

"Minutes are not official until approved by their respective board."

TOWN OF FALLSBURG COMPERHENSIVE PLAN COMMITTEE

February 16th, 2017

Gerald Skoda, Steve Altman, Mike Weber, Rebecca Pratt, Rabbi Larry Zeirler, Eric Boles, Joe Rausch, Ellyane Hutchinson, Allison Brundage, Bonnie Franson

- Bonnie Franson: I thought I had a respiratory infection but I have Lyme. This is my partner, Max Stock. Part of this is to introduce you. We will see how far we get, but at a minimum I wanted to get through the public survey. This is Matt Sock. He is a partner. We recently merged with Turner Miller Group out of Suffern New York.
- Rebecca Pratt: I live her in South Fallsburg. I work from home, I also work from the city. I am also involved with Fallsburg's Future, which is a group of residents interested in the future of our town.
- Larry Zeirler: I am a retired public rabbi from two years ago. My wife runs the health care next door, she is the primary clinician. I am developing a health care solutions practice. I'm involved in this community, as well as Sullivan Renaissance and Health Sullivan.
- Mike Weber: I do construction serving the summer community building houses. I want to see the town be more efficient.
- Ellyane Hutchinson: I am from Mountaindale, I work at the Maker's Lab in Hurleyville. I grew up here and moved back from the city.
- Joe Rausch: I live in Hurley, run the carpentry department for the Center for Discovery.
- Allison Brundage: I live in Woodbourne and I work in South Fallsburg at a plumbing supply house.
- Bonnie Franson: So the public survey. We are going to administer this and put it on survey monkey where people can fill it out. I tried to pick up some of the wods and verbiage that came from the Issues and Opportunities discussion, which is also included here. Did everyone have a chance to go through this?
- Mike Weber: How was it sent?
- Bonnie Franson: I think regular email and Dropbox.
- Mike Weber: I didn't get regular email.

- Bonnie Franson: Max will go through them so if you have questions raise your hands.
- Max Stock: The first section is on vision for the community. It contains the draft vision statement for the Town comp plan. It has several questions, do you believe the mission statement is still relevant and important? How well is the mission statement being achieved, scale of 1 to 5? On the items of the mission statement, please check to include those that should be included on an updated mission statement. What priority words should be included on a mission statement? This might be a good one to go through. Aesthetically pleasing, affordable housing, agricultural preservation, business development, diverse, employment opportunities, environmental protection, historic protection, housing diversity, Neversink River, open space, scenic, recreation, revitalization, rural, vacation paradise, and vibrant.
- Larry Zeirler: Some of those words are sort of left hanging. Diverse population, rural character.
- Bonnie Franson: What would you suggest?
- Larry Zeirler: We have diverse housing we should have diverse population.
- Rebecca Pratt: And business opportunities?
- Max Stock: Would that be a second diverse?
- Larry Zeirler: We have 3 diverse things, we should have diverse population, diverse business opportunities, and diverse housing and then scenic what? Scenic atmosphere, scenic nature?
- Bonnie Franson: Scenic resources maybe?
- Max Stock: The first one also is aesthetically pleasing, so I imagine they are talking about landscaping issues. The views.
- Rebecca Pratt: Maybe we can say that, scenic landscaping.
- Larry Zeirler: Then rural?
- Max Stock: Rural is typically a connotation of density and form. Character.
- Larry Zeirler: Vibrant what?
- Bonnie Franson: These were trigger words, they weren't intended as phrases.
- Larry Zeirler: I think the people will need to know a little more to get it to touch a cord. Vibrant atmosphere?
- Bonnie Franson: I think vibrant atmosphere.
- Rebecca Pratt: I was thinking vibrant community.
- Ellyance Hutchinson: I think vibrant is pretty clear.
- Bonnie Franson: That the town is vibrant. It's about vision so if you wanted words in the vision statement, things that would point to Fallsburg 10 to 15 years from now.
- Larry Zeirler: You think of vibrant activity at night, vibrant activities.
- Rebecca Pratt: Another thing that came to mind was year round economic vitality. We have a lot of summer economic vitality, but not year round.
- Bonnie Franson: So year round might be the word?
- Rebecca Pratt: Yeah.

