

Table of Contents

Acknowledgements	3
Executive Summary	4
Part I: Vision, Goals and Recommended Strategies.....	5
Introduction.....	6
The Planning Process.....	9
Influential Trends Facing Hunter	11
Public Opinion.....	12
Updated Vision and Goals.....	16
Strategies and Recommendations.....	21
Focus On: Economic Vibrancy	21
Focus On: Infrastructure and Transportation.....	30
Focus On: Protection of the Natural Environment	37
Focus On: Quality and Affordable Housing	44
Focus On: Community Character and Aesthetics	48
Focus On: Cultural, Educational, and Recreational Opportunities.....	54
Focus On: Government and Community Services	57
Action Plan/Implementation	60
Maps	65
Part II. Appendices and Supporting Information	66
Appendix 1: The Town of Hunter Community Profile.....	67
Appendix 2. Possible Zoning Concepts	111
Appendix 3: Hunter Habitat Summary	114
Appendix 3: Other Plans Incorporated by Reference	115
Appendix 4: SWOT	116
Appendix 5: Other Related Information	122

Acknowledgements

Town Board

Daryl Legg (Supervisor)
David Kukle, Tannersville
Raymond Legg, Haines Falls
Sean Mahoney, Tannersville
Dolph Semenza, Sr. Tannersville

Comprehensive Plan Steering Committee

Neil Chernin
Robert Haines
Robert Hersey
David Kashman
Charlie Knopp
Susan Kukle
Sean Mahoney
Martin Mathis
Terrance Maul

Committee Members (Resigned During Project)

Doug Senterman
Gina Guarino
Donna Brower

Town Staff Assistance

Sarah Killhoury, Planning Board Chair
Corina Pascucci (Town Clerk)

Photographs

David Kashman
Susan Kukle
Hunter Foundation

Consultants



Nan Stolzenburg, AICP CEP
Don Meltz, AICP
Celeste Roeller Harp

Executive Summary

To Be Added After First Public Hearing

Objective of the Comprehensive Plan

To help guide the Town in future decision making about the physical, social, economic and environmental development of our Town, so that we are a vibrant, healthy and sustainable community for years to come.

Part I: Vision, Goals and Recommended Strategies



Introduction

What is a Comprehensive Plan and Why is it Important?

A comprehensive plan is a locally-developed document that serves to guide decision-making in the town for the next 10 to 15 years. A plan generally answers three important questions about a town:

1. What are the current characteristics and features in the town?
2. What do the people of the community want the future to be like?
3. What actions and steps can the community take to reach that future state?

Adopted according to New York State Town Law 272-a, a comprehensive plan is a means to promote the health, safety and general welfare of the people of the town and to give consideration to the needs of the people of the broader region in which the town is a part. Such a plan is ‘comprehensive’ in that it explores the diversity of resources and conditions that exists within the town. It also engages participation of citizens in an open, responsible and flexible planning process, fosters cooperation among governmental agencies, and provides the planning data and policy for future economic, housing, recreation, land use, environmental and other topics.

In addition to providing the basis for future decision-making, the comprehensive plan provides a framework for local land use laws, such as subdivision, site plan review and, zoning where it is adopted. It is important to note however, that the plan is not a regulatory document; any change to or development of new land use laws would need to be adopted according to procedures authorized under state law and through a separate process under the direction of the Town Board. That future process would include public hearing(s), an environmental review, and Greene County Planning Board review.

The Plan should be a vital document that remains a centerpiece for discussion and decision-making at the Town Board level. To ensure this, the Plan includes an action plan designed to help the Town Board implement priority recommended actions over time.

Implications of Having a Comprehensive Plan

This new Comprehensive Plan is designed to play a pivotal role in shaping the Town of Hunter for the next 10 to 15 years. By design and definition, this Comprehensive Plan provides an overall framework for future public and private decision-making in Hunter and should be considered a “road map” for future financial, civic, and land use activities. This Plan articulates the vision for the Town, its long-term goals, and how Hunter can achieve them.

New York State law (Town Law 272-a) grants municipalities the authority to prepare and adopt comprehensive plans. A comprehensive plan is a document that identifies goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth, and development of a community. It provides guidance to municipal leaders, government agencies, community organizations, local businesses, and residents, and helps to ensure that the community’s needs are met, both now and in the future.

Once a comprehensive plan is adopted, there are several important implications. First, all plans for capital projects of another governmental agency on land in Hunter shall consider this Plan. That means the Town now has a much larger stake in what other governmental agencies want to do when they are proposing a capital project in Hunter. Second, it is the policy of New York State to encourage comprehensive planning for the sake of protecting the health, welfare and safety of its citizens. Therefore, most State agencies recognize, if not require, a comprehensive plan as a condition for grants and other funding assistance. This assures that public funds are spent in pursuit of a well-defined public goal. Finally, New York's Town Law 272-a also requires that land use regulations must be in accordance with a comprehensive plan.

However, this Plan is not a law. It does provide the policy and framework for local land use laws such as subdivision, site plan review and zoning. As such, this Plan includes recommendations related to improving Hunter's existing local land use-related laws. It is important to note however, that the plan is not a regulatory document; any change to, or development of new land use laws would need to be adopted according to NYS Town Law procedures through a separate process. This process would include public hearing(s), an environmental review, and County Planning Board review.

Planning Then and Now

The Town of Hunter has a long history of long-term planning. In 1991, and again with an update in 2000, the Town has undertaken previous comprehensive planning processes. Those earlier plans have helped Hunter to appreciate and learn from historical development patterns and trends facing the Town. Since the 2000 Comprehensive Plan, additional planning efforts have taken place in Hunter and throughout the Mountaintop region. These other plans include but are not limited to the Route 23A Corridor Management Plan, the Mountain Clove Scenic Byway, the Better Design Manual from Route 23A Corridor Study, the 1998 Economic Development Strategy, and the Mountaintop Model Development Principles for Town of Hunter. Appendix 3 includes a complete list of relevant plans.

As stated in the introduction from the 2000 version, "The Catskill Mountaintop region of New York State and the Town of Hunter were originally settled and established without comprehensive plans, review boards, or regulatory controls. Indeed, many of the special qualities that have attracted people to the Town still survive today, including the historic hamlets and homes, forested mountains and slopes, scenic upland valleys, and tourist destinations. Why then is a comprehensive plan necessary?"

The 2000 Comprehensive Plan explained that the Town had "learned that it is directly affected by regional, national and even international trends, markets and rules. Shifts in tourism trends have brought cycles of prosperity and decline and renewal. The patterns of metropolitan prosperity have had major influences on real estate and commercial markets. Evolving public policy and rules towards outdoor recreation, wilderness and watershed protection have affected local priorities. Without a plan for the Town and without an appreciation of these patterns and trends, it becomes easier for one major housing or commercial project to have unanticipated impacts on public services, on environmental resources, on quality of life."

Then as now, the Town of Hunter has approached the planning process by carefully examining history and trends against current conditions and by understanding public opinion and interest. It recognizes that a comprehensive plan is both a public process and a document that defines what is important to the community. As stated in the 2000 Plan, “The Plan provides goals and recommendations intended to preserve the environment, while supporting economic and social growth that is compatible with community standards and with essential protection of forest preserve and watershed resources.”

Although there have been many changes in residents and businesses over the years, the planning process has shown that the long-term perspective about Hunter from community members has remained remarkably the same over the years. While this Plan establishes and updates the vision and goals to meet current conditions and trends, there is long-held support for and similar views about the direction the Town should take. While this Plan offers many new actions, strategies and ideas, it essentially confirms that the values and ideals of the community are strongly rooted in the culture of the Town and across many people and generations.

This Plan re-affirms the direction of the past, but establishes more specifically an updated set of goals, and more importantly, specific objectives and actions the Town of Hunter should take and put to work over the next decade.

Organization of this Plan

The plan introduces the planning process used to update the Comprehensive Plan. It outlines the community strengths and weaknesses and establishes a long-term vision and goals for the Town to work towards. The Plan a series of recommended actions that the Town can take in the future to accomplish those goals. This Plan is designed to be action oriented so that the various ideas presented here can become reality. To do that, an action strategy is provided to help the Town Board implement this Plan -



action priorities, time frames, and partnerships are offered to help.

The Plan is supported by an extensive Appendix that inventories Town resources and documents the public input upon which this Plan is based. The Appendix describes current conditions, demographics, physical and cultural features, and information from the residents. Other information is presented in the Appendix to help provide other background information needed.

The Planning Process

The Comprehensive Plan is based on community input and an analysis of resources, programs, and other data. A variety of tools were used to gather public opinion throughout the planning process. The Plan incorporates the knowledge and skills of the Comprehensive Plan Committee, elected officials, the general public, business owners, and organizations serving the Hunter area.

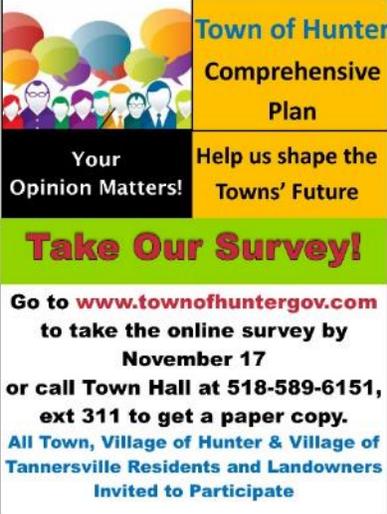
The process focused on answering three primary questions:

1. **What are the current conditions in the Town of Hunter?** The Plan is built upon the Town's strengths, weaknesses, opportunities, and threats to the quality of life desired by Hunter residents.
2. **What is the desired future?** The Plan accomplishes this by establishing a community vision and a set of long-range goals.
3. **What can the community do to attain its vision?** The Plan offers a comprehensive set of recommendations that address the issues of concern in Hunter. These recommendations can be implemented through policy changes, new program creation or expansions, organizational changes, grant funding, regulatory updates, and other actions that will guide the Town toward the future it desires.

Town Input and Data Collection

The issues, goals and recommended strategies detailed in this comprehensive plan are also based on new information gathered about the Town of Hunter, new public input, and relevant information from the old plan. Specific sources of information used to prepare this plan included:

- Background studies of land use patterns in Hunter.
- Population and demographic information.
- Housing (number of units, type of units, etc.).
- Community facilities and services.
- Transportation resources.
- Recreation and educational resources.
- Public safety programs.
- Environmental conditions of the Town.
- Previous versions of Hunter Comprehensive Plan.
- Other plans in the Town (See Appendix 3).



The graphic is a vertical rectangular poster with a black border. At the top left is an illustration of diverse people's heads and shoulders. To the right of this is a yellow box with the text 'Town of Hunter Comprehensive Plan'. Below the illustration is a black box with the text 'Your Opinion Matters!'. To the right of this is a yellow box with the text 'Help us shape the Towns' Future'. Below these is a green box with the text 'Take Our Survey!'. At the bottom is a white box with black text: 'Go to www.townofhuntergov.com to take the online survey by November 17 or call Town Hall at 518-589-6151, ext 311 to get a paper copy. All Town, Village of Hunter & Village of Tannersville Residents and Landowners Invited to Participate'.

Planning Events and Milestones

The planning process was initiated in January 2017. This project was coordinated by an advisory Comprehensive Plan Committee appointed by the Town Board. The Town hired a planning consultant to assist in all phases of the Plan's development.

The following activities took place to develop this Plan:

1. Formation of the Comprehensive Plan Committee by the Town Board.
2. Monthly Comprehensive Plan Committee Meetings.
3. Town-wide (including both villages) community survey (October/November 2017). (Full results available online)
4. Public visioning and planning workshop (July 2017). (Full results available online)
5. Economic Development Focus Group (October 2017). (Full results available online)
6. Development of town-wide inventory and profile of resources and characteristics. (Part II, Appendix 1)
7. Development of resource maps via a computerized Geographic Information System and analysis of these maps. (Part 1)
8. Evaluation of public input and all data to determine the "Strengths, Weaknesses, Opportunities and Threats." (SWOT Analysis, Full Results Part II, Appendix 4)
9. Development of vision and goal statements. (Part I)
10. Development of recommended policies and recommended actions, including an action plan for implementation. (Part I)
11. Development of full draft of plan, presented to the community and for comment at a public hearing (TBA).
12. Submittal of Draft Plan to Town Board (TBA).
13. Town Board review and public hearing (TBA).
14. Draft plan sent to Greene County Planning Department for required 239-m review (TBA).
15. Environmental review as per NYS State Environmental Quality Review Act (SEQRA) (TBA).
16. Adoption of Plan by Town Board via a resolution (TBA).

