellent resource.

Pursue the purchase of development rights for area farmers. With recent development pressure in the Town of Fallsburg, there is clearly an imminent threat to farming operations in the Town. To assist those farmers who want to keep their lands in production, the Town should support applications to NY Ag & Markets for grants to purchase the development rights of area farms. Doing so will allow area farmers to take equity out of their properties while ensuring that the farmland is reserved for farming into the future. One difficulty in getting the State grants is often obtaining the local match. To this end, the Town should coordinate with the County to create a fund to provide the local match for the State PDR program. Potential vehicles include a transfer tax or mortgage recording tax.

Inform Town farmers and agri-businesses of the County's Agri-Business Revolving Loan Fund. The Sullivan County DPCD administers an Agri-business Revolving Loan Fund to assist in expanding existing agri-businesses or start up of new ventures. Three agribusinesses within the Town have already used this program.

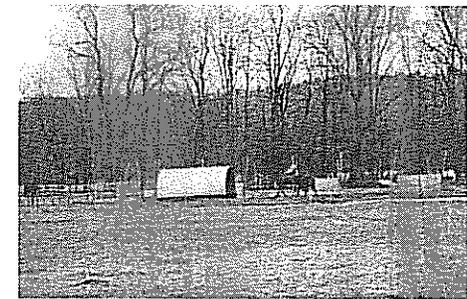
Explore opportunities with the County and Cornell Cooperative Extension to create value-added products in the Town. Examples include, on-farm production of cheeses, Kosher and Halal products, maple products, organic foods and woodcrafts. Each one of these products, in turn, enhances opportunities for eco and agri-tourism within the Town.

Develop a Farmers Market in the Town of Fallsburg. There is a wonderful opportunity to create a Farmers Market in the hamlets of South Fallsburg and Woodbourne. During the summer months, these hamlets are bustling with summer visitors. A farmers market not only gives local growers an opportunity to sell their goods, it also provides an opportunity for summer residents and year-round residents to support one another.

Take steps to adopt a Town of Fallsburg right-to-farm law and proactively work with County with respect to updating NYS Ag & Markets District 4 in 2007. With the growing, second home community there will inevitably be conflicts between farm odors and second home owners. The Town must continue to protect area farmers with right-to-farm laws and ensure that the County's update of Ag District #4 captures all land in production in the Town including the Center for Discovery Property and Woodbourne Correctional's Dairy Farm.



**Egg U
Glen Wild, NY**



**Horse Farm
Dreyer Road, Hasbrouck, NY**



**Gentleman's Farm
Church Road, Mountaindale, NY**

Expand and refine the Town's AG-1 Agricultural Zoning District. The Town should increase the amount of land that is within the AG-1 Agricultural Zoning District. Three properties that should be brought into the AG-1 District are the Center for Discovery's Farm in Hurleyville, the Woodbourne Correctional Farmland in Woodbourne, and Maple Grove Horse Farm on Muthig Road [along with surrounding farmlands in the vicinity of Divine Corners].

The Town should also look into drawing a greater distinction between the AG-1 District and the surrounding REC-1 and REC-2 Districts. One way to do this is to increase the minimum lot size for the AG-1 District to five acres. The AG-1 District should permit certain farm business activities such as farm stands, value-added on-site processing, nurseries, greenhouses, timber processing, and like activities as-of-right.

Require buffer strips as part of non-agricultural development in or near existing farms. Ensuring that sufficient buffer strips are provided between new residential subdivisions and existing farming operations is necessary to avoid potential conflicts.

Encourage cluster/conservation subdivisions to retain prime farm lands. As was discussed in Chapter 5.0 Natural Resources, this could be an effective tool to keep prime farm lands in production in the future.

Provide a density bonus when greater than 25 acres of soils classified as prime and statewide importance are preserved for agriculture. There are many areas within the Town of Fallsburg where the soils are classified as prime or of Statewide significance. The retention of even 25 acres of such soils could be sufficient to provide long-term opportunities for the growing of specialty crops in addition to preserving valuable open space. Developers who are willing to do so should be offered a density bonus.

Do not allow water and sewer line extensions into prime farmlands. The Town should not allow the extension of water and sewer lines into prime farmlands. Another major goal of this plan is to encourage growth around the Town's existing hamlet centers. Since this is where the Town's existing water and sewer lines are in place, it stands to reason that growth should be accommodated within the centers. Without sewer & water, the remaining farmlands will be less attractive for residential development – helping to preserve the land for agricultural uses.

Preserve historic barns by encouraging property owners to seek funding through the New York State Historic Preservation Office's Barn Restoration Program. Funding through this program is offered annually and historic barns are a significant part of the rural landscape.

“The Town could provide a density bonus to developers when 25 acres or more of prime soils are retained as farmland.”

10.0 Economic Development

One of the most frequent goals cited by residents and Town Officials is the need to provide for future economic opportunities in the Town. There was a particularly strong desire to encourage more retail and industrial development in order to enhance the tax base and employment opportunities for area residents. Finally, there was a strong desire to revitalize the mixed use business hamlet centers of the Town.

The Town has a number of competitive advantages. To begin, it has beautiful natural resources such as the Neversink River and areas within the Town with breathtaking views of the southern edge of the Catskill Mountains. The Town is also home to Sullivan County Community College which is an employment center and educational center for the surrounding region. Fallsburg has easy access to I-86 via Glen Wild Road at exit 109, NYS Route 42 at exit 105 and CR 161 at exit 107 in the Town of Thompson. Access to I-86 via NYS Route 52 to exit 111 is also available in Liberty, New York. These roadways have sufficient capacity to handle additional commercial/industrial traffic.

The Town also has something that many other Town's in the County do not have - an excess of water and sewer capacity.

In order for the Town to seize upon these competitive advantages, it must first identify the types of industries it would like to attract and identify sites where these uses are appropriate.

A careful review of the Town's existing B-1 Business and I-1 Industrial Zoning Districts shows that much of the land that is currently zoned for such uses is not really suited for them. For example, a large expanse of the B-1 Business District includes all of the SYDA Foundation property and residential neighborhoods leading all the way down to South Fallsburg. Having such lands in a B-1 Zoning District encourages incompatible uses near residences. From an economic development perspective, it only serves to confuse and frustrate investors who are not only looking for commercial sites where the use is allowed; but where the proposed activity makes sense from a business perspective.

The Town will be better served by placing the B-1 Zoning District where it makes economic sense. This Plan recommends that the Town create three distinct business districts to accommodate commercial growth. The first would be a more general business district to allow for larger retail establishments, offices, motor vehicle sales, automotive repair, lumber yards, equipment suppliers, and other specified uses.



Anderman Oil, Mountaindale, NY



Main Street Reinvestment
Mountaindale, NY

The second, a neighborhood business district that would allow for small-scale retailers such as bakeries, personal service establishments, and convenience stores. These would be centered near residential neighborhoods or at crossroads where such activities currently take place. Finally, for the traditional hamlet center business districts a mixed use district would be created to foster retail, office and living-over-the-store development within the Town's hamlets.

An analysis of the Town's Industrial Zoning Districts reveals that a large section of the Industrial Zone at the corner of NYS Route 42/CR 161 is within a wetland. While the transportation needs for industrial uses are satisfied at this site, the feasibility to developing the site [due to environmental constraints] is not realistic. Including such properties within the Industrial Zoning District only serves to frustrate businesses that are looking for suitable sites.

The other problem with including areas within the B-1 Business and I-Industrial Zones that are not suitable for such development is that it gives the community the false impression that it has such lands available for the purpose of expanding its tax base when in fact it does not.

What can the Town do to pursue economic development? The following policies are recommended:

Recommendations

Evaluate the suitability of all business and industrial zoning districts based upon available infrastructure and the physical characteristics of the land. In making the specific recommendations for zoning map amendments, that are discussed in greater detail in the Chapter 12, the Committee carefully considered such factors. The following variables are required for commercial and industrial sites:

- Good transportation access to and from the site [preferably sites that are on a County or State Road];
- Good site distance for driveways;
- Availability of water and sewer;
- Availability of electric, telephone and cable;
- Good soil conditions;
- Sites that are outside of the floodplain;
- Limited or no wetlands;
- Moderate slopes;
- Not located along stream banks; and
- Sites that were buffered from adjacent residences.

It is recommended that the Town not only use the above criteria to redefine its existing B-1 Business and I-Industrial Zoning Districts, but that it also use this criteria to select additional sites for light industrial sites within the Town in order to expand the tax base.

“There is a need to evaluate the suitability of all business and industrial zoning districts based upon available infrastructure and the physical characteristics of the land.”

Develop a shovel-ready light industrial park. The Town should first go through the process of selecting the sites that it feels are most suitable for light industrial uses. From there it should work with the private sector and/or Sullivan County to pursue the development of a shovel-ready light industrial park. The model for such development was created with the Emerald Corporate Center and replicated with the recently completed Ag Industrial Park in the Village of Liberty.

Create matching grant program to support Main Street Revitalization: There are State programs available that could be used to help support the Town's Main Street business community. The State-wide New York Main Street program was recently created to assist in such efforts. If each of the hamlets submits separate applications, the likelihood of receiving a \$200,000 New York Main Street Grant is going to be remote. Instead, the Town should coordinate the efforts of its hamlets and lay out a plan to determine which hamlets should apply and in which order. This way the entire Town will be in support of the application and the Town can provide technical resources in a cost-effective manner. Additionally, the Town should work with the County to ensure that the Empire Zone Districts that were created for the Town's hamlets are retained to the extent feasible under the revised Empire Zone (EZ) legislation and that eligible businesses are taking advantage of the EZ benefits.

Support Agri-business development. The move of Formaggio Cheese Specialties production facility to the Town, coupled with the growth in other niche agricultural activities, suggests that the Town should continue to look toward agri-businesses for future growth. The Town and County can work together to identify available resources to support these industries. In the case of Formaggio, the County's Empire Zone was made available. Again, the County's Agri-Business Revolving Loan Fund should be marketed to agri-businesses within the Town.

Support the development of the Arts & Entertainment Industry. As one of the fastest growing industries in the Town/County, there is a real opportunity to encourage growth in this sector. The preservation of historic resources, protection of farmland, revitalization of Main Streets, and restoration of historic theaters could all work together to benefit growth in this sector.

Look to non-commercial and industrial uses that can benefit the tax base. When properly planned, active-adult 55 and over communities have the potential to contribute to the tax base without placing a burden on area schools. Such communities house persons with disposable income providing customers for local businesses. Developers should provide an assessment of potential social service needs of their residents and the potential impact on County taxes.

Retain and promote the Town's Empire Zones within its hamlet Centers. The Town needs to proactively work with the County of Sullivan Empire Zone Administrative Board to retain the Empire Zone Designation for South Fallsburg and Mountaintale. The New York State Empire Zone was specifically formulated to encourage investment in economically distressed areas. These business districts meet that definition and deserve the Empire Zone designation.

The Empire Zone program offers incentives that greatly increase the attractiveness for new or expanding business to locate within Zone Designated Areas. These benefits include: a 10-year real property tax credit, 5-year \$3,000 per new employee tax credit, utility rate reductions and a variety of other benefits. The real property tax credit enables the Town to provide the tax incentive without having to offer a tax abatement. This helps to expand the tax base from day one. Again, expanding the tax base is a major goal of this Plan and the Empire Zone is an effective tool to use to achieve this goal.

As the County evaluates its Empire Zone boundary, the Town needs to proactively lobby for continued EZ Designation for South Fallsburg and Mountaintale. The EZ benefits stimulate private sector investment by reducing costs which helps to ensure a positive the return on investment.

The Town must also work with the County to ensure that proposed expansion of the Empire Zone works to the benefit of the County and Town. Ensuring that proposed Empire Zone lands are placed on sites that have available infrastructure, are suitably zoned for business and industrial use, and that are not inhibited from development due to environmental constraints is important. The Town should proactively work with the County to identify future EZ sites.