- Bonnie Franson: Then there is a question about economic development, previous Comprehensive Plan prioritized revitalization of hamlet business centers and enhancement of business opportunities based on the objectives of the previous plan updates, do you believe this is being met? Just simple yes and no.
- Max Stock: Which of the following do you believe need to be encouraged? Check all that apply. Develop shovel ready sites for new businesses, expand agricultural related businesses, create a special floating zone that could be applied to lands along Route 42 or 52 for no residential uses. Would still require Town Board approval to apply it to specific properties.
- Joe Rausch: What would be floating to do?
- Bonnie Franson: It would be something on the books to be used but it still takes petition to the Town Board to land it. Kind of like the PUDs in the book now. People can apply for it, it has to meet certain criteria. The floating zone may still say to land on a parcel it has to be on 42. Or it has to have central water or supply. Since this will be a survey, it makes sense to explain what a floating zone is.
- Ellyane Hutchinson: I am thinking of the community. I don't even understand the shovel ready. Expand agricultural businesses such as to give examples. That might be true of some prior questions.
- Bonnie Franson: Identify land, form and create a business park, and then other. Name the types of uses that should occur to promote economic development. This is where someone can write in so they input, not just yes or no. We also tried to keep surveys to less than 20 questions, more at 15. People get bored. Open space and natural resources.
- Max Stock: The previous Comprehensive Plan prioritized the preservation of land as open space for a variety of purposes, such as recreation, environmental benefits, and scenic rural character. Do you believe that open space preservation should continue to be a goal in the update?
- Bonnie Franson: That's a simple one.
- Max Stock: A community can preserve the open character of a community using a variety of methods. Please check all that you believe the Town should utilize to achieve this objective. Town Board pursuit of grants, creation of open space bond, the Town Board will pass a bond and would acquire property, eminent domain, Town Board condemns the land and pays the owner fair market value. Mandatory cluster subdivision development, Planning Board sets the maximum number of lots, dwellings that can be constructed in accordance with Zoning, requiring the lots to be reduced in size, then the property can be preserved as open space.
- Gerald Skoda: My question there would be, the Town doesn't have to necessarily obtain the property itself, it can obtain the development rights.
- Max Stock: That might be what you were thinking of.
- Larry Zeirler: I'm thinking of the opportunity where as the result of....all the Attorney General's in so many different states have come up from bank settlements with these land bank....there is money and the awards that are given for the suits for there to be.....that money needs to be used for land banks.

- Rebecca Pratt: Does that mean that the Town owns the land?
- Larry Zeirler: The Town owns the land but if you come up for a purposeful business, you buy it with the commitment.
- Max Stock: You're thinking of the Newburgh land bank.
- Larry Zeirler: I think Liberty also has one.
- Bonnie Franson: We will add that.
- Ellyane Hutchinson: How does that relate land trusts?
- Max Stock: I don't think that's a method of achieving open character.
- Larry Zeirler: That's urban renewal.
- Max Stock: Yeah, it's more like underperforming land use.
- Larry Zeirler: We have vacant stores. Those foreclosed properties are available for people to pick them up for next to nothing with a commitment.
- Max Stock: That's a good question but not for this one. This is about open space and forested area. When we get to that, we'll put it in.
- Bonnie Franson: What resources should be preserved as open space, the maximum extent practicable? You have ag land, ecological habitat, flood plains.
- Max Stock: Neversink River, ridgelines, stream corridors, steep slopes, wetlands, woodland, and other. When I read some of these questions, I think to myself which wouldn't I pick? Sometimes it is more meaningful to prioritize these or scale them from 1 to 10.
- Larry Zeirler: Wetlands scare people, they are there. If we didn't have wetlands, do we have to have a certain percentage of wetlands to be a health society?
- Max Stock: From an ecological standpoint, yes.
- Larry Zeirler: Do we have more then we need?
- Joe Rausch: What would you do with them even if you had more than you need?
- Larry Zeirler: A lot of development gets held up because of wetland. You find a piece of great property, they do the environmental study and then you find wetlands.
- Max Stock: Sometimes the problem is it was never really great. You found it, thought it was great, because you didn't know the wetlands were there.
- Bonnie Franson: It is mostly regulated. Some people don't prioritize it because the Federal Government and the state regulate for the most part. I think is it something that is valuable? How important is it? If we didn't include, people would have a problem.
- Gerald Skoda: It recharges your water.
- Max Stock: That's one of the key, it helps for sediments and such to settle out of the water before it gets to your aquifer and your river systems. That's one.
- Ellyane Hutchinson: What about your ecological habitats, aren't they somewhat protected?
- Max Stock. No, only threatened and endangered are protected.
- Bonnie Franson: This is if you want a contiguous open space area that promotes diversity because it has linkages, it's not a home to a threatened species, but it's just part of the overall fabric to protecting the large diversity.