Influential Trends Facing Hunter

Appendix 1 details a variety of population, housing, income and other demographic characteristics about Hunter. This information is important and is included in the comprehensive plan because it helps identify trends that will influence the Town over time. Coupled with public input about what the community desires for its future, these trends helped in the development of the vision, goals, and strategies highlighted in this Plan.

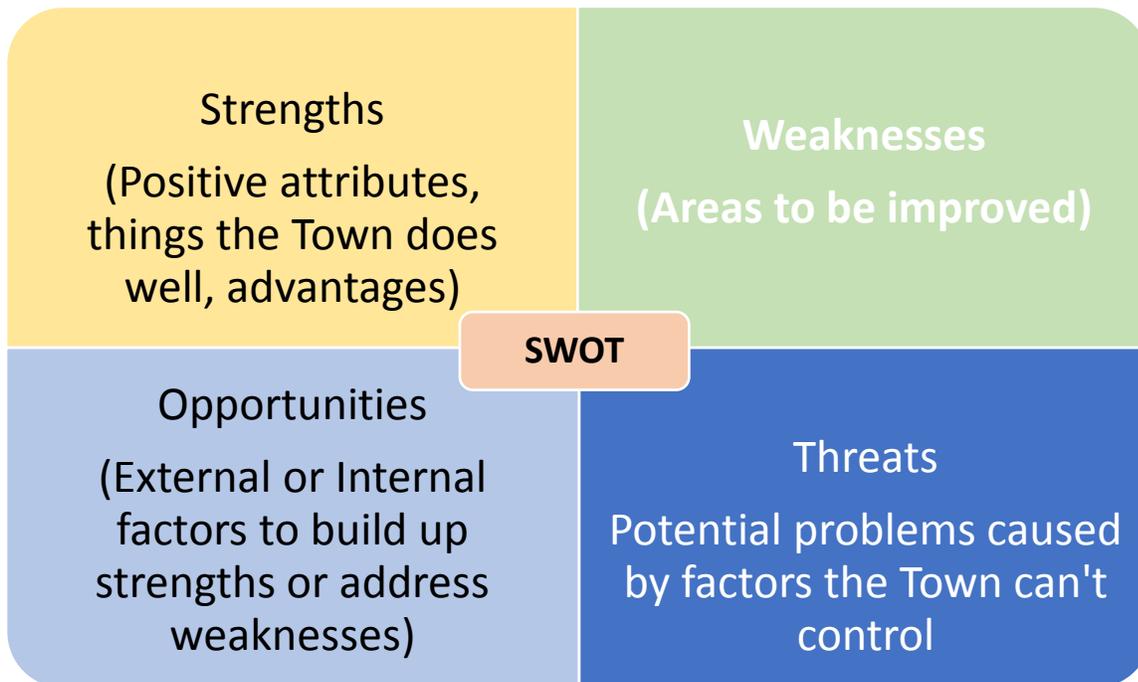
- Population levels in the Town have been relatively stable over the past two decades. The Town gained a small number of new residents while both villages and the County lost some population.
- The Town has an aging population with a growing number of people aged over 60 years old. The average age is 53.3 years.
- There has been an increase in the median household income levels over the years in the Town.
- The Town's poverty rate hasn't changed much over the past where about 18% to 19% of individuals are living below the poverty rate. The poverty rate in the Town is generally higher than the villages and the County as a whole.
- Educational attainment in the Town is similar to other areas in the region, having over 90% of residents gain a high school diploma and about 33% more have a bachelor's degree or higher.
- Employment is clustered in the arts, recreation, accommodation and food service industries. Likewise, business types cluster in service industries as well. There are many people who commute outside the Town for employment (about 60% of employees).
- Over half the houses in Town were built prior to 1990. Since 2000, there has been a 12% increase in the number of housing units built. There is an increasing number of seasonal vacancies and a decreasing number of occupied housing units. There is currently an adequate number of vacant housing units to meet housing demand, but that figure has steadily decreased over time. If population levels increase in the future, housing availability could become more of an issue.
- The majority of housing types are single family dwellings. About 1/3 of all housing units in Town are multi-family type dwellings. Most of the multi-family dwellings are contained in buildings having a small number of units (less than 20), but about 3% are large and have 20-49 units in them.
- Data shows that housing is not very affordable to many living in the Town. For households that earn close to the median income level (about \$48,000) in Town, they would have to spend over four times that income to afford the average priced home in Town. Lack of affordable workforce housing has been identified by area employers as a large issue that curtails economic growth in the Town.
- A large part of the Town (outside villages) is classified as wild, forested, conservation lands and public parks - about 30,000 acres of land is government owned. That limits development potential to a smaller, more focused area along Route 23a. Currently about 14% of the Town is in residential use, 10% is considered vacant land, and 2% are used for commercial purposes.

Public Opinion

Strengths, Weaknesses, Opportunities and Threats

The SWOT is critical information upon which this Plan is based on: Features about Hunter that are considered strengths are planned to remain a positive attribute of the community, weaknesses will be improved, opportunities taken advantage of, and threats identified and held off through implementation of the strategies identified in this Plan. Each of the recommendations included in this Plan are connected to and address these strengths, weaknesses, opportunities, and threats.

The following is a summary of the strengths, weaknesses, opportunities and threats (SWOT) identified from committee meetings, focus group(s), a Joint Boards meeting, the public workshop, a town-wide survey (393 participants), and from analysis of the profile and inventory information. All public input opportunities include residents, landowners and businesses from throughout the Town including both villages. The full accounting of all information gathered from the public was organized and categorized into the SWOT and can be found in Appendix 4.



Key Community Strengths (In Alphabetical Order)	Key Community Weaknesses (In Alphabetical Order)
Abundance of outdoor recreation, camping, trails, cultural, arts, music and other activities	Blighted and vacant buildings
Good public services	Changing demographics including decreasing school aged, young adult and young family populations and increasing aging population
Historic resources, and history of community	Competition with other areas for tourist dollars
Library	Confusing and complex set of regional regulations related to development
Location and proximity to urban areas	Economic development and other similar efforts lack coordination and often occur in 'silos'
Long-history as a tourist destination	Lack of adequate workforce to meet needs of major employers
Many efforts underway to promote tourism and economic development	Lack of affordable housing
Natural beauty	Lack of infrastructure including wifi, cell, water, sewer, signage, parking
Pristine wild areas	Lack of restaurant businesses
Rural character including the mix of undeveloped areas with traditional villages and streetscapes	Lack of year-round and lack of non-sport activities for both visitors and residents
School district	Poor or unappealing aesthetic streetscapes in some areas
Small, local stores and services	Small population base to support some types of year-round businesses
Supportive community organizations and foundations	Traffic, lack of parking, congestion at trail heads especially at Kaaterskill Falls.
Undeveloped open spaces	Uncoordinated and unplanned development
	Blighted and vacant buildings
	Changing demographics including decreasing school aged, young adult and young family populations and increasing aging population

Key Community Opportunities (In Alphabetical Order)	Key Community Threats (In Alphabetical Order)
Adaptive reuse of vacant buildings and lots	Effects of climate change
Become full partners with the two villages to implement projects as they have mutual benefits.	Development that adversely affects scenic views, community character and the environment.
Community solar to reduce energy costs	Differing attitudes and social friction
Continue to promote outdoor recreation, visitation as keys to future economic prosperity - Expand role of Schoharie Creek for visitors. Expand year round recreation opportunities and businesses, biking, sports, etc.	Haphazard and uncontrolled development
Develop land use regulations, including zoning with design and siting criteria that will guide new growth that preserves natural assets and community character, and that is coordinated with infrastructure, Villages, and hamlets.	Increasing taxes
Develop a town-wide organizational structure for successful economic development that includes volunteer, staff, agency coordination, funding, leadership support, use of incentives	Lack of adequate workforce for area employers
Develop new community center and recreation facilities for both community members and visitors	Lack of amenities needed by and attractive to keep young people and young families in area
Effectively use of social media and web for enhancing communication and marketing of area	Lack of coordination between the Town and Villages
Expand pedestrian and bike linkages between trails, venues, and village hubs; promote more biking and bike friendly services	Lack of participation by residents and businesses in local government
Form topic-based committees to promote and address specific needs outlined in this plan including recreation, economic development, transportation	Lack of young people and young families
Implement recommendations from a variety of other plans developed for or including Hunter	Limited organizational structure and funding to implement projects
Institute a business expansion and retention program to support existing and promote new businesses	Loss of long-term availability and quality of affordable housing for residents
Market and promote the Town and mountaintop with effective story and messages	Ongoing flooding and associated damage
Promote continuation of short-term rentals for tourism, but control so that an adequate and affordable supply of long-term rentals remains available	Uncontrolled tourism and over use of area
Promote mixed uses and walkable neighborhoods in proximity to the Villages and Haines Falls	
Promote more biking and bike friendly services and community	
Promote small niche farming	
Promote use of conservation subdivisions for major new residential development	
Seek funding including grants for recommended programs	
Transit system such as shuttle linking trail heads, parking and Villages	
Use the traditional main street themes in villages as an asset for new economic development	
Work with area employers to develop workforce housing, promote inclusion of affordable units in new housing developments.	

Comparison of 2018 and 2000 Comprehensive Plan SWOT

Even with the passing of 18 years since the last comprehensive plan was developed for Hunter, the community still views the strengths and weaknesses facing the Town as being similar. Some of the most difficult challenges such as economic development, seasonal markets, visual appearance, lack of transportation, and lack of zoning remain as significant challenges today. In addition, new challenges have been identified, such as lack of internet and broadband, lack of year-round recreational opportunities, lack of employees, and lack of affordable housing.

The following is a summarized list of strengths and weaknesses included in the 2000 Plan:

Key identified strengths of the Town include:

- Natural beauty
- Proximity to urban areas
- Quality of life
- Community pride
- Great outdoor recreation
- Available, under used labor pool
- Ample office space, land and housing
- Quality schools
- Cultural resources – Hudson River school of art
- Cooperative and active non-governmental orgs.

Key weaknesses identified include:

- Small tax base
- Run down appearance
- Seasonal markets
- Limited medical facilities
- Lack of zoning
- Challenging climate
- Poor communication/duplication in government
- Challenges of living in the ‘watershed’
- Lack of public transportation
- Commercial transportation challenges
- Perception of dominant ski resort as for ‘singles’
- Absentee ownership of rental properties.



Updated Vision and Goals

A Shared Vision for Our Future

Hunter's public outreach resulted in development of a direction for the town's future. The following statement represents a shared consensus.

Hunter's shared vision is that in the future, the Town will be:

A vibrant, welcoming, and diverse community. Our small town sense of community will be based on the many unique characteristics and opportunities that contribute to a high quality of life in Hunter - the passion of the people for this special place, the beautiful mountaintop setting, our pristine natural environment, outdoor recreational resources, and the many arts and cultural traditions here. We strategically nurture commercial and residential growth in a way that balances development with protection of those very resources that are the heart of our community. The Town enacts policies and programs to support affordable residential living, a readily available and skilled workforce, modern infrastructure, trails and pathways, tourist amenities, and excellent arts, culture, recreation and educational opportunities. As a result, our economy will be diverse and thriving, supporting a broad range of viable businesses. Our community will remain involved and active and be compassionate to others. These wonderful accomplishments make Hunter a very desirable town for future generations.