Permit condominium ownership only where there is a positive cost-benefit for the community. There are instances where condominium ownership can stimulate new investment, without placing a burden on area residents through the reduction in property taxes that condominiums are entitled to under New York State Real Property Tax Law. For example, the Town could allow for condominium ownership within the mixed use hamlet centers to encourage new investment and ownership downtown - reversing the trend of disinvestment and absentee ownership. Any reduction in taxation through the condominium ownership Downtown would be made up through the significant increase in value of properties. It is recommended, however, that all developers that propose condominium ownership for new houses provide a cost-benefit analysis with respect to their impact on the local tax base and demand on public services including school, fire, police, etc.

Where Active-Adult 55 and over communities are proposed – insist on covenants and restrictions along with the Town's ability to enforce such provisions. It is recommended that proposed Active-Adult 55 and over communities be required to file covenants & restrictions that bind the homeowners association to enforcement of the 55 and over provisions and that also give the Town the authority to enforce such provisions.

Support efforts by the County Partnership for Economic Development and Sullivan County Community College to create a Green Technology Park. The County Partnership for Economic Development is cooperating with Sullivan County Community College to develop a "Green Technology Park" park. Telecommunications infrastructure exists at the College to support the development. The Town should work with these entities in the planning for the business park and support efforts by these entities to secure grant funding for the proposed project.

Encourage new developments to incorporate Energy Smart standards in their new buildings. The Town of Fallsburg passed a resolution to become a Energy Smart Community. In its review of developments, the Planning Board should work to incorporate Energy Smart standards and sustainable energy sources into new developments.

Inventory Main Street businesses to determine "What's Missing On Main Street." The Town could work with its existing hamlet centers to develop an inventory of existing businesses on Main Street. Once the inventory is completed, it could survey local residents to determine "What's Missing on Main Street" in terms of businesses that local residents would like to see in their communities. Strong community demand for certain businesses could help local business organizations to attract new business owners to fill vacant storefronts. Through this process it is important to not only get input from adults but also youths within the community who also have disposable income.

Carefully review requests for tax incentives to ensure community benefit. When businesses request IDA benefits they are required to prepare a cost-benefit analysis. The Town should require that such an analysis is provided by the IDA before benefits are offered. It is important that businesses that get benefits provide a living wage and benefits to their employees so that the full economic benefit can be realized.

Support efforts by the agricultural community to produce alternative energy. The production of bio-diesel and ethanol are some forms of alternative fuels that could be developed by the farming community in Fallsburg. The Town should support the development of such industries to help retain agriculture.

Work with the County Center for Workforce Development, New York State Department of Labor and other entities to strengthen the Town of Fallsburg's workforce. As outlined in the County's 2020 Plan there is a need to "build and strengthen Sullivan County's workforce through a wide variety of employment programs and services." It goes on to note that these could include jobs for the disabled, assisting former welfare recipients to transition to work, linking youth to jobs of tomorrow, protecting and enforcing worker's rights, processing unemployment claims and ensuring worker's compensation claims are paid. The Town should work with these County and State agencies to ensure the needs of its workforce are met.

Developing closer ties between perspective employers and Sullivan County Community College and/or the Sullivan County Board of Cooperative Educational Services (BOCES) is also recommended. These educational institutions may be able to provide special training programs to meet the needs of a variety of employers. This could be an effective tool to strengthen the workforce on the Town while helping local businesses to growth within the community.

11.0 Land Use & Zoning

11.1 Land Use

The Town of Fallsburg has a geographic area of 78.99 square miles. Of this, 77.62 consist of dry land and the remaining 1.37 square miles is comprised of land under water. There are 640 acres in a square mile, yielding a total of 50,553 acres of land within the Town of Fallsburg.

Land use refers to how individual parcels of land are used. Generally, land use is divided into broad categories including: agricultural, residential, commercial, industrial, and mixed use. Residential land uses are further defined by the density of housing that is developed on such sites. Having a clear picture of existing land use patterns is very useful when planning for future development within a community.

At the time of developing this Plan, the County had not yet completed its Geographic Information System (GIS) tax parcel coverage for the Town of Fallsburg. Had this base map been available, we would have been able to generate a land use map that identified all existing land uses in the Town on a parcel-by-parcel basis. In lieu of this, a considerable amount of time was spent in the field identifying existing land use patterns so that these could be factored into the recommendations for this Comprehensive Plan. These are reflected in the future land use map on page 85 of this Plan.

Information from the County Real Property Tax Office was useful in identifying ownership patterns of properties within the Town of Fallsburg. The most recent data that was available shows that there are 8,825 tax parcels in the Town. Of these, a little more than half are owned by persons residing in Sullivan County. Nearly one-third are owned by persons in the New York Metropolitan Area. These ownership trends are not surprising given the large number of second homes in the Town.

Property Ownership Patterns		
	2005	%
Town of Fallsburg within Sullivan County	4,423	50.1
Metropolitan NYC	2,656	30.1
Other NYS	219	2.5
CT/MA/NJ	557	6.3
West./Rock./Orange	587	6.7
Other States	383	4.3
Total	8,825	100.0

The Real Property Tax records were also useful in examining the size of parcels in the Town. Over 60% of all parcels in the Town were less than one acre. This is not surprising given the relatively high density of development in traditional hamlets centers such as Mountindale, Hurleyville, South Fallsburg, Loch Sheldrake and Woodbourne. Another 20% of parcels were between 1-5 acres in size. There are still some large parcels in the Town. Although a small percentage, there were 260 parcels over 50 acres in size in the Town of Fallsburg in 2005.

Parcel Size Inventory		
Parcel in Acres	2005	%
Less than 1 acre	5,328	60.4
1-1.99 acres	818	9.3
2-4.99 acres	934	10.6
5-7.49 acres	630	7.1
7.5-9.99 acres	178	2.0
10-19.99 acres	342	3.9
20-49.99 acres	335	3.8
50-99.99 acres	186	2.1
100-199.99	60	0.7
Over 200	14	0.2
Total # of Parcels	8,825	100.0

Source: Sullivan County Tax Records

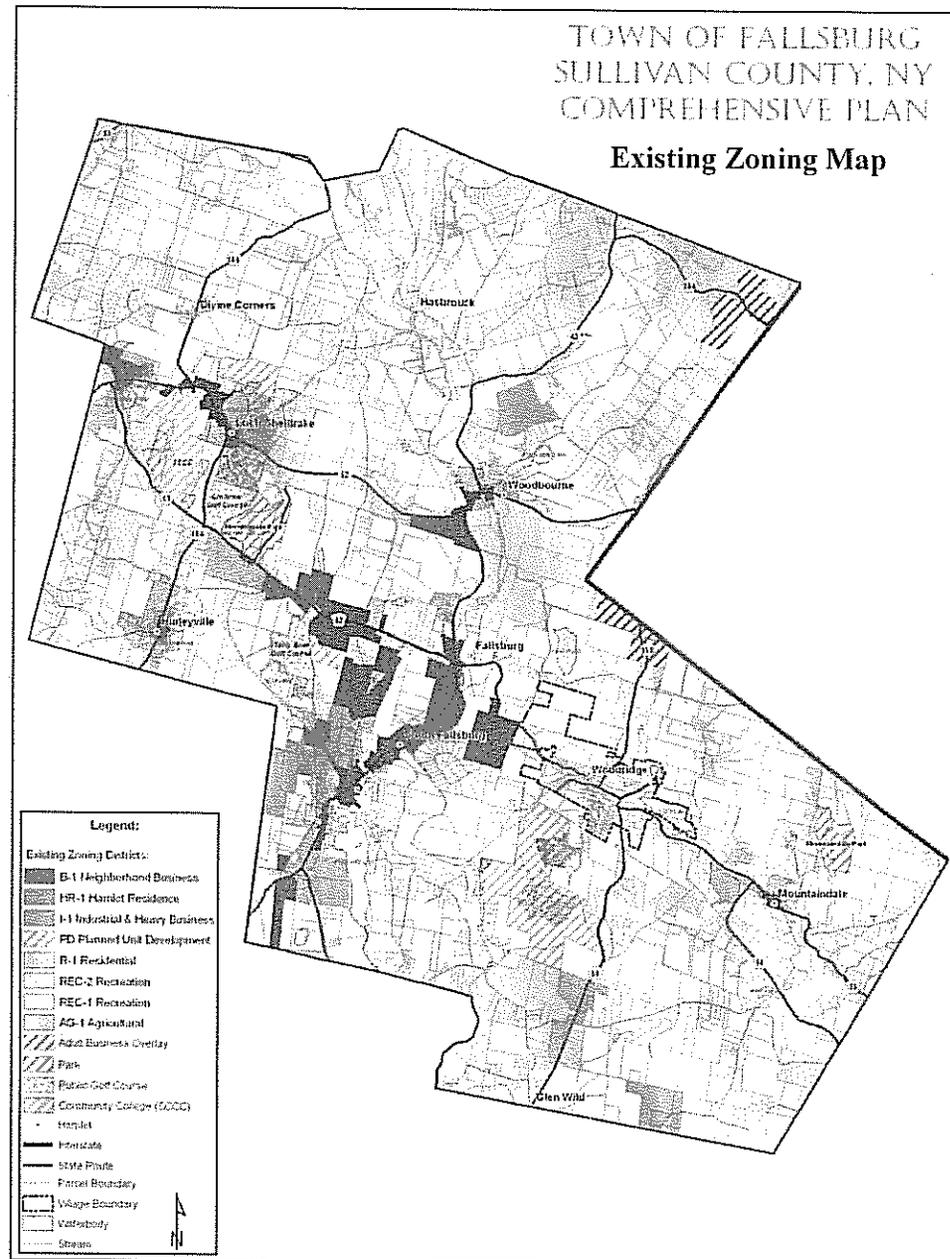
“A little more than half of all properties in the Town are owned by persons residing in Sullivan County. Nearly one-third are owned by persons living in the New York Metropolitan Area.”

11.2 Existing Zoning Districts

Land use in the Town of Fallsburg is presently regulated by seven general zoning districts: AG-1 Agricultural, REC-1 Recreation, REC-2 Recreation, R-1 Residence, HR-1 Hamlet Residence, B-1 Business, and I-1 Industrial & Heavy Business. There are also several Planned Unit Development districts and an Adult Business Overlay District. Each of these districts provide specific regulations that govern the placement, spacing, height and bulk of structures; the types of land uses permitted, as well as standards for certain land uses. We begin with a discussion of the Town’s existing Zoning Map which is shown to the right.

11.2.1 AG-1 Agricultural District

Those areas of the Town that are presently zoned AG-1 is shown in light green on the existing zoning map. As was discussed in Chapter 10 it is recommended that the Town increase the amount of land that is within the AG-1 Agricultural Zoning District. Three properties that should be brought into the AG-1 District are the Center for Discovery’s Farm in Hurleyville, the Woodbourne Correctional Farmland in Woodbourne, and Maple Grove Horse Farm on Muthig Road [along with surrounding farmlands in the vicinity of Divine Corners]. These are shown on the Future Land Use Map. It is also recommended that the minimum lot size be increased to five (5) acres in the AG-1 Agricultural District.