- Max Stock: That might be why it is important to prioritize instead of checking off. Someone may feel one is more important.
- Bonnie Franson: Scenic resources, this is just a free for all, what do you think are the most scenic roads, areas in the Town? Just to get input on what they think is a beautiful area in the Town. We just have road area, 1 2 and 3.
- Max Stock: Do you believe that Route 42 and Route 52 corridors are aesthetically attractive? Yes, no. Please identify any areas along the corridors that need to be improved.
- Bonnie Franson: Issues and opportunities assets, that is what we asked you from the last exercise. What do you believe the most significant issues the Town needs to address within the next 10 years? They get 3 spaces to respond. What do you believe are the 3 most significant opportunities and assets to achieve a better Fallsburg? Demographics, we want to get a sense of where people are coming from in the Town. Town year round resident, Town seasonal resident, land owner, village of Woodridge resident, employer or business owner, or visitor to Fallsburg. If you are strongly associated with one of the hamlets, please identify below. People can write in Mountindale or Hurleyville or...so you can get a sense.
- Max Stock: There was no question about economic development.
- Bonnie Franson: Under 6 there is one.
- Max Stock: So under item six we should include land bank and then explain what that is.
- Rebecca Pratt: A question on business park, the Community College has one, there are a few around town.
- Bonnie Franson: There is one in Glen Wild. The question is should there be more? Are there different locations for them? There's really nothing coming off of Route 52 when you're coming out of Liberty. That's where a lot of the growth is coming from.
- Larry Zeirler: I'll give you an example. In Beachwood Ohio, it is tremendously successful as an upscale neighborhood with low taxes because in its planning, they created on the periphery, a science park, a mercantile park, a business park, beautiful buildings that house these different businesses. There is an aggregation of common businesses in those categories in an area that the economies have nicely scaled. They don't even have a gas station in the village because they put them on the outside. It just fuels the Town. There is just housing, continuous communities. They have a couple shopping centers, but nothing like it. If we had business parks where businesses would come, incubators, it would drive our town.
- Bonnie Franson: So maybe something to look it, or it could be a floating zone.
- Larry Zeirler: Insurance company at exit 108. What was it called? Frontier. That's locked in a state mess, there have been so many opportunities to bring in great businesses.
- Rebecca Pratt: Those are administered by the state for the most part?
- Bonnie Franson: It can be individual.
- Larry Zeirler: If you had 4 buildings like that, it's a business park.

- Bonnie Franson: If you go to Chester, you see it. That's more of a distribution. If you go to Newburgh, you see more the office style.
- Max Stock: The one by Sullivan County College takes advantage of a state program that allows for tax free businesses if they are related to studies being done at one of the Suny schools. That business park in particular has a leg up on everybody else because they can establish tax incentives. That is administered by Empire State development but that is something uniquely paired with the Suny system.
- Gerald Skoda: It is tough to attract those kinds of businesses because we have those Emerald Corporate park that the Town has put over several million dollars in in Rock Hill, it has been there for 10 years with six lots, we only sold 1 lot and that was to Crystal Run.
- Rebecca Pratt: There a few of them and they are not thriving at all. How do we get that administered?
- Gerald Skoda: It's nice to set the area aside and say in the future we'd like to see it developed.
- Max Stock: There are people who may object to that. They may say it is not a good fit for truck or vehicular traffic. It's still good to get a pulse for if people think it will fit. You could also instead of check all these, you could prioritize these too so people rank these.
- Larry Zeirler: One of the problems with our hamlets is (inaudible), they don't have that easy access from the highway which is key. The Rock Hill should have taken off because it has visibility to the highway and easy to get to. I don't know how you could sell someone on the idea they have to go 70 miles in for the business park.
- Max Stock: And you have some business park available further south, closer to some of the major intersections.
- Larry Zeirler: Exit 99 in Liberty, someone has 39 acres and there is supposed to be a recycling plant, it's ready to go for some kind of manufacturing. It has an exit in both directions. Those are selling points, those are unique selling propositions.
- Rebecca Pratt: I think it's really about future visioning, it may not be an opportunity now, but is it something we want in 10 or 20 years?
- Bonnie Franson: And if you don't do it now, you may be precluded at some point in time. With that, I just want to point out the issues, opportunities, and vision exercise result. I have provided them to you so you can see what everyone wrote. They will be integrated into the Comp Plan.
- Larry Zeirler: The question mark?
- Bonnie Franson: They wrote that because they didn't have an answer. The handouts that we won't go over tonight but in a couple weeks. This conceptual land use plan discussion to really start looking at the Zoning and looking at how you see the Town growing. The bigger picture. I see the conceptual land use plan. The conceptual land use plan is in any comp plan, we create these blobby area and it really says agricultural preservation, that's what you're focused on in a particular area. Or in a hamlet, you may say hamlet mixed use. You ultimately translate the