Community Goals Through the Years

In 1991, the Town established the following policies. The 2000 Plan indicated that these policies were still relevant. And this most recent update further confirms that those policies remain relevant to the hopes and dreams of the community today. The goals, objectives and strategies outlined in this Plan are familiar, and reflect a similar direction. The 1991 policies, confirmed in 2000, and consistent with current goals as established in this plan are:

- Protect the rural character and social, environmental and economic stability of Hunter. Support efforts to concentrate any future development in and near areas where development already exists.
- Guide future growth to minimize conflicts among use of land. Future development should complement existing public facility service areas, and network and development patterns.
- Balance municipal facilities and services with population requirements. As land develops and demographics change, requirements for public services will change as well.
- Protect the outstanding visual qualities of Hunter’s landscape. Any new development must be sensitive to this quality.
- Encourage public input in all planning and land use decisions. Public participation in and appreciation of the Town’s planning and land use efforts is highly desirable.
- Provide for a variety of housing types, living choices, and affordable locations in recognition of the critical need of all families and individuals to have adequate housing.

Topics and themes important to the community in 1991 and 2000 remain very similar to what remains important today. New public input resulted in the following focus areas for this 2018 plan:

- Economic Vibrancy
- Infrastructure and Transportation Enhancements
- Protection of the Natural Environment
- Quality and Affordable Housing Opportunities
- Enhancement of Aesthetic Appeal and Community Character
- Providing for a Healthy Community and Livable Environment
- Enhancement of Cultural, Educational, Historical, and Recreational Opportunities
- Optimizing Government and Community Services



Hunter's Community Goals

Goals provide an observable result that is directly connected to the theme and the overall vision of the Town. Each theme has one or more broad goals established to help the Town reach its long-term vision and address identified needs. The Goals are organized to address the strengths, weaknesses, opportunities and threats uncovered during the planning process.

To meet the vision presented above for the Town of Hunter, the following goals are established in this Plan:

Economic Vibrancy

- Goal 1: Create a diversified economic base that grows new small businesses and that offers quality employment.
- Goal 2: Foster interdependence between major recreational attractions and commercial hubs in the Town.
- Goal 3: Effectively market our assets, identity and resources to tell a compelling story about Hunter's uniqueness.
- Goal 4: Develop land use policies that provide opportunities for new commercial and residential uses that serve existing and future residents and visitors in a manner consistent with all the other goals of this Plan, including environmental quality.

Infrastructure and Transportation

- Goal 1: Provide up-to-date and affordable infrastructure that supports our businesses, residents and visitors in a way that is sensitive to maintaining the environment, community character, and aesthetics. Coordinate transportation needs regionally.

Protection of the Natural Environment

- Goal 1: Protect and conserve all natural resources to sustain the local ecosystem including streams, waterbodies, wildlife, biodiversity, and scenic resources.
- Goal 2: Protect the natural beauty and setting of the Mountaintop.
- Goal 3: Embrace and expand green energy and energy conservation initiatives.

Quality and Affordable Housing Opportunities

- Goal 1: Plan for a range of housing opportunities for all ages and income levels that will attract families to live in Hunter and support our employers' workforce housing needs.

Enhance Community Character and the Aesthetic Appeal

- Goal 1: Maintain and enhance Hunter's natural beauty and its small town, rural, mountaintop community character.

Goal 2: Improve the aesthetic appeal of our properties and roadways.

Goal 3: Conserve historic resources.

Enhancement of Cultural, Educational, Historical, and Recreational Opportunities

Goal 1: Promote opportunities for residents through excellent educational opportunities.

Goal 2: Increase arts, cultural and recreational opportunities for residents and visitors of all ages throughout the week and year.

Optimize Government and Community Services

Goal 1: Effectively communicate with the public.

Goal 2: Work together with the Villages of Hunter and Tannersville, as well as other Mountaintop towns, to promote regional cooperation and sharing of resources. Promote ongoing collaboration between government entities.

Goal 3: Develop policies, programs and opportunities that will help deliver community services effectively and efficiently.

Goal 4: Work closely with all citizens in Town, businesses, organizations, and individuals to encourage positive communication, involvement and investment in our community.



Strategies and Recommendations

This section of the Plan outlines specific objectives, strategies and actions that, when implemented, can address the needs of the Hunter community. Seven topic areas are presented below, each with its own set of goals, objectives and recommended strategies.

Focus On: Economic Vibrancy

Goal 1: Create a diversified economic base that grows new small businesses and that offers quality employment.

Goal 2: Foster interdependence between major recreational attractions and commercial hubs in the Town.

Goal 3: Effectively market our assets, identity and resources to tell a compelling story about Hunter’s uniqueness.

Goal 4: Develop land use policies that provide opportunities for new commercial and residential uses that serve existing and future residents and visitors in a manner consistent with all the other goals of this Plan, including environmental quality.

Community Objectives:

1. **Increase coordination and collaboration** to expand the organizational capacity of the Town to carry out economic development programs.

Successful and sustainable communities have the capacity to build on community strengths, address problems, and take advantage of opportunities. The purpose of community capacity building is to help people work together, make well-considered and collaborative decisions, develop a vision and strategy for the future, and act over time to make these real—all while tapping and building the individual skills and abilities of an ever-increasing quantity and diversity of participants and organizations within the community.

Economic development in the Town will not succeed unless it is a broader team effort – including those with other Mountaintop towns in the region. The region needs to grow entrepreneurs from

within the community and base business development on the existing core competencies of residents and firms, taking advantage of and strengthening what the region is already good at. Strong business retention and expansion is multifaceted and team-based. It provides a sustainable framework for success by harnessing various stakeholder organizations and agencies for a common purpose. Strong, functional business retention and expansion teams are able to seamlessly tackle future entrepreneurial and recruitment needs. Everyone understands their role and responsibility and how they fit into a larger team context.

In order to build this capacity, there needs to be a commitment to improving communication and collaboration within the Town and with neighboring towns, the County, and the Regional Economic Development Council.

This means there needs to be determined efforts to increase the organizational capacity in Hunter to develop, fund and carry out initiatives. The current structure which includes municipalities and multiple agencies, businesses, and organizations - often working on similar projects or towards similar goals, but in an uncoordinated manner, can be improved.

2. **Seek new funding sources** that will support economic development programs.

Implementing the various actions recommended in this plan will take time and funds to fully accomplish. A lot can be done with efforts of elected and appointed officials and community organizations and volunteers. Ultimately however, funds will be needed to support and expand those initiatives. Ultimately, there is a need for one-on-one interactions with existing and potential businesses, and funding will be needed to provide for that.

3. **Develop and carry out initiatives** to retain and expand existing businesses and recruit new ones to Hunter.

The goals of such a program should be to convey the important contribution existing firms make to the local economy, to encourage expansion that leads to sustainable growth, to help businesses solve their challenges, to help increase awareness of available resources, and to develop collaborative relationships and build community capacity and cooperation for development activities. Paying attention to existing businesses is important because research shows that up to 86 percent of new jobs are created by existing businesses in a community, rather than businesses attracted to a community. Generally, existing firms provide even more return on investment in smaller, rural market areas where entrepreneurial and recruitment opportunities are limited. The insights gained through systematic business retention and expansion efforts will provide impetus for future entrepreneurial development and business recruitment. Business retention and expansion is the prerequisite first step for all economic and workforce development initiatives.

4. **Continue to develop land use regulations** that provide for economic development opportunities while balancing other important needs in the community.

The actions offered in this Plan include amending existing laws and adopting a zoning law or other land use related local laws that provides economic development opportunities at the right scale and intensity and in the right location so that it is consistent with community character, the environment, and quality of life. Careful attention should be paid to amend other existing laws as needed to be consistent with the vision, goals, and policies established in this Plan.

Recommended Actions to Meet Economic Vibrancy Goals and Objectives:

1. **Economic development initiatives** should be:
 - a. Establish a sustainable tourism/destination management program. This non-political effort would provide tourism management planning and work to ensure sustainable practices are in place to mitigate adverse impacts of tourism and increase benefits and economic advantages.
 - b. Strengthen telecommunication capability and ensure the availability of high speed internet access and other advanced technologies as a key infrastructure component for economic development.
 - c. Participate fully with and provide information and support to the Greene County initiative - *Buy In Greene Invest In Greene* program.
 - d. Provide Training and support to promote community-building activities that bring full-time and part-time residents together.
 - e. Inventory existing businesses and identify gaps that could be filled with expanded or new businesses and then target efforts by marketing these opportunities.
 - f. Seek funding through the New York Main Street Program, Restore New York and other programs for a Route 23-A corridor initiative that centers around critical issues of parking, signage, streetscape improvements, and multi-modal connections between the villages, Hunter Mountain, trails, and other venues and location in the Town. Support this with grant writing assistance from the County, if available, or grant writing consultants.



- g. Understand the role of and support cultural and art venues and events as an important part of economic development.
- h. Put vacant lots and vacant properties to better economic advantage. See also Community Character Goal in this Plan for additional information on these recommendations). To accomplish this, the Town and villages should consider:

- i. Exploring the feasibility of offering a grace period from increases in property taxes when a building is rehabilitated or adaptively reused.
 - ii. Creating a low-interest loan pool that is ear-marked for rehabilitation of buildings.
 - iii. Exploring use of innovative ownership models of vacant properties through partnerships with the private sector. Vacant properties can be used to provide for new small business spaces and incubator businesses.
 - iv. Establishing a vacant building/nuisance registration ordinance to allow better management and use of vacant lots.
 - i. Establish a package of incentives to attract new businesses to the area. These incentives could include permitting assistance, training and business technology assistance, gap financing, and grants or microloans for small projects.
 - j. Establish initiatives that serve to help applicants navigate through the development review and approval process in Town. This could include staff or volunteer assistance, printed materials, website information and other methods to offer guidance on permitting procedures, time frames, and identify local expertise that can help with plans and projects.
 - k. Streamline information and organize so that there is a single access person and office in Town for applicants and prospective developers/entrepreneurs to interact with on application, process, and land use requirements.
 - l. Conduct an inventory of sites that have potential to be developed to broaden the economic base beyond tourism.
 - m. Coordinate with Hunter Mountain, the Villages, and other entities to comprehensively examine town-wide the maintenance of and need for infrastructure to address physical, social, cultural and recreational activities.
 - n. Especially promote restaurants, small retail, local and fresh foods, recreation-based businesses, personal services, and cultural venues.
2. **Develop Partners and Implement Economic Initiatives.** To implement the above programs, work closely with the existing community development agencies and organizations in Town and in the region to better organize and collaborate economic development activities in Hunter. At the least, this should include municipalities, the County, and organizations serving both the Town and Villages (See list of organizations in Part II, Appendix 1). To organize this work, it is recommended that the Town:
- a. **Form an Economic Development Advisory Council** that is made up of representatives of the municipalities and organizations to coordinate and carry out economic development programs that would consist of local government officials from the Town and Villages (and perhaps other Mountaintop locations), business leaders and residents.
 - b. **Create an Office of Economic Development and Sustainable Tourism.** This entity can serve as coordinator for economic efforts and ‘chair’ for the Economic Development Advisory Council.
 - i. Create a shared staff position for economic development programming and management. This can be a position that shares time serving the Town and villages, and is supported by funding from the Town, Villages, and private partners in Town, or the region. The shared staff seeks funding for and supports existing and potential local businesses, recruits, and markets

and promotes the Town. This staff is critical to be the ‘boots on the ground’ person that represents the Town and Village interests. It does so by attending local and regional economic development meetings, coordinates with local partners, provides a one-stop shop to assist investors and entrepreneurs, seeks grant funds, coordinates with major attractions in the area, conducts inventories and data collection useful to economic development, provides support for centralized and unified marketing, and works to leverage state programs to enhance economic development in the Town and villages. (See Appendix ____ for sample job description.)

- ii. Establish as budget for economic development initiatives and seek funding to carry them out.
 - 1. Develop a Capital Improvement Fund. This should be supported by development of a 5-year rolling Capital Improvement Plan in the Town (See Box 1).
 - 2. Work with Greene County to explore establishment of a bed tax to be applied to all lodging including bed and breakfasts, short-term rentals (such as Air BnB and Home Away) that can raise funds to be used for marketing and economic development initiatives.
 - 3. Aggressively seek grant funding through the Regional Economic Development Council and New York’s Consolidated Funding Application process.
 - 4. Update the Town’s fee schedule for subdivision, site plan, and if zoning is adopted, zoning permits. These should be established on a sliding scale based on the construction cost of the project. The fees should reflect the true cost of reviewing, permitting, and inspecting new developments. They should also include a recreation fee for new subdivisions to ensure that public recreational facilities exist to support new residents or visitors that may be attracted to the community through that development.