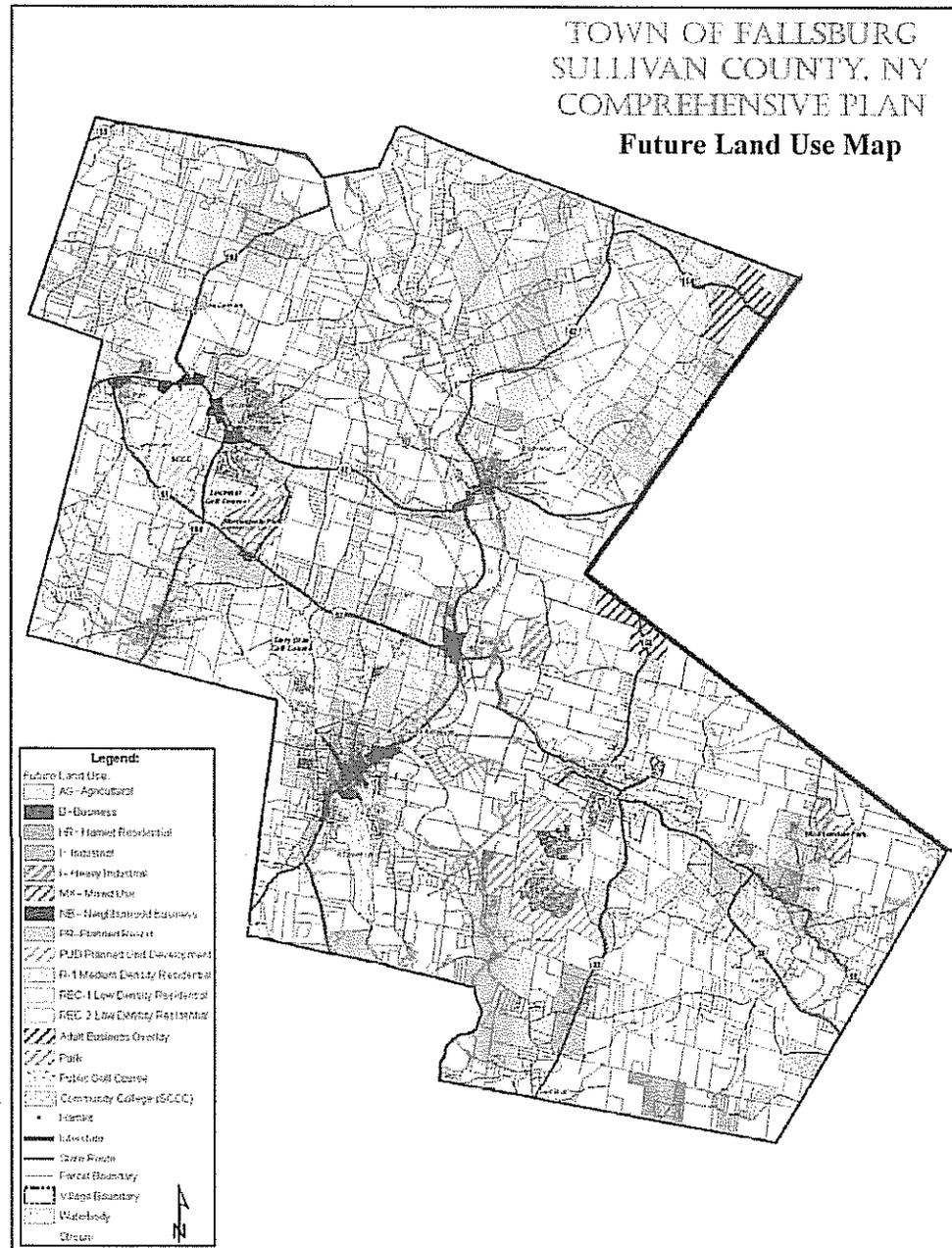


11.2.2 Recreation Districts

The REC-1 and REC-2 Districts encompass the largest geographic areas of the Town. These districts provide for a minimum lot size of three (3) acres and are very similar with respect to the land use that are permitted in each district. The one major distinction is that mobile homes on a single lot are allowed with the REC-2 District, but not the REC-1 District. The Town has adopted stricter standards for the placement of mobile homes within the Town. Enhancing these standards may provide an opportunity to combine these districts. It is recommended that the areas that are currently zoned REC-1 and REC-2 remain low density. The Plan also recommends that additional areas be brought into the REC-1 District which is shown on the Future Land Use/Zoning Map to the right.

11.2.3 R-1 Residential

The R-1 District is a medium density residential district that allows a minimum lot size range from 1/2 acre to 3 acres. For properties with central water & sewer, the minimum lot size can be reduced to 1/2 acre – or said another way 2 dwelling units per acre. The R-1 District is shown in bright yellow on the existing zoning and future land use maps. This Comprehensive Plan recommends that this district be centered on existing hamlet centers and that existing R-1 properties in the Neversink River floodplain be rezoned to REC-1 Recreation as it is shown on the Future Land Use Map.



11.2.3 HR-1 Hamlet Residential

The HR-1 Hamlet Residential District allows for the highest density of residential development within the Town of Fallsburg. Under this zoning district, the minimum lot size for a single-family residence is 12,500 square feet. Stated another way, this district would allow a residential density of approximately 3.5 units per acre. This Plan recommends that the HR-1 District be centered on existing hamlet centers including the hamlet of South Fallsburg. Encouraging higher density housing around the hamlet centers will ensure that police and fire services are provided cost effectively. These areas are also well-served by the Town's existing water and sewer infrastructure.

11.2.4 B-1 Neighborhood Business

The Town's existing B-1 Neighborhood Business District is its most permissive zoning district allowing for a variety of commercial and residential land uses. It also covers a broad geographic area [see existing zoning map]. After careful review of the B-1 District, the Committee reached the conclusion that this district, as mapped, was too broad in geographic area. It was also felt that large expanses of B-1 outside of the hamlet centers would encourage sprawl and discourage reinvestment in the Town's hamlet centers. To address these concerns, this Plan recommends several revisions to the zoning map with respect to the B-1 District.

To begin, the geographic area of the business district would be reduced. The business district would also be removed from areas that are primarily residential [such as the area surrounding the former Pines Resort] or areas with traffic or environmental constraints [e.g., the area between Old Falls and South Fallsburg along the Neversink River].

This Plan also recommends that the B-1 District be broken into three distinct districts: B-1 Business, NB – Neighborhood Business, and MX – Mixed Use. The B-1 District would encompass existing commercial areas along County and State Roads. The NB – Neighborhood Business would include small business districts that catered to the needs of local residents. The MX–Mixed Use District would encompass the traditional mixed use hamlet centers in the Town allowing for 100% lot coverage and living-over-the-store opportunities. The specific permitted uses and density of each of these proposed Districts is described later within this Chapter.

11.2.5 Industrial & Heavy Business

The Town's I-1 Industry and Heavy Business District allows for a variety of industrial uses including: laboratories, petroleum bulk storage, printing plants, publishing, junk yards, dumps, mini-storage facilities, scrape metal processing, and a variety of other heavy and light industrial uses. Some of these uses should be prohibited.

The Comprehensive Plan recommends revisions to the list of permitted uses within the existing I-1 Industry and Heavy Business District as well as some modifications to the Zoning District boundaries.

Regarding permitted uses, it is recommended that *dumps* be stricken from the list of permitted uses within this zoning district. Furthermore, it is recommended that Section 130.10.37 of the Zoning Code which regulates Junk Yards as special permit uses be broadened. The present standards for *junk yards* or *scrap metal processing facilities* only address issues of screening and landscaping. It is recommended that the Town adopt additional special permit criteria that limits the storage of flammable liquids or storage of hazardous materials within such developments and provides additional protection to the community from the deposit of contaminants on such sites that could affect groundwater. Furthermore, the special permit use criteria should also provide protections that would limit the placement of these businesses within important view sheds and/or Water Supply Protection Overlay Zones.

This Plan also recommends that the current I-1 Industrial Zoning District be amended. There is I-Industrial District at the corner of NYS Route 42/CR 161. It is recommended that the portion of the district covering a huge wetland be rezoned to REC-1 Recreation. It is also recommended that the I-1 District that covers the old Woodbourne Tank property be reduced in

scope to cover the former smelting plant but that the remainder of this site is rezoned to AG-1 Agricultural. These changes better reflect existing land uses on these properties.

Beyond these changes, it is recommended that the Town use the site selection criteria outlined in Chapter 10 Economic Development to identify additional sites that may be suitable for I-1 Industrial & Heavy Industry designation.

11.3 Proposed Zoning Districts

Three new zoning districts are recommended by this Comprehensive Plan: Neighborhood Business, Mixed Use, and Planned Resort. What follows is a brief description of each.

11.3.1 Neighborhood Business

The proposed Neighborhood Business Districts are intended to cover areas that presently have a mix of small-scale commercial and residential uses that are outside of existing hamlet centers. The idea is not to create new centers, but rather to better guide development in these areas in a manner that ensures compatibility with surrounding land uses. Two NB-Neighborhood Business districts are recommended: one along Pleasant Valley Road in the hamlet of South Fallsburg and the other in the hamlet of Loch Sheldrake at the corner of State Route 52 and Divine Corners Road. Each of these areas are currently zoned B-1 Business but are more appropriate as neighborhood business centers.

The purpose of the NB District is to allow for small-scale retail and service establishments within these neighborhood retail areas but to limit building size and height so that commercial uses are in keeping with surrounding neighborhoods. The NB Districts would allow residential development and a limited variety of nonresidential uses in buildings that do not exceed 7,500 square feet in size. Nonresidential uses that would be permitted would include: grocery or convenience store, delis, restaurants, art galleries, bed & breakfast establishments, banks, doctor's offices, dentist offices, health food stores, day care centers, wholesale/warehousing and professional offices.

11.3.2 Mixed Use

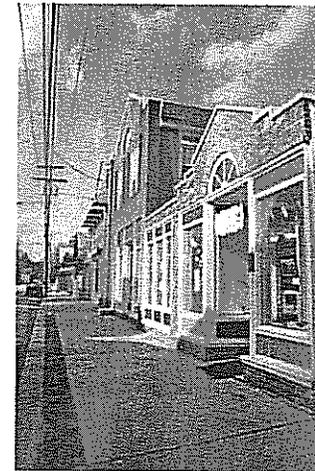
There are unique needs for the Town's mixed use hamlet centers that can only be addressed through the creation of a MX – Mixed Use Zoning District. Currently, the Town's mixed use centers are located within the B-1 Zoning District. While this district allows many of the uses found in traditional mixed use business districts, it also allows many uses that are incompatible with mixed use pedestrian-oriented centers such as gas stations, repair shops, auto sales, mini-storage facilities, and bulk petroleum storage. Such uses break up the pedestrian orientation of the Main Street district which lies at the heart of vibrant mixed use centers. Also the truck traffic, odors, and other issues associated with these uses are incompatible with living-over-the-store accommodations.

Finally, the B-1 District was really created to address auto-mobile dependant commercial development outside of traditional hamlet centers. As a result, the dimensional regulations and height and bulk standards simply do not apply to mixed use buildings.

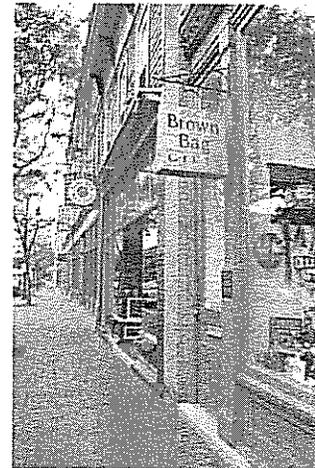
For these reasons, it is recommended that the Town create a MX-Mixed Use District that would encompass the traditional hamlet centers of Hurleyville, Mountaindale, South Fallsburg, Loch Sheldrake and the center of Woodbourne.

The MX-District should regulate two general types of activities in these centers. The first relates to the reuse of existing buildings and the second the construction of new buildings on vacant lots within the MX District. Regarding the regulation of the reuse of existing buildings, the following standards are recommended:

- Permitted principle uses:
 - Art Galleries;
 - Artist Live/Work Units;
 - Bed & Breakfast Establishments;
 - Banks;
 - Living-over-the-store dwellings;
 - Medical and dental offices;
 - Personal service establishments;
 - Printing and publishing;
 - Restaurants;
 - Retail uses;
 - Telecommunications companies;
 - Professional offices; and
 - Theaters.



Main Street
Mountaindale, NY



Market Street
Corning, NY

Within the MX District, residential units would be permitted over the first floor but no dwelling units would be allowed on the first floor.

- Special permit use [sidewalk café].
- Accessory uses:
 - Off-street parking areas located to the rear of buildings;
 - Municipal off-street parking areas to serve the MX District;
 - Information kiosks and directional signage;
 - Accessory signs; and
 - Parks and playgrounds.

Parking:

It is important that off-street parking be allowed within the MX District but that it is located behind buildings wherever feasible. Within the MX-District, parking standards will need to be relaxed to allow for the reuse of existing mixed use buildings. Since buildings are typically built to the property line, there is no real opportunity to provide off-street parking in most mixed use centers. Instead, the Town could also work with business owners to develop municipal off-street parking areas within its hamlet centers. Alternately, a Business Improvement District could be created to raise revenue to develop shared off-street parking facilities that would serve these business districts. Off-street parking areas should be located behind buildings and directional signage should be placed to direct customers to these off-street parking lots.