land use plan into zoning. I see conceptually the Town as you have your rural agricultural areas, almost your greens ward, then you have your mixed use hamlets and your tight neighborhoods that are the most dense. Then there is some in-between that I call transitional areas, then you have your major corridors which is sort of another area which is sort of a land use concept area. The zoning consideration for preliminary discussion is to look at the REC-1 zoning versus the REC-2 zoning. I provided this table about district purpose, it's a summary of the residential land uses and the density. Take a look at the zoning map that was handed out, look at these areas. REC-1 is supposed to be more protective, if you read the purpose, but it actually allows extra density to central sewer and water. Does that really fit in way land is zoned? Determine rural agricultural areas, you may decide that some of the zones need to be aligned based on, for instance, their distance from hamlets. If they are on a primary road, existing sewer and water, environmentally sensitive areas. What areas should be higher density versus lower? The REC-1 overlay is something the Town has wanted us to review as a committee, should there be incentive for clustering? You don't have to provide incentive. Right now, if you cluster, you get 2 units to the acre. Even though the REC-1 is supposed to be the lowest density area. When you look at the zoning water and sewer districts, this overlay is hard to see. I just want to point it out. It follows the rail lines. It's this area in here. Think about clustering and density in that area, and you can see where sewer and water is. Whether the REC-1 overlay should even exist. Rather than just selecting areas that should be lower and higher density. The other is hamlet, this whole concept of year round housing, should there be in the hamlets, a mechanism that promotes more year round housing? Then on the periphery, right on the outskirts that's still connected, having more the seasonal developments? We talk about this year round housing and how our hamlets get vacated, should there be more year round closer in? Then on the periphery have seasonal? If people want seasonal.

- Larry Zeirler: How do you correct for past mistakes? Is that with bailiwick?
- Bonnie Franson: If they are built, they're built.
- Larry Zeirler: Through the Comprehensive Plan, you could incorporate remediation. Remedial steps. We talk about 52 and 42, you have Alports and then a bungalow colony, should there be better screening? Safer? Building walls instead of looking at crumbling buildings. I don't know if we want to take that one.
- Bonnie Franson: I think that's something you can.
- Larry Zeirler: I have nothing against a business that looks like Alports. I wish there were 10 of those. It would be great. When I lived in Teaneck, I was walking with a state senator, she took me to Umbridge at H and R Block being one of the storefronts. Because it is a seasonal business. They have a law that you are not allowed to have seasonal businesses, because it takes away from the magnet that would attract other stores. We need to create something that will protect the business so that it will actually be able to one day expect a cousin.
- Joe Rausch: Was that H and R Block open at least once a week year round? The

- H and R Block in Monticello is. My wife works there, every week she goes there.
- Larry Zeirler: When you want to sell that building to someone else, they know there won't be a lot of foot traffic because you have H and R taking up space, then you have compromised the commercial use.
 - Mike Weber: But then sometimes it stays empty, rather than have H and R, does it serve the community?
 - Larry Zeirler: That's a short term solution for a long term problem?
 - Mike Weber: What is your alternative?
 - Larry Zeirler: It's a risk benefit calculation.
 - Max Stock: I think a lot of times the issue isn't whether the H and R block is there or to allow the H and R, it is to ask your question, if you have a downtown that largely has uses and storefronts like H and R, H and R can go on a second story, it can go on a side street. If you have it on the storefront, it's probably because the rent is low enough that you can pay the rent year round and only open up...
 - Joe Rausch: You have to service people with disabilities so that is why it has to be on the first floor.
 - Max Stock: It could be. Often times we talk about certain uses when you look at a downtown and look at economic vitality. If they are in your prime real estate, you probably know you are having problems issuing rent. If you have a lot of nail salons, if you have a lot of convenience businesses and grocery stores. The hope is to have a thriving retail market. Unfortunately we know that the way people and consumers make their purchasing decisions...it's starting to change. It for a long time went to the regional shopping center, but they are starting to struggle because everyone is moving onto Amazon and mail order.
 - Larry Zeirler: Or category killers and big buck stores.
 - Max Stock: It's coming also around because people are getting tired of having to deal with the traffic and struggle and inconvenience of having to drive 30 minutes then another 15 minutes for parking then deal with crowds. The recreational aspect of shopping isn't as important nowadays as when I was growing up. It doesn't seem as important with the young people. You are getting a desire to have community spaces, whether it just be a small retail shop or café, or some place in the community to actually buy and sell.
 - Rebecca Pratt: We don't actually have that. We don't have a café or a drug store.
 - Max Stock: Even in the summer?
 - Rebecca Pratt: I'm really talking to year round.
 - Allison Brundage: There are very few year round.
 - Joe Rausch: They support the summer businesses. We don't have year round businesses, it has to be a year round that everyone supports.
 - Larry Zeirler: There are somethings that online cannot replace, the experience of sitting in a café with someone. I want a café so I go to the market in Hurleyville.
 - Allison Brundage: That's a brand new business, I love going there. It would be nice to have a few more of those.
 - Rebecca Pratt: To create community, if you only have businesses in the summer