Box 1. Capital Improvement Plan

A Capital Improvement Plan (CIP) contains all the individual capital projects, equipment purchases, and major studies for a local government; in conjunction with construction and completion schedules, and in consort with financing plans. The plan provides a working blueprint for sustaining and improving the community’s infrastructures. It coordinates strategic planning, financial capacity, and physical development. A CIP stands at the epicenter of a government’s Planning, Public Works, and Finance departments.

A CIP has two parts – a capital budget and a capital program. The capital budget is the upcoming year’s spending plan for capital items. The capital program is a plan for capital expenditures that extends typically five to ten years beyond the capital budget.

- 3. **Develop a new local transportation model** that provides for a multi-modal, year-round approach (*see also transportation goal for more detail on this*). Transportation enhancements are important to support economic development by providing efficient parking, safe travel ways, and additional bike and pedestrian opportunities that can drive tourism and support local businesses. This effort should concentrate on providing for multi-modal transportation links (streets, sidewalks, multi-use pathways, shared roads) between the two villages, Haines Falls, Hunter Mountain and other

recreational venues. Work towards this being a public/private partnership to increase its long-term sustainability. This transportation system should also include the following:

- a. **Create an intercept (Park n Ride)/permit/pay to park system** (see Transportation Goal for additional information). Intercept lots are used where parking space is limited or vehicle use is limited or prohibited in the destination. To work, there should be an incentive to motorists to use them: for example, easily accessible transit; services like bike rentals or visitor information; clear orientation to the town and surrounding areas; free parking in the intercept lots and paid parking elsewhere; or real-time parking occupancy counts indicating lack of capacity elsewhere. Consider mountain road parking permits or use of self-pay stations. Do not expand parking at trail heads but instead rely on a broader, more comprehensive system that creates a transportation system within the Town that benefits economic development. Welcome center or visitor information should be coordinated and provided at parking lots. To adequately plan for this system and required capital improvements, the Town may need a detailed transportation plan. Seek grants as part of the 23A Corridor initiative to fund this.



4. **Establish a Marketing Plan** that uses up-dated technology, branding, and multi-medias. The marketing plan should build on the Town's assets and tie into the Towns' Catskill location. Marketing should be coordinated with Greene County and others to ensure that the appropriate message about the Town of Hunter is conveyed.

The Town's message – its story, character, and opportunities - should be integrated into the larger Catskill economic development effort. Regional efforts aimed at attracting people to the Town should convey this message. In developing a marketing plan, the Town should work to incorporate the following:

- a. Focus capital marketing investments on improvements in infrastructure such as signage, parking, and public amenities, as well as programs that increase visitation in off-peak periods.

- b. Work with the Villages, and perhaps with all the Mountaintop communities to become a “Tourist Destination Area”. Marketing must be a town-wide, if not mountaintop-wide effort. This must be connected to the overall economic development effort of the public/private partnership recommended above. A coordinated, and multi-faceted Destination Marketing Program is needed to support and develop marketing programs. The Town must develop partnerships to increase the capacity of the area to conduct these activities. Recommended efforts that should be addressed with new marketing include:
 - c. Market Hunter as a world-class sustainable development area. Visitors are increasingly looking to support sustainable development. This initiative would be to initiate programs and then market them to promote the area as an environmentally-friendly destination.
 - d. Take advantage of the Green Leaders Program designation and promotional benefits.
 - e. Work with Hunter Mountain, NYS DEC, NYC DEP, local businesses, local chambers of commerce, and other recreational and cultural entities to develop a Hunter GIS-based app to help people stay connected on and off the mountain. This will be important to be coordinated with any transportation and parking program.
 - f. Work with Hunter Mountain, the villages and others to develop an updated and coordinated website that links all these locations together with unified marketing, branding, and promotional opportunities. This website should be a ‘central landing’ place for all events, activities, and programs in the Hunter area. To accomplish this, a unified point of contact will be needed. This contact could be within the proposed Office for Economic Development and Sustainable Tourism, or be a marketing director from another organization or in another capacity. The critical task is to coordinate and collect information and to make it a priority to keep this website up-to-date.
 - g. Consider adding webcams at trail heads and other locations so people can see the conditions, and activities.
 - h. Create a tourism Ambassador Program. This is where local businesses would be trained and designated as a formal welcome destination place.
 - i. Develop marketing programs targeted to downstate urban areas and that coordinate visits with multiple destination packages.
 - j. Assist and promote local businesses to join the Trip Advisors Green Leaders program.
5. **Develop and adopt a zoning law** for the Town of Hunter. The following economic vibrancy-related principles should be incorporated in the law:
- a. Recognize the importance of the villages and immediate surrounding areas as the commercial core and the center of business activity of the Town.
 - b. Future zoning should be open and receptive to emerging industries.
 - c. Allow for home occupations and minor commercial uses outside these areas.
 - d. Establish commercial districts that provide for suitable sites for commercial expansion targeted to areas immediately adjacent to the town but that do not allow for strip commercial development along Route 23-A.
 - e. Encourage mixed use development in commercial districts. Integrate housing and commercial uses to the maximum.

- f. Establish commercial design standards to improve the aesthetic and streetscape character, and minimize use of formula-businesses/chain-businesses.
 - g. Establish commercial building footprint controls to prevent big-box sized, commercial buildings.
 - h. Allow for, but control the design, siting, and density of multi-family dwellings in certain locations near villages. Carefully locate higher density and larger multi-use residential development out of environmentally sensitive, visually important, or historic areas.
 - i. Coordinate the existing site plan law with zoning and ensure the process is coordinated and efficient. Consider allowing for minor site plans and major site plans to expedite smaller projects.
 - j. Allow for
 - 1. daycare services to be located in and near places of employment.
 - 2. a variety of indoor and outdoor recreational businesses, including glamping businesses. Allow for microbreweries, distilleries, and wineries, agriculture, farmers market, wedding events, and forestry/forest product and other resource-based small agricultural enterprises that provide value-added and locally grown/made products.
 - 3. non-recreational-based businesses such as retail, offices, service businesses, and light industrial uses with design and siting standards to ensure they are developed consistent with character and environmental goals of the Town.
 - 4. short-term rentals such as Bed and Breakfast and AirBnB. Short Term Rentals should also have a permit and registration system with fees. Fees collected as part of this permit system should go into a dedicated economic development and housing improvement fund.
 - k. Ensure that visual impact assessment and traffic impact assessments are part of the review process for site plan or zoning permits for major subdivisions or projects.
 - l. Permit certain commercial uses that are desired in Town, but that may have some characteristic that might make it harder to fit into a specific neighborhood through a special use process as per Town Law 274-b.
 - m. Incentivize façade improvement, building rehabilitation, and adaptive reuse of underutilized buildings through use of density bonuses, building size bonuses, and permitting 'fast-track's for projects that meet specific goals of the Town.
 - n. Address change of use and conversion of residential to non-residential, or vice versa.
6. The Town of Hunter, Village of Hunter and Village of Tannersville could **share the same building inspector** for efficiency and consistency.

7. **Support the expansion of the Historic Society's Visitor's Center.**

8. **Promote renewable energy development.** (See also Environmental section of this Plan.) Renewable energy can have a positive role to play in economic development through programs such as a community solar facility and EV charging stations. Such programs can help reduce energy costs and provide new economic opportunities, as well as meet the Town's environmental goals and communicates that Hunter is sustainable and resilient.



Focus On: Infrastructure and Transportation

Goal: Provide up-to-date and affordable infrastructure that supports our businesses, residents and visitors in a way that is sensitive to maintaining the environment, community character, and aesthetics. Improve and expand:

- **Broadband and cellular communication systems**
- **Coordinate transportation needs regionally**
- **Directional signage**
- **Fire and emergency services**
- **Multi-modal transportation systems**
- **Parking solutions**
- **Safe pedestrian systems linking bike lanes, trails, sidewalks and other pathways to various recreational and cultural amenities and commercial hubs in Town**
- **Water and sewer services**

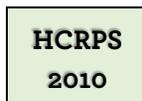
Community Objectives:

1. Implement the recommendations from previous studies relating to transportation and infrastructure including the Hunter Corridor Regional Planning Study and the Mountain Cloves Scenic Byway Management Plan. This comprehensive plan incorporates the Scenic Byway Plan's transportation-related objectives as follows:
 - Promote access management on major corridors
 - Intersection and travelway capital improvement plans
 - Prepare a bicycle and pedestrian plan
 - Mitigate traffic impacts from new development
 - Develop a shuttle system
2. Establish local laws that addresses infrastructure and transportation needs, that work to decrease adverse impacts of new development on roads, and that ensures new development is consistent with and that foster low impact development, sound traffic access management, historic preservation, and conservation of natural and scenic resources.
3. Focus new public service infrastructure improvements to locations suitable for more intense growth. Prevent water and sewer services from becoming growth inducing features in locations where higher density or more intense development is not desired.

4. Work to ensure that medical and emergency services are available for Mountaintop residents and visitors. Find ways to provide efficient, accessible, and affordable local fire and emergency services.
5. Increase communication systems on the Mountaintop for emergency, business and personal communications.
6. Seek funding to support implementation of recommended projects and programs.

Recommended Actions to Meet Infrastructure and Transportation Goals and Objectives:

Significant planning efforts related to transportation have already been developed for the Town of Hunter. The Hunter Corridor Regional Planning Study (2010) and the Mountain Cloves Scenic Byway Management Plan (2008) in particular are relevant and important today to inform the direction and projects the Town of Hunter can take to meet these goals and objectives. The recommendations from those plans are incorporated in this Comprehensive Plan, below. The Town should keep a library of all plans that pertain to the Town so that valuable information and recommendations are not lost. Readers are urged to look at those original plans for more detail on previously recommended strategies.



Transportation and Parking

1. Reduce congestion at Kaaterskill Clove through **development of an easy-on/easy-off specialized shuttle system** that serves tourists and locals. This shuttle should have as its prime functions to efficiently and safely link visitors of Kaaterskill Falls and other venues in Town and the Villages, and to minimize parking and pedestrians on Route 23A. Consider re-establishing the Trolley system.
 - a. Research successful models from other areas such as Keene Valley, Stowe, and Telluride.
 - b. Explore public/private partnerships to fund and operate this system.
 - c. Seek state and federal funding assistance for this as an economic development endeavor, a highway safety solution, and an option to improve environmental sustainability program.
 - d. Consider use of trolleys for this shuttle.
2. Land use and transportation programs need to focus on the villages as the economic hubs in the Town.
3. Include provision of shuttle services between Kingston, Catskill and Hudson train stations to Hunter.
4. The Town should consider promoting ride sharing and new technologies that may arise that can serve to address both transportation needs and reduce pollution.
5. Establish a **comprehensive parking plan** for the Town. This should also consider:
 - a. Establishing a shared parking lot program in the Town of Hunter. This would include identifying existing parking lots in the Town and villages and understanding their capacity, times of use, and evaluating those lots that may be able to be shared for multiple uses. There may be potential to use Hunter Mountain lots or their overflow lot during times when it is not being used by Hunter

Mountain. Shared parking programs allows for construction of less parking overall and more efficient use of existing parking lots. See Mountaintop Model Development Report for shared driveway and shared parking agreements that can be used in the future.