The use of alleyways between buildings to link the Main Street to the off-street parking areas is recommended to help facilitate the safe and efficient movement of pedestrian traffic.

Signage: The MX-District should include provisions for the placement of perpendicular or projecting signs within the hamlet center districts. Such signs shall not exceed nine square feet and maintain a clearance of at least eight (8) feet between the sign and sidewalk.

Storefronts: Storefronts shall be required for the first floor in which at least 75% of the first floor storefront is transparent [glass]. Large display windows within a downtown business district enhance the shopping experience for pedestrians and create a warm and inviting environment. Storefronts with excessively high bulkheads and small windows should not be permitted.

Building Placement: The MX District must include height and bulk standards that encourage redevelopment of vacant lots. Furthermore, regulations must be put in place to ensure that new infill buildings strengthen the fabric of these mixed use centers. To begin, the MX-District standards must allow for buildings to be built to the property line. In the case of vacant lots that are between existing buildings, 100% lot coverage may be necessary. A maximum building height of 35 feet is recommended. It is also important that infill buildings be required to align to the edge of the sidewalk in order to maintain the building line along the street.

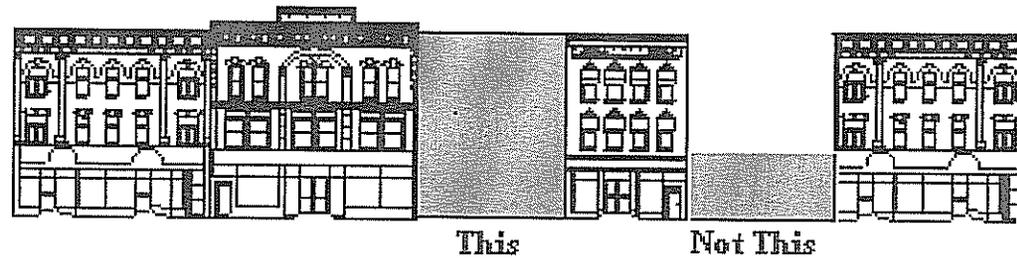
Business Improvement Districts:

A Business Improvement District (BID) is a special assessment district that is created for the purpose of generating funding to support a variety of activities in downtown business districts. Typically, on an ad valorem basis, each property is charged per \$1,000 of assessed value.

The special assessment applies to all commercial properties within the established Business District with the proceeds being earmarked for activities within the BID. Such activities might include: capital improvements in the form of new period lighting for the street, enhanced marketing of the BID, the construction of parking lots, or the relocation of overhead utilities, to name a few. Under State law, BID proceeds can not be used to replace existing municipal services.

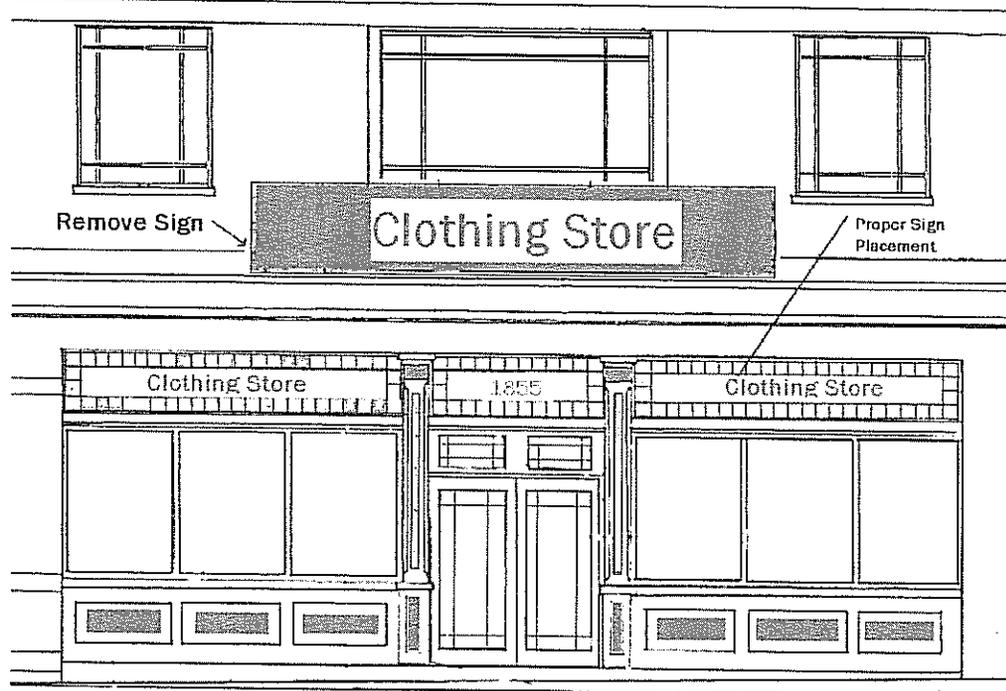
In order to establish a BID in Fallsburg, the Town would first have to adopt a Local Law that applies GML Article 19-A to the Town. This law is subject to a *permissive referendum*. At least 51% of the property owners must vote in favor of the BID. The BID assessment is limited to 20% of current tax on properties.

It is also important that infill buildings be constructed to a height that reestablishes the building line of the street. To this end, infill structures must be two stories in height as is shown in the illustration to the right. The windows within the infill buildings shall also be designed to be in keeping with the height of adjacent structures. The illustration and standards here are meant as a starting point for the Town in the development of design guidelines for its mixed use hamlet centers.



Other Main Street Revitalization Issues:

Most of the Town’s existing water & sewer infrastructure is provided for within its existing hamlet centers. It thus makes economic sense to encourage new growth and reinvestment within these centers. To stimulate new investment downtown, measures must also be taken to enhance the physical environment of Main Street. To this end, a program to maintain and clean sidewalks could be developed to enhance the walk ability of Main Street. The Town could also develop public signage programs for its hamlet business centers that helped the public find off-street parking or area attractions. Public signage could also be used to improve the aesthetics of and to define the image of each Main Street [perhaps incorporating a unique logo for each Main Street in order to “brand” its unique character]. These are some measures the Town can undertake to support efforts by local business owners.



11.3.4 Planned Resort

There are five resort properties within the Town: the Raleigh, the Pines, the Windsor, the SYDA Foundation, and the former Brown's Resort [aka Grandview Palace]. Presently, these resort properties share many of the same land use characteristics; however, they are located within a variety of different zoning districts from B-1 to REC-1. The unique nature of the Town's resort properties suggests that a Zoning District tailored to the unique uses of these properties is warranted. This Comprehensive Plan recommends that the Town create a new PR-Planned Resort District for this purpose. The PR District would provide dimensional regulations for the PR District and also provide for a list of permitted and accessory uses such as:

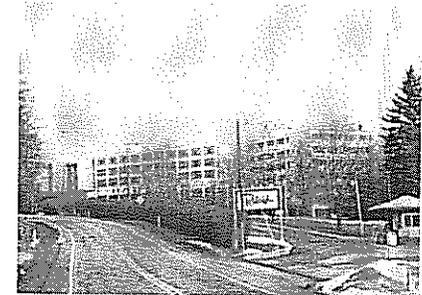
- Permitted uses:
 - Single-family residential dwellings;
 - Multiple-family dwellings;
 - Banquet facilities;
 - Colleges and/or Dormitories;
 - Home Occupations;
 - Hotel;
 - House of worship;
 - Indoor recreational facilities;
 - Personal service establishments;
 - Private School;
 - Public assembly;
 - Offices – business and professional;
 - Outdoor recreational facilities;
 - Retail, Restaurants; and
 - Theaters.

- Accessory uses:
 - Garages & petroleum storage;
 - Off-street parking facilities;
 - Camps and Day Camps;
 - Utility structures and buildings; and
 - Warehousing.

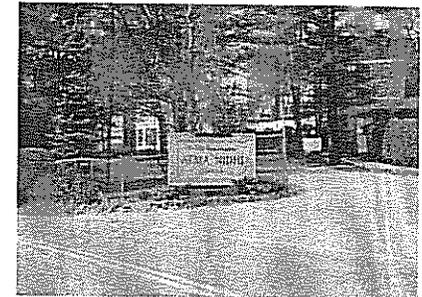
Looking ahead, it is realized that these properties will likely be converted to other uses. The purpose for creating a PR-Planned Resort District is to regulate future activities on these sites in a manner that protects the public health, safety and welfare of the community.

The conversion of the Browns Resort to condominiums suggests that minimum standards for the size of dwelling units should be provided for within the new PR-Planned Resort District. The change in use not only affects how the property is used, but also creates additional demand for off-street parking than the former resort use where many people arrived by bus.

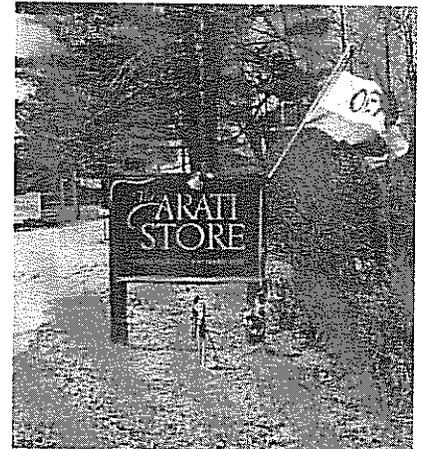
The PR District could also include provisions to allow the construction of *time-share units*. The existing recreational amenities on these properties lend themselves to the development of time share units. However, the development of such units needs to be regulated. This Comprehensive Plan recommends that the Town proactively consider the appropriate reuse of these properties, as well as identifying uses that may not be appropriate for these sites. Different bulk and height standards for hotels and other residences on these sites should be developed.



Raleigh Hotel & Resort



SYDA Foundation
Former Brickman Hotel & Resort



Arati Store – Near SYDA Foundation

11.3 Zoning Code Revisions

The Town's existing Zone Code was written in 1991 and has evolved into an assemblage of revisions that is very difficult to navigate and understand. Planit Main Street, Inc. first task in preparing the Comprehensive Plan was creating a well-structured and coherent version of the existing Zoning Code so that it could be understood. From there an index, table of contents, table of dimensional regulations and table of permitted uses were created.

Presently, the Zone Code lists a variety of "permitted" and "prohibited" uses. It is recommended that the Zoning Code be changed so that only those uses that are "permitted" are listed. Any use that is not expressly listed as being permitted would then be prohibited. This avoids confusion about what uses are prohibited and ensures that the Town controls what uses it wants to allow.

The structure of the Zoning Code should also be revised in a manner where the 35 pages devoted to the Town's Zoning Districts are instead replaced with two tables: 1) Table of Dimensional Regulations, and 2) Permitted Use Table. This change will make the Zoning Code far easier to navigate and update in the future.

Article XVII Definitions should precede the Chapter on Zoning Districts and there are a variety of zoning definitions that should be added and/or revised.

A few examples of the needed revisions to the definitions section follow:

Townhouses: "A dwelling accommodating or designed to accommodate a single-family dwelling unit, the walls on two (2) sides of which may be in common with the walls of the adjoining dwellings and are common or lot lines." This is the existing definition.

A better definition would be as follows:

Dwelling, Townhouse: A one-family dwelling in a row of at least three such units in which each has its own front and rear access to the outside, is set on its own lot, is separated from adjoining units by one or more vertical common fire wall, and in which no unit is located over another.

There is some confusion as to whether or not Townhouses are permitted uses in the Town. A review of the list of permitted uses in each zoning district clearly shows that Townhouses are not listed as permitted uses. Yet, over time, they have been permitted under the interpretation that a townhouse is a "multi-family" unit. The zoning code need to be revised to clarify such matters in order to ensure that all land uses are properly regulated.

Dwelling, Multi-Family: A group of dwellings in one building on one plot containing separate living units for three (3) or more families, but which may have joint facilities or facilities for both." This is the existing definition in the code.