and you don't have year round, it doesn't support year round residents. That's what we want here.

- Ellyane Hutchinson: It's also how you incentivize people to open a business. It almost doesn't make sense to open businesses in some places.
- Max Stock: Let me ask, maybe this goes back to the survey, do you think it would help to ask some consumer questions as part of your survey? Say where do you buy your shoes, your food, your pharmaceuticals? What we might do, I'll talk to Bonnie and I will add a question about consumer behavior about where people do buy. I am very curious to see about even some of the seasonal purchasing. You have a tremendous population during seasonal, where are they getting? Are they stopping along the way up?
- Allison Brundage: During the summer, the bakery and the grocery stores open, there are actual restaurants in Woodbourne. They are only open in the summer. It caters to the summer, but as soon as summer is over it is gone.
- Larry Zeirler: What's really sad, trying to get service technicians, I had a cooktop, guy had to come from Jersey because of the make, training. We used to have a wonderful fellow, Dave Ginsbeg, he lived in Hurleyville. You lose a person like that. I had to buy something at Lowe's, a replacement, put it in today, it didn't fit. Even with measurements. I have to drive to Walkill tomorrow. If there was a good appliance store in the area. We don't have a regional appliance store.
- Allison Brundage: We have an appliance store in Monticello.
- Mike Weber: Sears in Monticello is closing down.
- Bonnie Franson: All Sears.
- Joe Rausch: To open a business year round in this area is very costly.
- Discussion.
- Joe Rausch: By the time they are making money, it is November.
- Max Stock: I think that is something we can get more input on. That is a good point, you can zone for any use, if there is no market to support it no one will build it.
- Bonnie Franson: I think for that we are going to wrap it up. I only have so much stamina. So next month, the first Thursday. The board is going to want to see a Comp Plan quickly, they want to see Zoning recommendations so they can work on it.
- Max Stock: I'll be backing her up on an ongoing basis or someone else will be. That way it doesn't fall behind.
- Rebecca Pratt: Is there anything else we can do to speed it up?
- Bonnie Franson: I think this was helpful, we need public participation. This will be on surveymonkey, but we can make paper copies.
- Allison Brundage: There will be some announcement that this went out?
- Bonnie Franson: We will put it in the Democrat, put it in some mailings.
- Gerald Skoda: The only thing I don't see here that is something that we zoned for, the newer construction is high density, it is so close to the road, it is overuse of the land footprint wise, you need to put something in there about setbacks and proper landscaping, not fencing. Attractive landscaping.

- Discussion.
- Allison Brundage: Think about Annwanna Lake Road. There are 2 developments right past Fraser Road that are setback from the road, you can barely see them. If you didn't know the area, you wouldn't know they were there.
- Gerald Skoda: The area building, you won't see that from the road either.
- Joe Rausch: Annawanna Lake Road doesn't get...
- Allison Brundage: No cluster. Yeah.
- Joe Rausch: You talk about putting a survey in here about putting floating zoning on 42, I don't think anything should be on 42 until they get the infrastructure together. It is a nightmare.
- Bonnie Franson: If something goes in, they have to take care of the problem.
- Rebecca Pratt: I have some information here that you can maybe send out?
- Bonnie Franson: We can scan it and send it out.
- Discussion.