- b. Identify locations that could serve as an intercept parking lot to be coordinated with a shuttle service within Town. Close or limit access to the Kaaterskill Falls parking lot so that it is available primarily to shuttles and buses.
 - i. Use information from the HCRPS as it identifies several potential parking locations within the Villages.
 - ii. Any new intercept parking lot should be configured on a 125 cars per acre and should be constructed of pervious surfaces to reduce stormwater runoff, and with landscaping to improve the aesthetic character and provide buffers.
 - iii. Consider providing electric charging stations as an amenity in the intercept lot(s). Work with NYSERDA on funding this effort.
 - iv. Consider other amenities at these locations such as storage lockers.
6. Explore solutions to the **parking issues on Mountain Road** (Route 23A).
7. Work with NY DOT, NY DEC, and NYC DEP to evaluate trail head parking lots and include these in the **shuttle/parking system** to be developed in Town.
8. The Mountaintop Historical Society **Visitor's Center should be enhanced for parking/shuttle** and to be a focal point for all visitors to learn about the Town and its trails and amenities. Ensure that the Planning Board has ability to ask for a parking demand analysis for development projects.
9. To avoid over-built parking lots for commercial uses, **land use regulations should promote lots that are designed to meet 85% of demand.**
10. **Landscaping within parking lots** should use native vegetation species. Promote use of solar powered lights for parking lots.
11. The Town's existing site plan law authorizes the Planning Board to ask for a traffic study to determine potential traffic impacts during review of a new development. The law does not outline under what conditions that traffic study should be required, nor does it outline what traffic features should be studied. **Update the site plan review law to specify when a traffic impact study would be required and the factors that should be studied.** The trigger should be, at a minimum, when any proposed use could contribute more than 100 cars per day to the road. The traffic study should also evaluate impacts on vehicles, pedestrians, and bicyclists and not just level of service for the road. Having more detailed information on traffic impacts is of critical importance especially along Route 23A.
 - a. The NY Route 23A/Clum Hill Road was identified as an intersection that has limited sight distances. As traffic volumes increase, this intersection may need capacity and sight design improvements. Any future traffic impact study that increases traffic along Route 23A should evaluate impacts specifically on that intersection. Other intersections in the corridor may also require improvements.

12. The Town should designate an **entity or agency to conduct pedestrian and bicyclist safety assessments of Route 23A** and its major intersections every two years. As part of this effort, the Town should communicate and work with NYS DOT to review any accidents along Route 23A so there is information that may inform the need for upgrading pedestrian and bicycle facilities.

13. Annually **monitor current traffic volumes in the 23A corridor.**



14. **Designate a traffic volume that would trigger major capacity improvements along the 23A corridor.**

The 23A Corridor Study indicates that trigger would be when traffic volumes four times that of levels measured in 2010 would occur. At that time, road improvements including right-of-way acquisition may be needed. This is important because the HCRPS indicates that work extending into the right-of-way may impact the character of the Villages and the corridor by impacting adjacent properties and buildings. This would result in changes to the feel and the character of the corridor, especially in the Villages, and thus development to that level may not be consistent with this Plan. To address this, consider:

- a. Future planning and land use programs in Hunter should work towards ensuring that Route 23A be maintained as a two-lane road. As such, the three municipalities in the 23A corridor should investigate the potential for adopting transportation capacity improvement guidelines that limit the potential impacts to buildings and overall corridor character.
- b. Any future zoning or other land use regulations should use the traffic analysis in the HCRPS to identify and establish acceptable development densities and levels of intensity for commercial use to maintain adequate traffic flow and minimize impacts to Route 23A.

15. The Route 23A corridor Regional Planning Study recommends implementation of several different traffic **access management techniques along Route 23A** through site plan review and other land use regulations. These techniques should be defined and included in all site planning requirements for commercial and major residential developments along Route 23A. These are

- a. **Planned Pedestrian Connections:** The provision of pedestrian connections and easements should be required in local land use standards and ordinances. On-site pedestrian connections and connections to the adjacent roadway network should be required.
 - b. **Shared Driveways:** Shared driveways and easements should be required to minimize the number of curb cuts needed on Route 23A.
 - c. **Cross Access Connections:** Cross access connections between lots should be required. At a minimum, pedestrian connections and cross easements to adjacent parcels should be required, where appropriate.
 - d. **Access and Turn Restrictions:** The impact of turn and access restrictions should be evaluated during the site plan review process for all proposed developments. If access points are within the influence zone of an intersection, if there is potential for access from a lower volume side street, or if access can be obtained through a shared driveway or cross access connection then access restrictions should usually be required.
 - e. **Align Driveways/Roadways:** When possible, roadway and site access points should align properly to create typical four-leg intersections to decrease conflict points and create a more efficient roadway. Planning Boards should require site plans to show nearby driveways and parcels so driveway alignment and access can be properly considered.
 - f. **Rear, Side, or Shared Parking:** Parking in the rear of commercial buildings should be strongly encouraged to create a more pedestrian and transit friendly environment.
16. The Planning Board should **use the Access Management Checklist included in the HCRPS** for each project to ensure proper access management. (See Appendix for the Access Management Site Plan Review Checklist (AM Checklist)). The process of completing the AM Checklist will ensure that all aspects of pedestrian and vehicles access to a site will be considered during the planning phase. Strict site access requirements and implementing the various site-related access management tools will help to maintain the rural character of the area while allowing for future development.
17. **Create a 5 and 10-year action plan** to implement the Hunter Corridor Regional Planning Study recommendations. It should identify specific projects, partners, permits required, time frames, and budgets along with potential funding sources.
18. All new streets should be designed using **context sensitive solutions (CSS)** as outlined in the Route 23A Corridor Management Plan and the Model Development Principles (From the Mountaintop Better Site Design Roundtable).
19. Implement recommendations from the Town of Hunter Recommended Model Development Principles (From the Mountaintop Better Site Design Roundtable) for **new residential street design** as follows:
- a. The existing highway specifications for the Town of Hunter specify a minimum width of 18 feet. The Roundtable recommends that this minimum width be retained in the code, as it provides the local boards with flexibility to minimize impervious surfaces where feasible.
 - b. Consider amending the road specifications for the Town of Hunter to specify design of

storm sewers, ditches, culverts and stormwater management practices for new development (contributing watershed less than 2000 acres) using "Urban Hydrology for Small Watersheds", NRCS TR-55 and "Computer Program for Project Formulation Hydrology," NRCS TR-20 methodology.

20. Consider amending the highway specifications for the Town of Hunter to **specify design of culverts and bridge openings on Town roads** using a 50-year design storm plus 2' of freeboard and free flow of the 100-year storm event. For design of peak flows for culverts and bridge openings in natural streams use regression equations developed by the New York State Department of Transportation (DOT) and the United States Geological Survey (USGS) described in, "Magnitude and Frequency of Floods in New York," as revised and updated in, "Bankfull Discharge and Channel Characteristics of Streams in New York State," and facilitated by the online calculator, "StreamStats" at: <http://water.usgs.gov/osw/streamstats/>
21. When new roads are built, **pedestrian and bike uses** should be addressed and included in designs to the maximum extent possible.

Pedestrian Systems and Trails (See also Recreation Section of Plan)

1. Continue to **develop and support the trail system** in Town and its various components including extending the Rail Trail. Extend sidewalks across North Lake Road to O'Hara Road for rail trail extension.
2. Continue to work on **funding and constructing Village to Village connections**. (See maps for concept plans in HCRPS).
3. Create **family oriented multi-use trails** across the Mountaintop.
4. Develop a **walkway along Palenville Mountain Road**.
5. Create a **pathway from Bridge St. looping on south side of Schoharie Creek to Mountain** – like the Windham Path.
6. **Improve bike-friendliness** in Town.
 - a. Place bike racks, bike lockers, adequate weather protection, and security in dedicated shared parking lots and any new intercept parking/shuttle lot that may be created.
 - b. Develop a pedestrian/bike plan for the town that identifies and coordinates trail, path and sidewalk linkages. The Mountaintop Recreation Strategy, Mountain Clove Scenic Byway Plan, and HCRPS all offer details on the potential for new pathways, sidewalks or shared roadway options. Build on these plans for this effort. Recognizing that there are a number of design constraints associated with development of multi-modal connections along Route 23A, including open drainage, stream crossing, vehicle conflicts, and topography, creation of a bike lane may be the most feasible solution.
 - c. Establish bike signage and lane designations/enhance shoulders on local, state, and county roads that are conducive for bicycling (e.g., state roads 23A, 23, 214; County Road 23C, 25) (Mountaintop Recreation Study).

7. Explore development of trails that **connect the Villages to the wilderness/forested areas**.
8. Hunter should explore **designation of trails suitable for off-road, motor vehicle use**. Evaluate whether some trails that have not been maintained could be re-established for motorized vehicles.

Directional Signage

1. Implement the **wayfinding recommendations included in the Mountain Clove Scenic Byway Plan**.
2. Provide **enhanced signage for Platte Clove Rd** regarding vehicle size restrictions.

Broadband, Water, Sewer, Emergency and Other Infrastructure

1. **Expand broadband and wi-fi** including for emergency services use.
2. Consider **centralizing a fire station and sharing fire districts**. Seek funding to consolidate fire districts. Expand emergency facilities and equipment where needed such as a ladder truck.
3. Work with the villages to **expand water hydrant systems**.
4. The Town recognizes that **water and wastewater treatment facilities** could be an important component of economic development, but also that these services can induce growth into areas that are not desired to be highly developed. In recognition of this, water and wastewater facility development or expansion must be carefully planned and sited. To avoid growth inducement into areas that should not have high levels of development, water and wastewater services should be limited to commercial/higher density areas between the two villages and only for large-scale developments. The zoning concept map shows these potential commercial locations. Continuing use of well and septic systems, as required by NYC DEP and Greene County, are suitable for smaller developments.



Focus On: Protection of the Natural Environment

Goal 1: Protect and conserve all natural resources to sustain the local ecosystem including streams, waterbodies, wildlife, biodiversity, and scenic resources.

Goal 2: Protect the natural beauty and setting of the Mountaintop.

Goal 3: Embrace and expand green energy and energy conservation initiatives.

Goal 4: Protect large, contiguous, unaltered tracts wherever possible.

Community Objectives:

1. Existing Town of Hunter land use laws will address and integrate environmental protection methods for new development to meet the environmental goals of the Town. Implement the environmentally-oriented recommendations already prepared for the Town through the Route 23A Corridor Study and its Appendix G (Better Site Design techniques), the Recommended Model Development Principles from the Mountaintop Better Site Design Roundtable (2012), the Hunter Habitat Study (2017) and the Town of Hunter Low Impact Development Guide (2011). (See Box 2 and Appendices for information about these plans).
2. Establish local land use regulations, including a local zoning law that seeks to balance growth and development with environmental protection and sustainability. A planning principle that should be incorporated should be to allow for development in appropriate locations consistent with the capability of the land and with the character of the neighborhood, and to ensure that when growth does occur, it meets the performance expectations of the

Box 2: Better Site Design

Better Site Design (BSD) is the use of innovative planning techniques for the purposes of reducing stormwater runoff which minimizes the negative effects it has on the environment and the cost of community services. BSD is intended to reduce overall impervious cover, integrate stormwater management into site design more effectively, and preserve natural areas. Vegetated cover and natural soils allow for better infiltration of stormwater. The decrease in impervious cover will result in a decrease in stormwater runoff, associated pollutants, and infrastructure maintenance costs. Developers can reduce impacts on the environment by using BSD practices to reduce impervious cover and increase green space.

These techniques are specifically outlined in the Town's Route 23A Corridor Study and the Model Development Principles in the Mountaintop Better Site Design Roundtable (2012)

community. The Town does not want to over-regulate or create more complexities but does want to ensure that the environmental features that make Hunter's environment unique are protected.

- a. Implement techniques and programs to continue Hunter's Climate Smart Community goals.
- b. Allow for and incentivize individuals and businesses to use solar electric generation facilities, as well as allow for a strategically located community solar facility to benefit the environment and residents within the Town. Limit other large and utility-scale solar facilities.
- c. Safeguard the environment whenever infrastructure is installed or maintained including roads, sidewalks, pathways, water and sewer lines, signage, and other utilities.