11.4 Residential Development

11.4.1 *Subdivision vs. Condominium*

A lot of time was spent discussing the nature of residential development within the Town of Fallsburg. In most communities, single-family dwellings [whether meant for seasonal or year-round occupancy] are constructed on single-family lots. These single-family lots are created through the subdivision process ensuring that minimum lot sizes and setbacks are provided in order to protect the public health, safety and welfare of the community.

In the Town of Fallsburg, many single-family units that are meant for seasonal use [though constructed for year-round occupancy] have been developed as condominiums. Some of these have been constructed under the Town's provisions for bungalows and others using the Town's subdivision regulations as a guideline. Inconsistency in approach has led to confusion as to what standards apply and it is a recommendation of this Plan that uniform procedures be applied.

To this end, regardless of whether a single-family housing development is meant for seasonal or year-round occupancy – or whether it is being developed as a fee-simple or condominium property – it must go through the Town's subdivision review process.

Where a residential development with single-family units is proposed as a condominium, the developer shall provide to the Planning Board a sketch plan showing the placement of housing units on individual lots, rights-of-way, and other information required under the Town's Subdivision Regulations. This step is necessary to ensure that the maximum permitted density on the site is established after subtracting environmental constraints which could reduce the overall net density. By applying the same standards across the board, the Town will be better able to ensure that units are appropriately placed and that maximum permitted densities for each zoning district are adhered to.

11.4.2 *Cluster Subdivisions*

It is recommended that the Town encourage cluster subdivisions in order to protect environmentally sensitive areas and to preserve open space. Cluster development is an alternative technique for laying out lots when designing a subdivision. Its purpose is to encourage flexibility in the design and development of land; to promote its most appropriate use, facilitate the adequate and economic provision of streets and utilities, and preserve natural and scenic qualities of the property. This procedure results in a more compact development on a portion of the site with units on smaller lots. However, the overall density of development is not increased.

“Regardless of whether a single-family housing development is meant for seasonal or year-round occupancy – or whether it is being developed as a fee-simple or condominium property – it must go through the Town’s subdivision review process.”

In those areas with water & sewer infrastructure, the cluster subdivision process should be encouraged. Again, whether the proposed development is part of a fee-simple subdivision - or condominium ownership is proposed - the Town's cluster subdivision provisions should be followed to determine placement and overall density of dwelling units on the site.

11.4.3 Bungalows

The Town defines a bungalow as follows:

“Bungalow, One Unit. A one story dwelling structure having a minimum floor area of six hundred (600) square feet intended for seasonal rental occupancy and intended for use on a single premises in groups of three (3) or more.

Bungalows have long been part of the summer resort industry in the Town of Fallsburg. This Plan recommends that existing bungalow units and colonies be grandfathered in but that the Town not allow new bungalow units or colonies to be constructed. In this case, we are speaking of traditional bungalows as defined above.

Consensus of the Comprehensive Plan Committee was that such units would only pose problems over time as people tried to convert them to year-round occupancy. Also, the Committee felt that the construction of any dwelling units on stilts should be prohibited from this point forward.

11.4.4 Townhouses

The Town's Code does not expressly permit Townhouses, nor does it have specific standards to regulate their design and placement. It is recommended that Townhouses be permitted within the R-1 Residence and HR-1 Hamlet Residential Districts and that the Town adopt - as part of its Zoning Code revisions - specific standards for Townhouses. General provisions for density, design, landscaping, common areas, and off-street parking should be developed.

11.4.5 Design Criteria

This Plan recommends that the Town adopt general design guidelines to guide the development of single-family homes on fee-simple lots as well as such structures being developed as part of a condominium. Design standards should also be developed for multi-family housing developments.

General design criteria might include:

- Standards that prevent cookie-cutter look;
- Requirements for variation in adjacent residential units through colors, materials, and building articulation;
- Requirement for sidewalks and street trees; and
- Protection of existing vegetation around the perimeter of new residential developments.

11.4.6 Affordable Housing.

This Comprehensive Plan encourages a variety of high quality housing types to meet the needs of all residents in the Town, whether year-round or seasonal. The recommended creation of the new MX Mixed Use District will encourage living-over-the-store units which will increase the variety of housing units in the Town. The recommendation to allow townhouse developments within the R-1 and HR-1 Districts will make available a new type of housing unit that is more likely to be affordable to area residents. Even with these recommended zoning revisions, there is the need to pursue other measures to ensure that there are affordable housing opportunities for Town residents. The following are some of the initiatives the Town could pursue to encourage the construction and retention of affordable housing units.

Recommendations

Secure Community Development Block Grant (CDBG) Funding or Division of Housing and Community Renewal (DHCR) HOME funds to provide for Housing Rehabilitation Programs in the Town. Each year the Governor's Office for Small Cities and DHCR provide grants to municipalities so that they can undertake housing rehabilitation programs. Funds can be typically used to assist seniors and other low-income residents with the rehabilitation of their housing units including such items as: roofing, heating plants, siding, insulation, and other items.

Utilize the Division of Planning and Community Development the Housing Task Force, the nonprofit faith based organizations and the existing CDC's to direct residents to the proper program for housing resources. This recommendation is taken from Strategy 4.5 of the County's 2020 Comprehensive Plan. Such resources might involve helping seniors through weatherization programs and/or persons with disabilities to make their residences handicap assessable through such programs as DHCR's *Access to Home* program.

Consider the adoption of density bonus provisions to encourage developers to build affordable home ownership and rental units. It is recommended that the Town further explore the feasibility of offering density bonuses as an incentive to developers to build new affordable housing units. If density bonuses are pursued by the Town, the following general safeguards are recommended to ensure that such units remain affordable and that the quality of affordable units is in keeping with the surrounding housing stock.

- Affordable units should be integrated into the design of housing developments and not isolated from market-rate units.
- Affordable units should be indistinguishable from all other units.
- Interior finishes for affordable units could be less to reduce costs.
- Covenants and restrictions should be placed on the units along with a cap on resale so that they remain affordable.

11.5 Design Guidelines

This Plan also recommends that the Town enhance its site plan review laws as well as its provisions for landscaping and buffering in order to ensure an aesthetically pleasing design of commercial and industrial developments. It is further recommended that the Town adopt specific Design Review Guidelines for the proposed MX–Mixed Use District and all commercial and industrial districts. Such guidelines will help to guide an Architectural Review Board’s decisions while giving developers a clearer understanding of the community’s expectations regarding design.

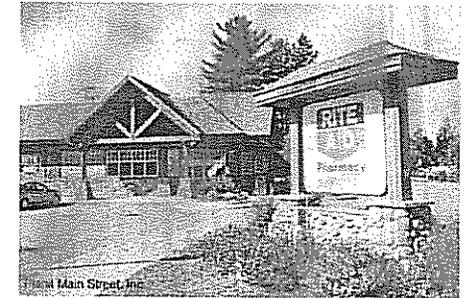
It has long been upheld that municipalities have the authority to regulate community aesthetics. In the landmark 1954 Supreme Court decision of *Berman v. Parker* it was established that a municipality’s police powers which give it the authority to regulate land use in order to protect the public health, safety and welfare in a community; also extended to the regulation of aesthetics. Most municipalities in New York State base their authority to establish these boards on General Municipal Law Section 96-a which allows communities to place restrictions in order to protect or enhance “sites, buildings, or other objects having special character or aesthetic interest or value.” In some communities, the Planning Board acts as the review board and in others a separate Architectural Review Board is created.

It is a recommendation of this Plan that an Architectural Review Board be created within the framework that is outlined below:

- Members of the Architectural Review Board should include practitioners in the fields of architecture, graphic arts, community planning or other relevant profession;
- Well-defined design review criteria should be developed for approving and disapproving applications;
- There should be an appeals process for applicants; and
- The process of design review should allow for flexibility and creativity within defined parameters.

It was clear from the Community Character Survey™, public feedback, and Comprehensive Plan Committee meetings, that design and aesthetics in the Town are important issues. This Plan recommends that design guidelines be developed along with the update of the Town’s Zoning Code and Subdivision Regulations.

It is further recommended that the Town strictly enforce its existing site plan review, landscaping and signage regulations in order to ensure that new development complements rather than detracts from the community’s character. Ensuring that existing properties are in compliance with building codes is another means of enhancing aesthetics in the community.



Rite Aid – Lake Placid, NY
A community with design guidelines.



Rite Aid – Ellenville, NY
A community without design guidelines.



Jiffy Lube – Colonie, NY
A community with design guidelines.

11.6 Planned Unit Developments

The Town has historically taken a liberal approach to allowing the creation of Planned Unit Developments. It is recommended that requests for Planned Unit Developments be carefully scrutinized by the Planning Board in the context of the Future Land Use Map contained within this Plan. This is especially true as it relates to the recommended density of development for the proposed PUD project. PUDs should only be used where there are plans to create a variety of uses within a mixed use community. They should not be used simply to arrive at a higher density for the developer.

11.7 Overlay Zone for NYS Routes 42/52

The NYS Route 42/52 Corridors are the primary arterials that serve the Town of Fallsburg. Most people coming to the Town travel on these roads which in many ways defines the community's character. Unfortunately, the first impression when traveling these roads is often not a positive one - though it need not be that way.

The Committee spent a great deal of time discussing aesthetic design issues within the NYS Route 42/52 corridors. The Committee identified a number of factors affecting the aesthetics of these corridors including: poorly maintained chain link fencing, fencing too close to the road, excessive amounts of off-premises advertising, poorly maintained buildings, and aesthetically displeasing guardrails.

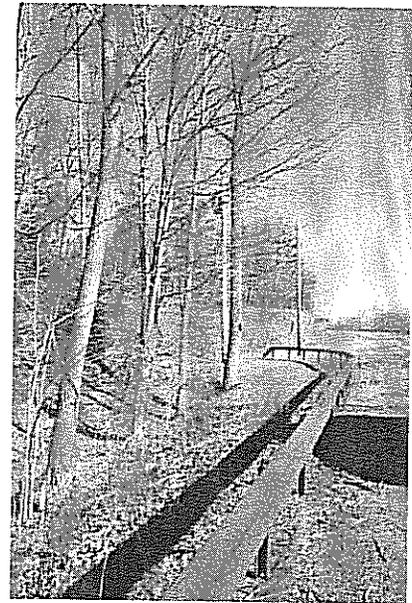
It is recommended that the Town develop an overlay zone for the NYS Route 42/52 corridors. This overlay zone would establish enhanced signage regulations for the corridor; provide greater setbacks for and/or the removal of chain link fences along this roadway, and other standards to enhance the aesthetic appearance within the corridor. The Town must also coordinate with the NYSDOT for improvements along these roadways. Such improvements related to aesthetics might include improved vegetation maintenance, more aesthetically pleasing guardrails, the creation of scenic overlook along the Neversink River, and the creation of a designated bike lane along the shoulder of Route 42. The New York State Department of Transportation is slated to begin a study of the Route 42 Corridor from Concord Road in Thompson to Old Falls within the next year. The Town must be actively involved in the process to ensure that roadway aesthetics are considered within the scope of the study.

11.8 Floating Zones

This Comprehensive Plan lays out specific recommendations for future land use and zoning within the Town. The creation of a "Floating Zone" that could be mapped throughout the Town is not recommended. As one Committee member noted "such zones violate an implicit contract that the Town has with its landowners by removing the certainty of zoning." The Town should carefully scrutinize all requests to create floating zones within the Town.



Gateway to Route 42 Corridor



Cortense Steel Guardrail

11.9 Accommodations

Presently, B&Bs are defined in a like manner as Boarding Houses; however, they are quite different. Boarding Houses are defined as “A dwelling, other than a hotel, wherein more than three (3) people are sheltered and fed for profit.” B&Bs differ from boarding houses in that they are truly transient accommodations, with guest rarely staying more than a few days. In addition, the owner must live in a B&B establishment.

It is recommended that a specific definition of Bed & Breakfasts (B&Bs) be created as follows: “Bed & Breakfast – Overnight accommodations within an owner occupied dwelling that may include a morning meal that is provided to transients for compensation.” Furthermore, the definition of boarding house should be revised since it is too open ended and the number of rooms in boarding houses should be limited.

It is recommended that both B&B and Boarding Houses be permitted as Special Permit Uses and that specific special permit standards are developed to help guide the Planning Board’s review. The principal concern from a zoning point of view is how many rooms should be permitted to be rented as a matter of right, beyond which such uses should be restricted to certain business zones or being classified as a motel or hotel. Another concern is how to ensure that boarding houses remain safe and sanitary. Avoiding overcrowding is one measure that can be employed.

It is a further recommendation of this Plan that the definitions of hotel and motel be replaced with new definitions. A hotel is presently defined as “A building or part thereof, in which there are twelve (12) or more rental rooms, without the provision for cooking in any individual room or suite.” Instead the following definition is recommended: “A facility offering transient lodging accommodations to the general public and which may include accessory facilities and services, such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities.” This definition provides for full-service hotels that include a restaurant and bar as well as limited-service hotels that provide only lodging.

11.10 Home Occupations

The Town of Fallsburg Zoning Code defines as home occupation as “Any gainful *personal service occupation* customarily conducted within a dwelling for living purposes and that does not change the character of the residence.” Since the adoption of the Zoning Code in 1991, the character of home occupations has evolved to include home offices. The following definition is recommended. Home Occupation: “Any use customarily conducted entirely within the principal residential structure and carried on by the inhabitants thereof, that use is clearly incidental and secondary to the use of the principal structure and does change the character thereof.” The percentage of the house that the home occupation can occupy is recommended.

**“Home Occupation:
Any use customarily conducted entirely within the principal residential structure and carried on by the inhabitants thereof, that use is clearly incidental and secondary to the use of the principal structure and does change the character thereof.”**

11.11 Campgrounds

Vacation campgrounds are listed as a special permit use in several zoning districts but such uses are not defined in the zoning code. It is recommended that a definition be provided and that specific special permit standards be developed for the regulation of such uses.

11.12 Non-conforming Uses

A non-conforming use is any activity that was lawful prior to the adoption, revision, or amendment of a zoning code, but that fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

The existing zoning code allows for the continuation of such uses within certain parameters, limits their expansion to 50% of the original size of the use and places a sunset clause on such uses when discontinued for two years or more. As presently described, it is not clear whether the 50% expansion applies to the building, the lot, etc.

Most communities do not permit the expansion of non-conforming uses. It is recommended that the Town's revised zoning code incorporate provision that prohibit the expansion of non-conforming uses.

11.13 Mobile Homes

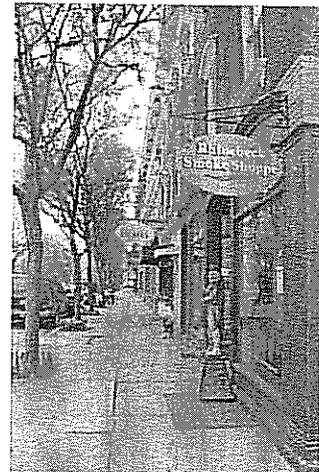
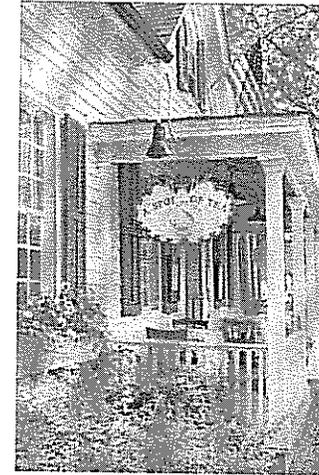
It is recommended that the Town further explores its regulations of mobile homes and considers establishing minimum standards with respect to the size of mobile homes and other factors related to the placement of mobile homes. It should also clarify the definition of mobile homes, modular homes and recreational vehicles.

11.14 Signage

It is recommended that the Town place a sunset clause on all non-conforming signs [within seven (7) years] to bring all signage into conformity with the Town's existing signage regulations. In the development of the Overlay Districts for Route 42/52 it is also recommended that the Town assess the appropriateness of billboards along these corridors, especially those that presently exist in the hamlet centers of South Fallsburg, Woodbourne and Loch Sheldrake. It is also important that the existing signage regulations be reviewed in the context of the recommendations for the MX Mixed Use District to ensure that appropriate signage for the mixed use hamlet centers is allowed.

11.15 Heavy Industry

It is recommended that the Town's former landfill site be rezoned to HI-Heavy Industry to allow for recycling and trash hauling activities. Reuse of this site is preferred to developing a green field site for such purposes.



11.16 Lighting

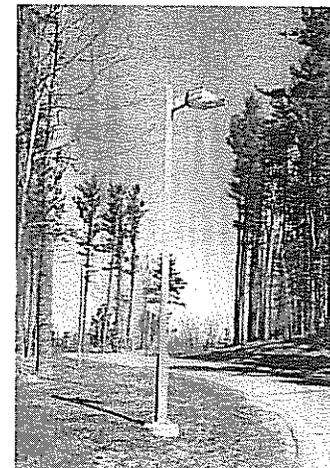
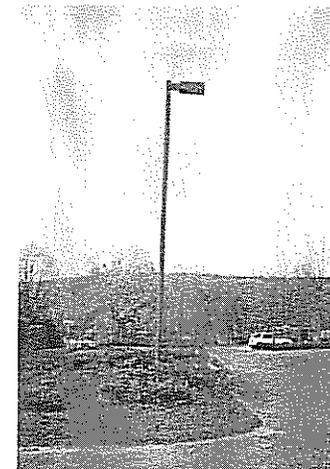
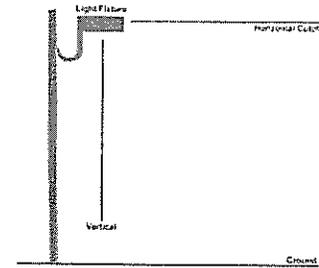
Lighting should be sufficient to facilitate the safe and convenient circulation of motorists and pedestrians, but not too bright so as to produce excessive light and glare. Given the rural nature of the Town, coupled with the close proximity of residences in the vicinity of the Town’s commercial and industrial areas, lighting shall be designed, directed and shielded in such a manner that direct light does not leave the perimeter of the site.

All outdoor lighting, including the fixture, pole, and other supporting elements, shall be designed to complement the overall design of the site and prevent excessive glare. To minimize excessive lighting, entry points and pedestrian crosswalks can be lit with accent lighting that helps to define these areas rather than using brighter lights throughout the site.

Lower level lighting can then be used in other areas of the site where less lighting is required. Shorter lighting poles can also be used to light pedestrian walkways and/or the use of light posts also referred to as bollards. The following are a few things the Planning Board should ask developers to incorporate into their lighting designs.

- Timing mechanisms and photo cells to reduce light levels and conserve energy during non-operational hours.

- Light that is mounted on the building shall also be down-lit and integrated as an architectural component of the building.
- All pole mounted lighting [as shown above] shall have a full cut-off lens that does not allow light to shine above a 90 degree angle measured from the vertical line from the center of the lamp.
- Low pressure or high pressure sodium lights, metal halide, florescent and compact florescent lights are encouraged.



The Town should also follow the progress on the national “Dark Sky” guidelines that are in the process of being developed. It could look to these guidelines in the future to incorporate additional standards for lighting associated with new development.

11.17 Training for Planning Board and Zoning Board of Appeals Members.

The New York State Department of State and DEC provide free training for Planning Board and Zoning Board of Appeals members and will host seminars in the Town of Fallsburg. The Town should take advantage of these courses and coordinate with the NYSDOS/NYSDEC to host seminars semi-annually at Sullivan County Community College. These could be made available to all Towns/Villages in the County. It should also require training for new board members and on-going training for existing members.

12.0 Goals & Objectives

Goal	Objectives	Means of Achievement
Rural Character		
Goal 1: Retain rural character of Town	<ul style="list-style-type: none"> • Retain farmlands • Preserve open space • Direct growth into hamlets • Discourage sprawl 	<ul style="list-style-type: none"> • Expand Towns AG-1 Districts. • Adopt cluster/conservation subdivision regulations and encourage their use in the Town. • Incentives to encourage investment in hamlets. • Encourage tree conservation
Goal 2: Revitalize hamlet business centers	<ul style="list-style-type: none"> • Stimulate new investment • Fill vacant storefronts • Improve appearance • More residents downtown • Create vibrant centers • Discourage sprawl 	<ul style="list-style-type: none"> • Retain Empire Zone in South Fallsburg and Mountindale. • Provide low interest loans and grants. • Adopt design guidelines and provide matching grants. • Create MX – Mixed Use District. • Adopt BID legislation and invest in hamlet centers. • Reduce the geographic scope of business zones that are outside of hamlet centers. • Keep Post Offices in hamlet centers • Create pocket parks, trails, and improve sidewalks
Goal 3: Enhance economic opportunities	<ul style="list-style-type: none"> • Develop shovel-ready sites • Expand agri-businesses • Promote eco-tourism • Enhance effectiveness of EZ • Attract new businesses 	<ul style="list-style-type: none"> • Work with County to develop light industry park. • Promote County’s agri-business loan programs. • Develop O&W rail trail and Neversink Linear Park. • Retain agricultural activities within the Town. • Work with County to ensure EZ is located on sites that are suitable for development. • Market EZ sites in the Town in order to attract new investment.
Goal 4: Preserve historic resources	<ul style="list-style-type: none"> • Preserve historic structures • Retain historic barns • Encourage adaptive reuse • National Register Listing 	<ul style="list-style-type: none"> • Provide incentives for historic preservation efforts. • Encourage participation in NYS Barn Grant Program. • Amend zoning to permit a variety of uses in historic structures as-of-right. • Work with not-for-profit theater groups to restore/reuse theaters in Town. • Conduct an historic resources inventory of the Town and encourage property owners to seek National Register listing of their properties.

Goal	Objectives	Means of Achievement
<p>Goal 5: Protect natural resources</p>	<ul style="list-style-type: none"> • Protect wetlands • Preserve open space • Protect water quality • Prevent erosion 	<ul style="list-style-type: none"> • Require strict adherence to DEC regulations. • Expand AG-1 Districts and encourage clustering. • Adopt Water Supply Protection Overlay Zone. • Require Storm Water Pollution Prevention Plans. • Require Retention Basins on large developments. • Maintain DEC required 100 ft buffer between stream course and proposed development • Restrict construction on slopes in excess of 15%. • Require a sediment & erosion control plan when grading or fill on sites are proposed. • Require Forestry Best Management Practices plan were timbering disturbs steep slopes. • Create an Environmental Management Council.
<p>Goal 6: Improve appearance of housing</p>	<ul style="list-style-type: none"> • Housing without the cookie-cutter appearance • Improve streetscape • Enhance buffers around new housing developments 	<ul style="list-style-type: none"> • Require variation in adjacent residential units through colors, materials, and building articulation. • Requirement for sidewalks and street trees. • Protection of existing vegetation around the perimeter of new residential developments. • Limit re-assessments that discourage proper maintenance of buildings.
<p>Goal 7: Better design of commercial & industrial developments</p>	<ul style="list-style-type: none"> • Better signage regulation • Enhanced landscaping • Well-designed buildings • Buildings that respect community character 	<ul style="list-style-type: none"> • Enhance the Town's signage regulations. • Provide additional landscaping standards in site plan review laws. • Create an Architectural Review Board. • Develop design review guidelines for commercial and industrial businesses.
<p>Goal 8: Enhance transportation system</p>	<ul style="list-style-type: none"> • Maintain LOS C or better on area roadways • Improve roadway safety 	<ul style="list-style-type: none"> • Coordinate with Town, County and State to monitor traffic and make necessary improvements. • Require traffic impact studies for large scale developments that also factor in the cumulative impact of other proposed developments on area roadways. • Monitor accident reports and work with the Town, County and State to make necessary improvements. • Widen shoulder along Route 42 to make room for pedestrian and bicycle traffic. • Explore public transit options with the County.