Recommended Actions to Meet Protection of the Natural Environment Goals and Objectives:

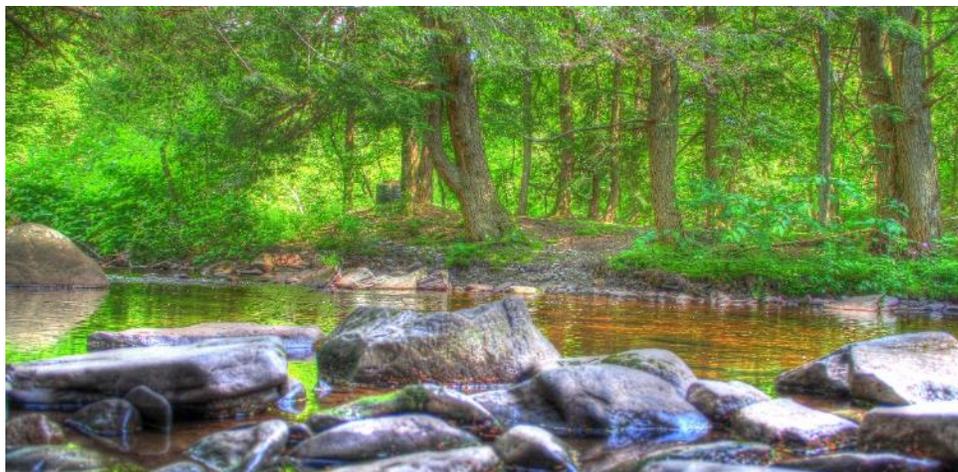
1. **Enhanced Environmental Review.** Provide the Planning Board with **tools to aid them when they conduct environmental reviews** as part of a development application. Consider:
 - a. Establishing a **volunteer Conservation Advisory Council (CAC)**. This advisory committee is appointed by the Town Board as per General Municipal Law 239-x . CACs develop town-wide inventories of natural resources and open space, conduct research, review development proposals, conduct site visits, deliver education programs, implement stewardship projects, and gather and distribute information to other town agencies, land-use applicants, and the general public.
 - b. **Print large scale maps** included in this Plan and make readily available to the Planning Board for use during project review. Consider purchasing a map rack that can be put in Town Hall that allow for easy access to these maps. Alternatively, these maps can be used in a geographic information system on a town computer so that the Planning Board can pull up the parcel-based information developed for this Plan.
 - c. **Develop a local Type I list as per NYS 6 NYCRR Part 617 (SEQR)** to identify land uses that the Town considers has more potential for significant adverse environmental impacts. The Town can adopt their own list of Type I actions beyond that which is already identified by New York State or can adjust the Type I thresholds to be more inclusive.
 - d. **Develop project review checklists and review flow chart** for both project submissions and process. See Route 23A Corridor Study for model.
 - e. Make it a standard practice for planning board to **conduct site visits** of properties proposed for development.



2. The Town should **incorporate the low impact development, best management practice, and better site development recommendations already** included in past planning efforts to protect the environment. These should also be integrated and coordinated with any state or Watershed regulations so that there is consistency in rules. These techniques should be incorporated in the Town’s existing land use laws (site plan review and subdivision), as well as in any zoning law that may be adopted in the future. Appendix 3 includes details on other plan recommendations that are incorporated into this Comprehensive Plan. Techniques that should be adopted as part of Town local land use laws and guidelines should include:
 - a. Use the Route 23A Corridor recommendations on minimum dimensions for **reducing the amount of impervious surface** in a development. (See Chart Appendix 5 (D)).
 - b. Update subdivision law to require that all major subdivisions be designed using the **conservation subdivision technique** (see Box 3 and Appendix 5 (A) for explanation). A mandatory rule would result in all major subdivisions to be designed with 50% of the parcel permanently preserved as open space. Consider offering a density bonus as part of the conservation subdivision as an incentive and to further specific environmental protections or amenities that would benefit town residents.
 - c. Establish a **stream corridor development regulation** to minimize disturbance in these sensitive locations. This can be incorporated by updating the Town’s floodplain regulations, including these provisions in site plan review and subdivision, or within zoning if that is developed in the future. No grading, fill or construction of structures should take place within the 100-year floodplain. Within the buffer, consider including a requirement that specifies the minimum stream buffer width (usually 75 feet or greater) and that part of the buffer must be maintained with native vegetation. Note that the NYC Watershed Rules and Regulations state that the “construction of an impervious surface within the limiting distance of 100 feet of a watercourse or wetland, or within the limiting distance of 300 feet of a reservoir, reservoir stem, or controlled lake, is prohibited”, so that rule is in effect already at the DEP level.
 - d. Encourage **design standards for stormwater management** that are consistent with the Town’s stormwater management plan and the NY State Standards and Specifications for Erosion and Sediment Control. When development does occur, ensure stormwater management facilities are aesthetically landscaped and planned to blend in with the landscape.
 - e. Planning should emphasize **minimal land clearing for new streets**; with larger developments, avoid dead end streets.
 - f. Whenever a site development requires erosion and sediment control, require **use of bioretention techniques** such as filter strips, rain gardens, open channels, green roofs, and use of rain barrels to the maximum extent. These are preferred control methods and require less engineering.
 - g. Encourage both applicants and the Planning Board to use and refer to the resource maps included in this Plan to help understand environmental features that need to be considered when development takes place. Applicants and Planning Board members can also use the GCWCD GIS web maps and data resources including aerial photography and other features (floodplains, streams, wetlands, soils, steep slopes and other sensitive areas).

Box 3. Benefits of Conservation Subdivision

1. **Viewshed and Rural Character Protection.** The permanently preserved portion of the parcel can be designed to ensure that important viewsheds from roads and other public spaces are protected. This design results in less disturbance of the landscape. If near a hamlet or village, it can be clustered to function like a new hamlet, or it can be designed to maintain the rural character of the parcel.
2. **Water Quality Benefits.** Stream buffers, wetlands, floodplains, and groundwater recharge areas are all included in the primary conservation area preserved under this method. Clustering development away from water resources and reducing impervious surfaces all serve to decrease stormwater runoff. The amount of impervious surfaces can be reduced when homes are clustered. When coupled with low impact development standards, erosion and sedimentation can be further reduced.
3. **Benefits to Wildlife.** A conservation subdivision can allow for development and at the same time limit site disturbances, and protect large, unfragmented habitat areas. They can result in decreased landscape fragmentation, protect streams and streambanks, and provide valuable wildlife habitats that can be connected to other protected areas to maintain wildlife travel corridors.
4. **Wide use of preserved open space.** Depending on the design, and interests of homeowners and landowners, there are a variety of potential uses that are consistent with the preserved open space including recreation, small-scale farming, forestry, hunting, and fishing.
5. **Access to Open Space.** Conservation subdivisions are designed to give all new residents physical and view access to the preserved open spaces. They can also be communal areas for safe places for children to play, and areas for outdoor recreation and exercise.
6. **Higher Home Values.** Conservation subdivisions offer additional environmental and economic benefits when compared to conventional homes in a similar housing market. Research shows that homes in conservation subdivisions sell faster even though homes may be on smaller lots, can sell for more and can save on construction costs when compared to similar homes. Research from other locations show that developers underestimated the importance that potential home buyers place on open space.
7. **Reduced Infrastructure Costs.** Reducing the developed land area within a subdivision can decrease the infrastructure and engineering costs of building a subdivision. It can reduce the cleared and graded areas, can reduce costs of paving, stormwater management and other infrastructure needs.



- h. To ensure that the environment is fully considered during project review, consider authorizing the Planning Board to require a **resource analysis** as part of an application for site plan review, subdivision, or other zoning permit when needed. A resource analysis map would generally show an identification of the site's natural and man-made features which may present assets and liabilities for layout of the proposed buildings and improvements. The resource analysis map should show the relationship of a property within its neighborhood context, including natural and built features. A good resource analysis done at the beginning of a project will result in not only a better site design, but a more efficient approval process. See Model Development Principles from Mountaintop Better Site Design for more detail and suggested language for conducting a resource analysis.
- i. Update the existing local laws so that new structures are sited on the parcel in a way that **avoids environmentally sensitive locations** to the maximum amount feasible. Having a resource analysis described above will aid in accomplishing this action during subdivision and site plan review processes.
- j. All local land use laws should be updated or written to **adequately define natural features, open space, and other environmentally-related terms** so that applicants and the Planning Board have common understanding of these terms. The Town's Habitat Summary (Appendix 5 (B)) includes some of those definitions.
- k. Applicants and the Planning Board should consistently **use the 'Blue Book'** (New York State Standards and Specifications for Erosion and Sedimentation Control) to describe and promote accepted erosion and sedimentation control practices.
- l. **Prevent grading and clearing without prior permission** from the Town or Planning Board to ensure that proper erosion and sedimentation control methods are used.
- m. Update site plan and subdivision laws to require that a certain percentage of native **vegetation on the parcel be conserved** during development.
- n. Any future zoning law could include **incentives to developers** in the form of density bonuses, stormwater credits, or lower property taxes for implementing desired land conservation practices. Incentives can be given for permanent protection of open space, providing public access or trails, or other amenities. See Appendix F for an example of a Residential Density Bonus Local Law.
- o. The Town should **establish the level of development appropriate to different areas** in Town. This would best be established via a zoning law. Different parts of Town have different levels of development capacity. Any future zoning law should establish densities that match the environment, community character, and access needs. The density of development should be established as the number of dwellings per acre, not by a minimum lot size. While minimum lot sizes to accommodate septic are set by NYC DEP, the town may establish other development densities to meet other community goals. Hunter should put more emphasis on overall density of a parcel than on establishing a minimum lot size.
 - i. For example, a minimum lot size as per DEP may need to be $\frac{1}{2}$ acre, but the Town may set a density of 1 dwelling per 3 acres. So, a 100 acre lot would be eligible for 33 new lots and they would all have to be at least $\frac{1}{2}$ acre in size but could vary from $\frac{1}{2}$ acre to much larger. This compares to a rule that sets a 3-acre minimum lot size which means that each lot must be at least 3 acres regardless of whether that is the best way to lay out the subdivision or not.
 - ii. Use of a minimum lot size usually results in a suburban style subdivision and makes it much harder to preserve important open spaces. By using a true density measurement, landowners

can have much more flexibility in designing a subdivision and the Town can be more effective in reaching its open space, environmental, and overall development goals.

- iii. See zoning concept map that shows different areas of Town that may need to have different development densities.
 - p. Any future zoning law should detail how an applicant would calculate the number of new lots that can be created on a parcel of land. Consider using a **'net acreage' approach** whereby acreage that has environmental sensitivities such as wetlands, floodplain, stream or very steep slopes are deducted from the gross acreage available. In this way, the allowable density of new residential development can be tailored to the parcel's actual development capacity.
 - q. Update development regulations to include **'Low Impact Development'** standards can be used to protect water quality as recommended in other Hunter plans. See Box 4.
3. Encourage **use of conservation easements** that protect wildlife habitats and that can be used for low-impact recreation such as bird watching.
4. Continue to implement techniques and programs that promote Hunter as a **Climate Smart Community**. The Town of Hunter is already designated as a Climate Smart Community and they should continue to promote programs that will address climate change and resiliency.
5. Plan for and conduct **watershed stewardship programs** with the community by working with local groups such as the Greene County Soil and Water Conservation District and a town-level CAC, if appointed (see recommendation above).
6. The following recommendations from the Route 23A Corridor Study are made with respect to **future wastewater treatment** for projects that may be located in the Town of Hunter:
- a. Carefully evaluate site plans to determine if proposed wastewater disposal systems meet regulatory standards including percolation rate, system design, limiting distances and separation distances from waterbodies and wells.
 - b. For larger developments where centralized systems are proposed, consider hiring an engineering consultant whose costs are funded by the applicant to assist the planning board in evaluating the proposed wastewater collection and treatment system during the site plan and SEQR review.
 - c. Coordinate with NYSDEC and NYCDEP as appropriate to obtain input on proposed wastewater disposal systems early in the review process to avoid the need to change plans later in the review process.
7. **Seek assistance from the Greene County Soil and Water Conservation District** in the planning and review of development proposals to ensure that maximum erosion and sedimentation methods are used.

Box 4. Low Impact Development

Low Impact Development (LID) is an alternative approach to site planning and design that uses creativity in designing projects to minimize costs and landscape impacts. Both Federal and State guidelines have been developed to promote use of bioretention methods and reduce the level of engineering needed on a site.