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Goal	Objectives	Means of Achievement
<p>Goal 9: Expand recreational opportunities</p>	<ul style="list-style-type: none"> • Recreational resources for residents • Recreational resources to attract visitors 	<ul style="list-style-type: none"> • Continue to provide funding to the Town’s Parks & Recreation programs. • Use revenue from payment-in-lieu-of-parkland to acquire or make improvements to Town parks. • Conduct a resident Parks & Recreation Survey to identify needs and fund needed improvements. • Retain and maintain Town-owned golf courses. • Work with not-for-profit entities to finish the planning for and secure funding to complete the O&W rail trail. • Work with the Nature Conservancy, New York State DEC, Frost Valley YMCA, NYSDEP, Woodbourne Correctional, OSI and private property owners along the Neversink River to create a linear park from the Neversink Unique Area to the Catskills Park. • Widen shoulder along Route 42 to make room for designated bike lane. • Improve and expand DEC access points to Neversink. • Expand passive recreational opportunities through conservation subdivision and acquisition of parkland.
<p>Goal 10: Retain agriculture and farmland</p>	<ul style="list-style-type: none"> • Protect the right to farm • Preserve valuable farmland • Enhance viability of farms • Foster niche agri-businesses • Increase sale of produce and other goods such as honey and maple syrup locally • Acquire development rights for the Towns prime farmlands 	<ul style="list-style-type: none"> • Keep right-to-farm laws and expand Town AG-1 District. • Increase minimum lot size to 5 acres in AG-1 District. • Encourage cluster development and provide density bonuses where prime farmland is preserved. • Promote County’s agri-business loan programs. • Encourage local growers to work with Cornell Cooperative Extension and the County • Allow farm stands for the sale of produce grown on farms as-of-right. • Develop a Farmers Market in the Town of Fallsburg. • Work with County to support Purchase of Development Right (PDR) applications to NYS Ag & Markets and to encourage farmer participation. • Work with the County to create a fund to provide the local match for this program which serves a County-wide purpose of farmland preservation. • Work with County to create a fund for PDR Program.

Goal	Objectives	Means of Achievement
Goal 11: Maintain Water & Sewer Systems	<ul style="list-style-type: none"> • Maintain infrastructure • Reduction in sewer I&I • Capacity for future growth • Cost effective operation • Protect Town water supply 	<ul style="list-style-type: none"> • Develop a Capital Improvement Plan and fund. • Reduce Inflow & Infiltration (I&I) at Waste Water Treatment Plants. • Follow recommendations of I&I study. • Ensure protection of Town wells. • Encourage expansion within existing hamlet centers. • Adoption of Water Supply Overlay Protection Zone. • Encourage practices that reduce impervious surfaces
Goal 12: Improve Land Use Regulations	<ul style="list-style-type: none"> • Clarify Zoning Code • Better regulation of housing developments • Improve regulation of aesthetics issues 	<ul style="list-style-type: none"> • Revise the Town’s Zoning Code; <ul style="list-style-type: none"> ○ Reformat Code and Revise, ○ Add Permitted Use and Dimensional Tables, and • Revision of Town Subdivision Regulations; <ul style="list-style-type: none"> ○ Add standards for development of Townhouses, ○ Apply regulations to fee simple and condominium developments to determine permitted density. • Revise sign regulations and site plan review regulations as it relates to landscaping and buffering. • Adopt design guidelines for residential, commercial, mixed use, and industrial developments. • Empower the Planning Board with design review and/or create an Architectural Review Board. • Use SEQRA to assess cumulative impacts of growth
Goal 13: Improve Appearance of RT 42	<ul style="list-style-type: none"> • Make corridor more aesthetically pleasing • Enhance scenic views of Neversink River 	<ul style="list-style-type: none"> • Adopt a NYS Route 42 Overlay Zone with stricter standards for the placement of signs or fences and additional standards for landscaping. • Coordinate with NYSDOT in planning for guardrail replacements and vegetation maintenance. • Adopt stricter code enforcement measures. • Work with NYSDOT to identify opportunities to create additional scenic overlooks or wayside pull offs through future improvements to NYS Route 42.
Goal 14: Improve Appearance of Town	<ul style="list-style-type: none"> • Enhance Code Enforcement 	<ul style="list-style-type: none"> • Adopt stricter code enforcement measures regarding property maintenance and building upkeep. • Increase setbacks for chain link fences. • Create Architectural Review Board/design guidelines. • Work with utilities to devise best practices for tree trimming to ensure aesthetically pleasing outcome

Goal	Objectives	Means of Achievement
<p>Goal 15: Encourage Energy Conservation</p>	<ul style="list-style-type: none"> • Implement Energy Smart Standards in new buildings • Increase the use of renewable energy resources in the Town 	<ul style="list-style-type: none"> • Explore feasibility of incorporating renewable energy supplies in municipal buildings. • Encourage renewable energy supplies with new developments that are proposed in the Town. • Encourage new developments to incorporate Energy Smart standards and appliances into their developments. • Seek input from NYSERDA and other energy conservation agencies to identify opportunities to conserve energy in municipal buildings.
<p>Goal 16: Encourage Affordable Housing</p>	<ul style="list-style-type: none"> • Retain and repair affordable housing units • Construct new affordable housing units 	<ul style="list-style-type: none"> • Pursue Community Development Block Grant and HOME Funds to create housing rehabilitation programs for seniors and low-income residents. • Consider the adoption of density bonus provisions to encourage developers to building affordable home ownership and rental units.

13.0 Plan Implementation

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

Certain recommendations contained herein will require the subsequent action of the Town Board in order to enact recommended revisions to the Zoning Code and Subdivision Regulations. Other actions such as the preservation of historic resources, transportation improvements, or the development of programs to support the agricultural industry will require the collaboration between the Town, County, State and not-for-profit entities. These actions are outlined in Chapter 13-Plan Implementation of this Plan along with the party responsible for taking a leadership role in the implementation of the policy or program.

Each member of the Town Board, Planning Board and Zoning Board of Appeals should have a copy of this Comprehensive Plan. The Town Board should appoint a Comprehensive Plan subcommittee to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary.

The following pages provide a summary of the major recommendations that are part of this Plan. The recommendations are organized under the broad topic areas as follows: Land Use, Natural Resource Protection, Transportation, Recreational & Historic Resources, Community Facilities, Agriculture & Farmland Protection, and Economic Development.

For each subject there is a list of specific recommendations, along with an indication of when the recommendation should be implemented and the party responsible for ensuring that the recommendation is followed. The Implementation Plan table is useful in helping the Town to set priorities for the subsequent actions that will be necessary to implement this Comprehensive Plan.

Some recommendations should be implemented immediately including the recommended revisions to the Town's Zone Code and its Subdivision Regulations. Other measures will be implemented in the "short-term" within two years of adopting this Comprehensive Plan. There are other recommendations that are "long-term" in nature - meaning they are anticipated to be completed over a 2-5 year timeframe. It is not reasonable to assume that all the recommendations contained herein will be implemented immediately. The implementation of the Plan is meant to be a process that will occur over a period of years. Setting priorities ensures the process will get underway.

“In order for this Comprehensive Plan to be effective, the Town of Fallsburg and its Planning Board must actively apply the policies that are contained within the Plan.”

Town of Fallsburg Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Land Use:				
1	It is recommended that the Town complete the zoning text amendments necessary to implement the recommendations contained within this Plan.	Zoning Law	Immediate	Town Board & Planning Board
2	It is recommended that the Town implement the recommended revisions to the Town Zoning Map.	Zoning Law	Immediate	Town Board & Planning Board
3	Create an overlay zoning district for New York State Routes 42 and 52 to enhance the regulations of signage and other aesthetic issues along these important transportation corridors.	Zoning Law	Immediate	Town Board & Planning Board
4	Adopt the Water Supply Protection Overlay District that was provided for in the 2000 Comprehensive Plan.	Zoning Law	Immediate	Town Board & Planning Board
5	Create specific special permit standards for certain land uses including: junk yards, campgrounds, and bed & breakfast establishments.	Zoning Law	Immediate	Town Board & Planning Board
6	Establish framework for an Architectural Review Board to help ensure quality design of new residential and business developments.	Zoning Law	Immediate	Town Board & Planning Board
7	Establish standards for the proposed Neighborhood Business, Mixed Use, and Planned Resort districts.	Zoning Law	Immediate	Town Board & Planning Board
8	Create design guidelines for commercial and industrial uses to guide the Architectural Review Board's decisions.	Zoning Law	Short-term	Town Board & Planning Board
9	Encourage the use of cluster subdivisions to preserve valuable open space	Policy	On-going	Town Board & Planning Board
10	Require condominium developments to go through the same process as standard and/or cluster subdivision's in order to determine the maximum permitted density on a site and require a cost-benefit analysis with respect to taxes and demand on services for new condominium developments.	Policy	On-going	Town Board & Planning Board Planning Consultant
11	Assess the cumulative impact of large scale developments on the Town's water, sewer, and transportation infrastructure and track cumulative demand of on municipal services by large developments to ensure that capacity is available to accommodate new users.	Policy	On-going	Planning Board Water & Sewer Dept. Highway Dept.
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Town of Fallsburg Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Natural Resource Protection [Discussed in greater detail in Section 5.5]:				
12	Limit the amount of impervious surfaces on commercial and industrial sites and require at least 30% of sites to be undisturbed open space. This would not apply to the MX Mixed Use District.	Zoning Law	Immediate	Town Board & Planning Board
13	Create a Town of Fallsburg Land Trust to oversee lands that are subject to conservation easements or use Delaware Highlands Conservancy to act as stewards of conservation easements.	Administrative	Long-term	Town Board & Planning Board
14	Create an advisory Environmental Management Council to oversee the development of an Open Space Plan for the Town.	Administrative	Long-term	Town Board & Parks & Recreation
15	Require a 150 foot buffer between the Neversink River and buildings and/or impervious surfaces.	Policy	On-going	Town Board & Planning Board
16	Strictly enforce NYSDEC requirements to maintain a 100 foot setback between development and adjacent watercourses and wetlands.	Policy	On-going	Town Board & Planning Board
17	Require Stormwater Pollution Prevention Plans in accordance with NYSDEC regulations for large-scale developments.	Policy	On-going	Town Board & Planning Board
18	Do not allow development on slopes that are greater than 15% and where such slopes are disturbed require sediment & erosion control.	Policy	On-going	Planning Board
19	Require pre-treatment of wastewater from commercial and industrial users that adversely affect the Town's wastewater treatment plants.	Policy	On-going	Town Board & Planning Board
20	Ensure that lighting from commercial, recreational, municipal and industrial uses does not cause light pollution.	Policy	On-going	Planning Board
21	Strongly assess the need for an Environmental Impact Statement for residential developments with greater than 100 units. When an EIS is requested, require a Public Scoping Session pursuant to SEQRA.	Policy	On-going	Town Board & Planning Board
22	Encourage participation in the Real Property Tax Law Section 480-A Forestry Management Program to protect forest lands and open space.	Policy	On-going	Town Board
23	Reserved			
24	Reserved			
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Town of Fallsburg Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Transportation [Discussed in greater detail in Section 6.9]:				
25	Carefully assess traffic impacts of all new developments and ensure that appropriate mitigation measures are provided by the developers.	Policy	Immediate	Planning Board
26	Increase setbacks for fences along State highways to 35 feet.	Zoning Law	Immediate	Town Board & Planning Board
27	Work with NYSDOT to get a decorative and aesthetically pleasing guardrail for new culvert leading into South Fallsburg.	Administrative	Immediate	Town Board
28	Coordinate with NYSDOT to replace galvanized steel “W” guardrail with cor-ten steel guardrail along Route 42.	Administrative	Short-term	Town Board
29	Coordinate with NYSDOT to widen shoulder along Route 42 to create a dedicated bikeway along the shoulder of the road.	Administrative	Short-term	Town Board
30	Explore public transportation options with Sullivan County.	Administrative	Short-term	Town Board
31	Coordinate with NYSDOT to identify and address functional deficiencies and subsequent solutions along State highways.	Administrative	On-going	Town Board
32	Work with property owners to acquire additional right-of-way along County and State roads to improve roadway geometry.	Policy & Administrative	On-going	Town Board & Planning Board
33	Work with NYSDOT to improve roadside maintenance programs along Route 42 and Route 52.	Administrative	On-going	Planning Board
34	Coordinate with local, County and State law enforcement agencies to monitor speeds on area roadways to reduce incidents of accidents.	Administrative	On-going	Town Board
35	Encourage joint access agreements between adjacent commercial and industrial developments to reduce the number of curb cuts.	Policy	On-going	Planning Board
36	Reserved			
37	Reserved			
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

Town of Fallsburg Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Cultural, Recreational & Historic Resource Recommendations:				
38	Pursue funding through the New York Main Street program to assist in the renovation of historic Main Street properties in the Town.	Program	Immediate	Town Board & Planning Board
39	Work with NYSDEC to create additional access points to Neversink.	Administrative	Immediate	Town Board & CEO
40	Secure grant funding to complete the O&W rail-trail.	Administrative	Immediate	Town Board & Catskill Center
41	Provide information to residents regarding Real Property Tax Exemptions for Historic Properties and the Farmer's Protection and Farm Preservation Tax Credit as a means of preserving historic barns.	Program	Short-term	Town Board & CEO
42	Pursue the development of a linear park along the Neversink River from the DEC regulated Neversink Unique Area to the Catskill Park along with the Towns of Neversink and Thompson.	Program	Short-term	Town Board Parks & Recreation NYSDEC
43	Create a Town recognition program for historic resources.	Program	Short-term	Town Board
44	Pursue funding through the NYS Office of Parks, Recreation, and Historic Preservation Office to conduct a historic resources inventory.	Administrative	Short-term	Town Board & CEO
45	Enact a local historic preservation law for historic areas within the Town including its hamlet centers.	Local Law	Long-term	Town Board & Planning Board
46	Support local applications to the NYS Barn Grant Program.	Policy	On-going	Town Board
47	Require payment-in-lieu of parkland for all new year-round and seasonal housing developments.	Policy	On-going	Town Board & Planning Board
48	Support efforts by local cultural organizations and not-for-profits to secure grant funding to expand their programs within the Town.	Administrative	On-going	Town Board Not-for-profits
49	Continue to support the efforts by the Town of Fallsburg Parks & Recreation Department to improve park programs and facilities.	Administrative	On-going	Town Board Parks & Recreation
50	Use of the new NYS Conservation Tax Credit program to secure conservation easements for linear parks and public access to the Neversink River.	Administrative	On-going	Town Board Parks & Recreation
51	Pursue adaptive reuse of the Fallsburg High School Building	Administrative	Immediate	Town Board
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

Town of Fallsburg Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Community Facility Recommendations:				
52	The Town should continue to explore other sites for its Highway Department that would allow for future growth and also result in facilities that were not so close to the public right-of-way.	Administrative	Short-term	Town Board & Highway Department
53	Areas that are recommended for higher density on the Future Land Use Map should receive a priority consideration for water and sewer line extensions.	Policy	On-going	Town Board & Planning Board
54	Explore opportunities for shared recreational facilities that could benefit the school districts and Town residents.	Policy	On-going	Town Board & CEO
55	Ensure that sufficient emergency access is provided to seasonal residences and that sufficient off-street parking facilities are provided to insure that access roadways are not cut off in an emergency vehicle.	Policy	On-going	Town Board & Catskill Center
56	Reserved			
Agriculture & Farmland Recommendations:				
57	Develop a Farmer's Market in the Town of Fallburg to allow for the sale of local produce and other farm products.	Program	Short-term	Town Board
58	Work with the County to ensure all requirements of the NYS Agricultural & Markets Law are met during the Ag District #4 update.	Administrative	On-going	Planning Board
59	Promote the County's Agri-business loan programs to area farmers.	Administrative	On-going	Town Board
60	Make known the Farmlink Program that matches willing sellers of farms to persons looking to buy working farms.	Administrative	On-going	Town Board
61	Support applications by willing farmers to NYS Ag & Markets for the Purchase of Development Rights.	Policy	On-going	Town Board
62	Encourage the use of conservation subdivisions to preserve prime farm land under conservation easements.	Policy	On-going	Town Board & Planning Board
63	Reserved			
64	Reserved			
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Town of Fallsburg Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Economic Development Recommendations:				
65	Create matching grant program to support Main Street Revitalization.	Program	Immediate	Town Board
66	Retain and promote the Town's Empire Zones within South Fallsburg and Mountindale.	Program	Immediate	Town Board
67	Develop a shovel-ready light industrial park within the Town that follows the guidelines as outlined in Chapter 10 of this Comprehensive Plan.	Project	Short-term	Town Board & Planning Board Partnership
68	Support the development of the Arts & Entertainment Industry by supporting not-for-profit applications for funding.	Policy	On-going	Town Board & Planning Board
69	Promote the County's agri-business programs to support further growth and retention of agricultural uses.	Policy	On-going	Town Board & Planning Board
70	Support efforts by the Sullivan County Partnership for Economic Development and Sullivan County Community College to develop a "Green Technology Park".			
Other Recommendations:				
71				
72				
73				
74				
75				
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Definitions

Bed & Breakfast: Overnight accommodations within an owner occupied dwelling that may include a morning meal that is provided to transients for compensation.”

Cluster Subdivision: A form of development that allows a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or overall increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, or agriculture.

Condominium: A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

Dwelling, Multi-Family: A building containing three or more dwelling units, including units that are located one over another.

Dwelling, Townhouse: A one-family dwelling in a row of at least three such units in which each has its own front and rear access to the outside, is set on its own lot, is separated from adjoining units by one or more vertical common fire wall, and in which no unit is located over another.

Dwelling unit: A building containing one dwelling unit that is not attached to any other dwelling by any means and is located on a single residential lot.

Detention Basin: Are usually dry basins that fill with water during a storm event. They work by delaying the storm water so that it is released at a rate that mimics the predevelopment flow.

Farm: A parcel of land used for agricultural activities including the production, storage, keeping, harvesting, grading, packaging, boarding, or maintenance, for sale, lease, of plants and animals useful to humans.

Home Occupation: Any use customarily conducted entirely within the principal residential structure and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the principal structure and does change the character thereof.

Hotel: A facility offering transient lodging accommodations to the general public and which may include accessory facilities and services, such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities.

Light Manufacturing: A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

Lot Coverage: That portion of the lot area, expressed as a percentage that is covered by buildings or other impervious surfaces.

Retention Basin: A basin that holds water in a pool. The only outlet is through an emergency spillway that allows the basin to overflow in a controlled manner should it become too full. The retention basin loses water through infiltration and evaporation but is designed with capacity to hold the runoff from average storm events.

Recreation. Active: Leisure time activities, usually of a formal nature and often performed with others, requiring equipment and taking place in prescribed places, sites, or fields.

Recreation. Passive: Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, and hiking.

Warehouse: A building used primarily for the storage of goods and materials.

Tuesday, October 10, 2006
 The Town of Fallsburg Town Board conducted their
 Regular Legislative Meeting at the Town Hall,
 19 Railroad Plaza, South Fallsburg, NY
 8:00 PM

Present:

Supervisor Steven Levine
 Council Person Arnold Selersky
 Council Person Neil Gilberg
 Council Person Ann Prusinski
 Council Person Michael Weiner

Town Clerk Patricia Haaf
 C.E.O. George Sarvis
 Sull. Co. Legislator Leni Binder
 Alan Sorenson, Comp. Plan Committee

8:00 p.m. Legislative Agenda

1. Call to Order - By Supervisor Steven Levine
2. Salute to the Flag - By Alan Sorenson
3. Supervisor's Report - By Supervisor Levine & attached to official filing
4. Legislator's Report - By Leni Binder: Stated the County is in the middle of their budget hearings.
 - By Council Person Selersky: Commented on the Fright Night at Morningside Park; October 28th from 5:30 pm – 9:00 pm. He stated the hay ride will go to the back of the park to our new haunted house. This year there will be a third trailer for the rides and it will be much more organized than in the past.
 - Ann Prusinski: Stated the Sullivan County Dramatic Workshop will be closing out their season with the last three performances. The Mountaintale Action Committee is holding a dance Saturday night the 14th from 7:00 pm on at the firehouse on Main Street.
 - None
6. Correspondence - William Voegelin: Commented on the Comprehensive Plan being passed and his approval of such.
 - Mark Meenaghan: Inquired about year round refuse service and lighting at Marie's Park in Woodbourne.
7. Citizen's Comments

Community:

Res. #255

1. Motion to participate in the Sullivan County Fall Clean-up sponsored by the County Legislatures office - *10/13/06-10/15/06 & 10/20/06-10/22/06*.

Operations:

Res. # 256

1. Motion to adopt FGEIS for the Town of Fallsburg Comprehensive Plan.

On motion by Council Person Prusinski, seconded by Council Person Weiner

Vote 5 Ayes

Res. # 257

2. Motion to adopt Findings Statement for the Town of Fallsburg Comprehensive Plan.

On motion by Council Person Gilberg, seconded by Council Person Weiner

Vote 5 Ayes

Res. # 258

3. Motion to adopt the Fallsburg Comprehensive Plan.

On motion by Council Person Prusinski, seconded by Council Person Gilberg

Vote POLLED:

Supervisor Levine	Aye
Councilman Seletsky	Aye
Councilman Gilberg	Aye
Councilwoman Prusinski	Aye
Councilman Weiner	Aye

Vote 5 Ayes

Res. # 259

4. Motion to approve the extension of NYSEG Natural Gas Franchise Agreement to December 31, 2008.

On motion by Council Person Gilberg, seconded by Council Person Weiner

Vote 5 Ayes

Res. # 260

5. Motion to begin the procedure of the removal/repair of an Unsafe Building - Herman Adashko - **SBL #13-1-16.** (Unsafe Building Hearing set for 11/14/06 @ 7:55pm)

On motion by Council Person Weiner, seconded by Council Person Prusinski

Vote 5 Ayes

Res. # 261

6. Motion to enter into an agreement between the County of Sullivan and the Town of Fallsburg - **2006-2009 Snow and Ice Contract.**

On motion by Council Person Prusinski, seconded by Council Person Weiner

Vote 5 Ayes

Res. # 262

7. Motion to approve Minutes of September 26, 2006 Legislative Meeting.

On motion by Council Person Gilberg, seconded by Council Person Seletsky

Vote 5 Ayes

Res. # 263

8. Resolution authoring the Town of Fallsburg to submit an grant application - New York State Office of Parks, Recreation and Historic Preservation - Recreational Trails Program

On motion by Council Person Prusinski, seconded by Council Person Weiner

Vote 5 Ayes

Res. # 264

9. Motion to award Town-wide general liability insurance to **Marshall & Sterling Insurance**.

On motion by Council Person Gilberg, seconded by Council Person Weiner

Vote 5 Ayes

Personnel:

Res. # 265

1. Motion to terminate seasonal Traffic Officers effective September 4, 2006

Donald Corbett James Foster
Scott Ackerley
John Parisi

On motion by Council Person Gilberg, seconded by Council Person Selesky

Vote 5 Ayes

Finance:

Res. # 266

1. Motion to approve attached 2006 Budget Transfers.

On motion by Council Person Prusinski, seconded by Council Person Weiner

Vote 5 Ayes

Res. # 267

2. Review Payroll Warrant #092006 dated 9/18/06 in the amount of \$205,082.03.

On motion by Council Person Prusinski, seconded by Council Person Weiner

Vote 5 Ayes

Res. # 268

3. Review Warrant # 1006 dated 10/4/06 in the amount of \$671,812.03
Warrant #09B06 dated 9/20/06 in the amount of \$308,325.66
Payroll Warrant #090606 dated 9/6/06 in the amount of \$206,129.87.
Payroll Warrant #ISRAEL Misc. dated 9/6/06 in the amount of \$290.00.

On motion by Council Person Prusinski, seconded by Council Person Weiner

Vote 5 Ayes

On motion by Council Person Gilberg, seconded by Council Person Seletsky to close this Legislative Meeting. Time: 8:30 PM

Vote 5 Ayes

Patricia Haaf, Town of Fallsburg Town Clerk

Dma/PH