8. To preserve important wildlife habitats in Town, consider the following **habitat preservation principles** that can be incorporated into existing or future land use laws and guidelines:
 - a. Preserving links between natural habitats such as unfragmented woodlands and stream corridors to adjacent properties when development occurs.
 - b. Discourage development that would interfere with natural fires, floods, tidal flushing, seasonal drawdowns, landslides, and wind exposures wherever possible.
 - c. Restore and maintain broad buffer zones of natural vegetation along streams, along shores of other water bodies and wetlands, and at the perimeter of other sensitive habitats.
 - d. Encourage development of altered land instead of unaltered land wherever possible. Promote “infill” development, and “adaptive reuse” of existing structures wherever possible, instead of breaking new ground in unaltered areas.
 - e. Encourage pedestrian-centered developments that enhance existing neighborhoods, instead of isolated developments requiring new roads or expanded vehicle use.
 - f. Discourage construction of new roads in undeveloped areas. Promote clustered development wherever appropriate, to maximize extent of unaltered land.
 - g. Direct human uses toward the least sensitive areas, and minimize alteration of natural features, including vegetation, soils, bedrock, and waterways.
 - h. Minimize area of impervious surfaces (roads, parking lots, sidewalks, driveways, roof surfaces) and maximize onsite runoff retention and infiltration to help protect groundwater recharge, and surface water quality and flows.

9. Seek grant funding for projects that also promote wildlife-oriented tourism and education programs.



Focus On: Quality and Affordable Housing

Goal 1: Plan for a range of housing opportunities for all ages and income levels that will attract families to live in Hunter and support our employers' workforce housing needs.¹

Community Objectives

1. Develop organization in the Town to adequately address housing issues. These include a housing committee, partner with local employers, work with existing housing agencies and organizations in the region and State.
2. Seek funding to support housing programs.
3. Allow for a wide variety of housing types in the Town to offer residents different housing opportunities such as single-family, two-family, higher intensity condominiums, and use of accessory apartments. Any future land use law should accommodate a variety of densities of residential development as well so that new, affordable lots could be created.
4. Keep up to date information on types of housing available in Town, vacancies, and opportunities for adaptive reuse of properties for housing.
5. Develop programs and projects that work to provide for a supply of quality, affordable long-term rentals available for the local workforce.

Recommended Actions to Meet Quality and Affordable Housing Goals and Objectives:

1. Establish a **housing committee** that is supported by a housing specialist/consultant to more fully develop and assist the Town Board in implementing the following strategies.
2. Any future land use regulations and a zoning law if adopted, in the Town should **allow for a wide variety of housing types**. Allowable housing types should be
 - a. Mixed use buildings (residential and commercial in one building) in hamlets and business districts.
 - b. Accessory apartments within a single-family dwelling or within an accessory building such as a garage on the parcel.
 - c. Multi-family dwelling units, but with design standards, density maximums, and in defined locations such as in the mixed use or hamlet areas in the Town.



- d. Cohousing communities. A Cohousing Community is a type of intentional community composed of private homes supplemented by shared facilities. The community is planned, owned and managed by the residents. Common facilities may include a kitchen, dining room, laundry, child care facilities, offices, internet access, guest rooms, and recreational features. In some places homeowners also share activities which may include cooking, dining, child care, gardening, and governance of the community.
 - e. Elder cottages. An elder cottage is a small (apartment-sized), detached home for use by an older person which is temporarily sited on private property that contains the primary residence of a younger family member. An elder cottage utilizes the water, electric, and sewer systems of the primary home. It provides security for the older person, privacy for both the senior and the younger family, and encourages the care giving efforts of the younger family. An elder cottage is a small dwelling unit placed on the lot of a member of the senior's family. An elder cottage could be an apartment in an accessory building or use of a 'tiny house' used on a temporary basis for the senior citizen.
 - f. Conservation subdivisions as these subdivisions may be able to incorporate smaller, more affordable lots within them.
 - g. Manufactured housing, including 'tiny houses', provided they meet certain siting or design performance standards. (See Appendix for definitions.) Allow for 'tiny house' or manufactured home communities in appropriate locations and with adequate controls for density, water, wastewater, aesthetics, and environmental protections.
 - h. Senior housing options in locations that allow denser development. These would include types such as assisted living facility and continuous care retirement community.
3. **Any future zoning law** should also:
- a. Allow for higher densities of residential development in hamlets, mixed-use business districts, and other areas near the villages so they can take advantage of water, sewer and NYC DEP expansion area designation.
 - b. Consider the feasibility of using an 'inclusionary' development requirement in zoning, if adopted, or subdivision. This is a technique where a set proportion of dwelling units within a major housing development (such as a major subdivision or multi-family development), are deed restricted to be offered to income-eligible people. Income eligibility would need to be defined in the regulation and is based on the areas' median income levels adjusted for household size.

Inclusionary development could be implemented as a voluntary program incentivized with density bonuses to make it attractive for a developer to undertake, or it could be a mandatory requirement in certain districts or under certain circumstances. For example, it could be a mandatory requirement for all major subdivisions in certain zoning districts. Or, it could be required when a development exceeds a certain number of proposed housing units.

Most inclusionary developments seek 20% of the new units be deed restricted for low or middle-income families. Another important goal when using an inclusionary development technique is to ensure that the units set aside to be affordable are integrated with and no different than the other dwellings proposed in the development. Some communities that use inclusionary development also allow a developer to offer a payment in lieu of providing the required amount of affordable housing units. In that case, the funds paid go into a housing trust fund to support other affordable housing programs.

4. Conduct a **town-wide inventory of vacant, abandoned or underutilized properties** appropriate for new housing development. The inventory should concentrate on hamlet areas, in areas slated for higher density in any future zoning law, near villages, or in buildings that have upper floor space that is underutilized. This inventory should be done periodically to keep it up-to-date, so it can be used to promote adaptive reuse of those properties for housing. Once this inventory is done, identify priority projects that can be considered key 'catalyst' projects to promote. Once catalyst properties are identified, consider issuing a Request for Proposals for housing development at those locations. This would identify the type of housing you need and to ascertain interest in and potential developers for the redevelopment of those properties for affordable housing options.
5. **Work with housing partners to evaluate the feasibility of starting town or region-level programs.** These partners should include mountaintop municipalities, New York State Homes and Community Renewal, Greene County Department for the Aging, The Hunter Foundation, Western Catskills Community Revitalization Council, Inc., Catskill Mountain Housing Development Corporation, Greene County Rental Assistance Program, and the Catskill Housing Authority. Programs to explore include the following:
 - a. Create a new organization or expand an existing organizations to function as a residential land trust. The residential land trust can purchase properties or homes and sell them at affordable prices.
 - b. Creation of a housing trust fund to providing a mechanism to collect and use funds for affordable and workforce housing projects.
 - c. Offering local property tax exemptions to those who provide affordable, year-round rental units. Work with housing-related organizations and New York State to evaluate use of state level incentives that may become available to promote affordable and workforce housing.
 - d. Howe ownership assistance programs for first time homebuyers.
 - e. Creation of a mountaintop minor home repair program for seniors and income-eligible applicants.
 - f. Incentive programs to promote people to sell or donate their homes and properties to a housing or residential land trust.
6. **Pursue funding for affordable homeownership and rental development** projects through State and Federal programs such as those offered by UNHS, CDBG, HOME, Main Street NY, and DHCR.
7. Working with housing organizations and residential land trust, acquire rundown hotels and other properties to **adaptively reuse** them for affordable housing development.
8. **Work with the areas major employers to encourage offering of housing oriented programs** that could incentivize new employees. These could include low-interest financing, down-payment subsidies, and closing cost assistance to new employees who purchase homes in targeted areas.
9. **Work with major employers** in the area to develop seasonal worker housing.
10. As mentioned in previous sections of this Comprehensive Plan, the Town should **institute a short-term rental registration program** (See Appendix E for more detail) to ensure that an adequate supply of housing exists for homebuyers and long-term rentals. As short-term rentals tend to remove long-term affordable housing options from a community, some control over these activities is warranted to meet the Towns' housing goal. A short-term rental program can be implemented through a zoning law, if adopted, or established as a stand-alone local law.

The short-term rental program should be developed based on the following objectives:

- Ensure that residential neighborhoods are not turned into tourist areas to the detriment of long-time residents;
- Maximize the availability of affordable housing options by minimizing conversion of long-term rental properties into short-term rentals
- Ensure any regulation of short-term rentals does not negatively affect property values (and property tax revenue);
- Ensure that homes are not turned into pseudo hotels or “party houses”;
- Minimize public safety risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for the local police department;
- View short-term rentals to encourage increased visitation to local stores and restaurants to increase the overall availability of services and maximize sales tax collections;
- Give citizens the option to utilize their properties to generate extra income from short-term rentals as long as all of the above-mentioned policy objectives are met.

A short-term rental program should also:

- a) Set registration fees to adequately cover all permit, inspection and other enforcement activities needed.
- b) Support other housing programs.
- c) Establish a cap on the number of short term rental permits that may be available at the town level, or by zoning district, or by landowner to ensure that dwellings remain in Town that are available for home buyers and long-term rentals.
- d) Distinguish between seasonal and year-round short-term rental permits.
- e) Require full contact information for the landowner and person responsible for the dwelling to be used as a short-term rental.
- f) Adopt a formal annual permitting requirement and a process for revoking permits from “trouble properties, such as a ‘three strikes and you’re out’ policy.
- g) Ensure that speculators do not buy up homes to turn them into pseudo hotels while still giving permanent residents the option to utilize their homes to generate extra income from short-term rentals.
- h) Ensure the physical safety of short-term renters.
- i) Adopt requirements for short-term rental permit holders to maintain books and records for a minimum of 3 years so that it is possible to obtain the information necessary to conduct inspections or audits as required.
- j) Adopt fine structures that adequately incentivizes short-term landlords to comply with the adopted regulation. Ideally the fines should be proportionate to the economic gains that potential violators can realize from breaking the rules, and fines should be ratcheted up for repeat violators.

11. Address the situation when recreational vehicles are used as permanent dwellings or as short-term rentals in future land use regulations.

Focus On: Community Character and Aesthetics

Goal 1: Maintain and enhance Hunter’s natural beauty and its small town, rural, mountaintop community character.

Goal 2: Improve the aesthetic appeal of our properties and roadways.

Goal 3: Conserve historic resources.

Community Objectives

1. Develop design and development standards and policies that guide new land uses to ensure they are consistent with our community character, streetscape, neighborhoods, and landscape (See Box 5).
2. Reduce blighted and vacant properties and encourage new or adaptive uses on those properties.
3. Preserve the scenic and natural beauty of the area.
4. Enhance property maintenance and reduce littering and junk along roadways.
5. Preserve our history and historic properties, encourage adaptive reuse of historic structures, and enhance the appreciation these resources among both residents and visitors.

Box 5. What is Community Character?

Community character is a term given to describe more than just the aesthetic character of a place. The character of a community is not defined solely by its physical appearance. When we talk about community character we are referring to all the built and un-built features that contribute to the town’s “sense of place”. Community character then describes the complex composite of features that gives a place its identity - the “feel” or “spirit” of the place. In Hunter, this includes the natural and scenic beauty here, its mountains, streams, forests, and other landscapes, the small town nature of the Town and villages, its ‘ruralness’, along with its public services, development patterns, history, events and activities, the school, library, and its economy.

Recommended Actions to meet Community Character and Aesthetics Goals and Objectives:

1. Develop a ‘**complete streets**’ and **streetscape improvement plan for Haines Falls and along the Route 23A** corridor. Work with both villages to integrate programs. A Complete Streets Plan aims to develop integrated, connected networks of streets that are safe and accessible for all people, regardless of age, ability, income, ethnicity, or chosen mode of travel. Complete Streets can be achieved through a variety of policies: ordinances and resolutions; establishment of design manuals; and internal policies developed by local, county and State transportation agencies. A streetscape improvement plan identifies locations and methods to improve the aesthetic character of a street. A streetscape improvement plan should address landscaping, street trees, sidewalks, crosswalks, signage and lighting. It should also include

development of a 'Manual of Streetscape Standards' that illustrate the desired outcome of private and public projects that influence the aesthetic character of the street.

2. **Consider adopting land use regulations, including a zoning law that addresses aesthetic resources** important to Hunter including scenic resources, streetscapes, commercial development, and consistency of new neighborhoods with existing ones. A zoning law could address character and aesthetic issues when new development takes place through the following:

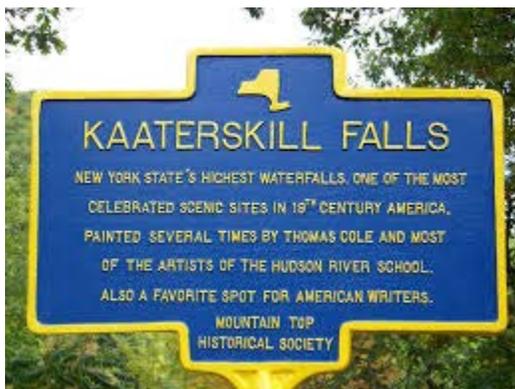
- a. Establish design standards for new commercial structures. Ensure design guidelines focus on mass and scale of new buildings. Design Guidelines shall encourage architecture that will be visually interesting at the



pedestrian level. These standards should result in new buildings consistent with community character and should emulate existing buildings such as the Greene County Bank, former Tanners Tool and Die, Rocky's, Maggie's Kroked Cafe, and Pratt's Place. Design standards included in the Dollar General building should constitute the minimum expectation for new design.

- b. Require viewshed analysis and use of photosimulations as part of an application for commercial uses and large residential developments to help the Planning Board and community visualize and mitigate what a project may look like.
- c. Establish development standards that control vegetation removal for building in highly visible locations and at higher elevations.
- d. Establish development standards that address high elevation or ridgeline development. These could include directing building to the least visible portions of a parcel, not allowing new structures to be placed on a highly visible ridgeline, use of natural colors that blend into the landscape, or limiting use of highly reflective materials that could be visible from far away.
- e. Include strong purpose statements that clearly articulate the important need to protect Hunter's natural and scenic beauty, scenic views, and rural community character. Review criteria for the Planning Board should build on existing site design and requirements and must also ensure the Planning Board considers compatibility with and impacts to aesthetics and character.
- f. Incorporate the recommendations from the Mountaintop Better Site Design and the Hunter Corridor Regional Planning Study: Better Site Design Tool Kit.
- g. Ensure that land use regulations including any zoning respects the historic mass and scale of existing development here and provides design flexibility through the review process to promote preservation of historic structures and compatible development or redevelopment on remaining vacant lots. This also means that front yard setbacks, lot sizes, building height and placement should respect existing patterns.
- h. Include encouragement of preservation and adaptive reuse of historic structures in zoning and design standards.

- i. Land use regulations can establish a scale and density for both residential and commercial uses that would allow new development to be compatible with adjacent areas. Consider establishing a square footage limitation on commercial structures to prevent large, big-box scaled stores.
 - j. Demolition of buildings that are more than 100 years old should have a review of demolition and redevelopment plans by a designated board prior to demolition.
 - k. Consider establishing a local Type I list as per Part 617 (State Environmental Quality Review Act) of specific uses or actions that have a higher chance of adversely impacting the aesthetic and historic character. This would require a project application to prepare a Full Environmental Assessment Form instead of a Short Form.
 - l. Strip development along Route 23A should be opposed. Clustered commercial and/or mixed-use development is envisioned through the establishment of several mixed use nodes as shown on the zoning concept map. Land use and zoning designations and site design requirements should be established to meet this objective.
 - m. Use of conservation subdivision, as discussed in other strategies of this Plan, should result residential development that is clustered or carefully sited on the parcel to create a clear distinction between developed and undeveloped areas. Undeveloped areas should be sited to preserve the maximum scenic views of and to the site.
 - n. Include multi-family design standards for large residential developments to ensure that these respect neighborhood and community character, and don't detract from the scenic and natural beauty of the area.
 - o. Ensure that other existing land use related laws in town are incorporated into or referenced appropriately into any new land use regulations so that there is coordination among regulations and a 'one-stop-shop' format for applications. This should include incorporation of the existing site plan, sign law (LL1 of 2003), unsafe building law (LL 1981) and noise law (LL 5 of 1981). See list of local laws in Appendix for others.
3. Work with the Villages of Hunter and Tannersville to maintain and update **a historic plaque system** to designate historic structures of community importance and interest.



4. Develop a **design or brand to be used on street and road signs** that can add interest and character to our streets.
 5. Periodically complete a **survey of historic structures and sites**. The Mountain Top Historic Society and Town Historians should work with interested landowners to list additional structures on the State and National Historic Register. Consider technical grants offered by Preserve New York to fund such an inventory. Work with interested owners of historic structures to use the State and Federal historic rehabilitation tax credits as incentives to preserve such buildings.
6. **Protect and enhance key public view corridors** across the town that highlight special natural features and architectural landmarks. Implement the various activities suggested in the Mountain Cloves Scenic Byway as those have already identified specific actions to protect the scenic character along that route.

Views to the mountains from Route 23 are especially important. Consistent with the Mountain Cloves Scenic Byway, the special views from the Route 23A corridor should be preserved through careful siting, use of setbacks and design guidelines to preserve significant views. Development on the south side of Route 23A should have long front setbacks and height restrictions so new buildings do not block views from the road.

7. **Limit franchise architecture** typically found in ‘formula businesses’ to ensure all new businesses promote Hunter’s rural, small town, and unique community character (See Box 6). All new commercial buildings should meet commercial building design standards. Formula businesses without trademarked architecture can be welcomed into existing buildings. In new buildings, no trademarked architecture should be allowed, and if zoning is adopted, formula businesses should be permitted through a special permit process to ensure that these intense uses can fit into the neighborhood in which they are proposed. No formula businesses should be allowed in the proposed neighborhood business districts as these are proposed to promote small, low intensity commercial uses that serve a small area.

Box 6. What is a Formula Business?

A business which is required by contractual or other arrangement to maintain one or more of the following items: standardized (“formula”) array of services and/or merchandise, trademark, logo, service mark, symbol, decor, architecture, layout, uniform, or similar standardized features and which causes it to be substantially identical to more than five (5) other businesses regardless of ownership or location. Formula businesses can include, but are not limited to: restaurants, retail stores, banks, real estate sales offices, spas, hair and nail salons, and hotel/motel/inn/B&B.

8. Adopt guidelines to address use of **appropriate and safe nighttime lighting** for both public and private spaces. Hunter should strive to become a Dark Skies Community (Dark Skies are described in greater detail at www.darksky.org; see also Box 7).

9. Develop an informational program including signage that encourages people to pick up **garbage at parking areas, trails, and along roads**.

Box 7. More About Light Pollution.

The inappropriate or excessive use of artificial light – known as light pollution – can have serious environmental consequences for humans, wildlife, and our climate. Components of light pollution include glare, skyglow, light trespass from one location to another, and clutter (excessive groupings of light sources).

Light pollution is a side effect of industrial civilization. Its sources include building exterior and interior lighting, advertising, commercial properties, offices, factories, streetlights, and illuminated sporting venues.

Much outdoor lighting used at night is inefficient, overly bright, poorly targeted, improperly shielded, and, in many cases, completely unnecessary. Dark sky communities are those that take steps to be stewards of the night sky. These communities have public education programs and often development standards that promote safe, well designed and placed but not excessive lighting.

10. **Address blighted and derelict properties.** Promote more aggressive code inspection and enforcement to motivate repair and maintenance of buildings. The Town can also:

- a. Create a Vacant and Blighted Property Maintenance and Registration Ordinance. This

inventory will also aid in targeting code enforcement to those properties. This can also be used as an ‘**early warning database**’ that identifies problems and at-risk properties using tax delinquency, nuisance and enforcement actions, utility shutoffs and foreclosure filings as the data.

- b. Provide for more enforcement on littering, building maintenance, junk and junk cars, and fines for buildings that are falling down. Ensure all local laws articulate adequate processes and methods for effective enforcement.
- c. Create mechanisms to ensure that lenders are accountable for property maintenance, lawn mowing and snow cleaning during foreclosure processes and that realtors are encouraged to maintain properties when for sale.
- d. This will be vital to identify properties, provide contact information for those properties, and help ensure that buildings are maintained, safe, or rehabbed. A Registry should include requirement of a cash bond to secure continued maintenance, foster a vacant building plan (for demolition, securing building, or rehabilitation), set vacant building fees on a sliding scale where fees increase over time left vacant, buyer/seller agreements, exemptions and inspections. A key to success of this will be to create a definition for vacant and blighted properties. The Federal Reinvestment Fund and the National Neighborhood Indicators Partnership (HUD) can be resources for developing data tools and systems to track and address vacant properties.
- e. Review current and update, as needed, the Unsafe Building Law to make it as effective as possible.
- f. Create an ad hoc, ongoing Vacant Property Revitalization Task Force that includes members from the Town and Villages, lenders, Western Catskill Community Revitalization Council, economic development agencies and others to act as a catalyst for changes and tracking progress. There are a variety of programs such as the National First Look Program, Neighborhood Stabilization Program, use of Community Development Corporations, and Land Banks that can help acquiring tax-foreclosed properties. The village should also evaluate participation in the NY Attorney Generals Community Revitalization Initiative and the Neighbors for Neighbors program and the Zombie Property Remediation and Prevention Initiative. Continue to work closely with Western Catskill Community Revitalization Council to move these efforts forward.

11. **Update the local sign regulations** (Local Law #1 of 1985 amended by Local Law 1 of 2003) to ensure its review process and regulations are consistent with this plan and other regulations that are or may be developed by the Town. In particular, the Town should consider removing the requirement for a design review committee as called for in this local law and allowing the Planning Board to review all signs.



12. **Create a capital improvement plan** that includes a 5-year rolling plan for:
- a. addition of new sidewalks,
 - b. repair of existing sidewalks, and update old brick pavers,
 - c. new connections between sidewalks and trails in the Town,
 - d. Maintenance of town-owned recreational facilities.
 - e. Upgrading of town-owned recreational facilities as outlined in this Plan,
 - f. Include funding for the façade and beautification efforts outlined in this Plan, and
 - g. street repair and ongoing maintenance.
13. **Prepare a Main Street NY or other New York State grant application** to fund priority projects. Program components could include:
- a. Wayfinding signage on Main Street.

- b. Gateway improvements.
- c. Design guidelines to address landscaping, architecture, building placement, and signage
- d. Pavement improvements along with crosswalks, street furniture, roadway lighting improvements, and tree planting.

Focus On: Cultural, Educational, and Recreational Opportunities

Goal 1: Promote opportunities for residents through excellent educational opportunities.

Goal 2: Increase arts, cultural and recreational opportunities for residents and visitors of all ages throughout the week and year.

Community Objectives

1. Provide adequate and accessible public facilities and spaces including recreation facilities for all age groups of residents and visitors. Develop a community center and other facilities that increase year-round recreational and sports opportunities.
2. Expand pedestrian linkages between various locations in Town and the Villages.
3. Support improvements and expansion of educational offerings at Hunter-Tannersville Central School.
4. Support and promote cultural and arts programs to enhance the quality of life for residents and to attract year-round visitors.

Recommended Actions to meet Cultural, Education and Recreation Goals and Objectives:

1. **Establish a recreation department** to provide and coordinate recreational programming. Support this through a committee structure. The committee should work to develop a town-wide recreation plan with the Villages. To start, this effort should build on and incorporate existing recreation and cultural-related recommendations in the Mountaintop Community Recreation, Cultural Resources and Scenic Quality Strategy (January 2009). This could include locating and funding:
 - a. A fitness/recreation center and pool.
 - b. A facility that can serve as a community and cultural center, including more art and cultural community events to bring people together.
 - c. Develop more playgrounds, ballparks, tennis courts, publicly accessible open spaces as well as facilities and opportunities for more sports, social activities, and other outdoor related activities such as kayaking, fishing, hunting, and bird watching.
 - d. Directional and wayfinding signs
 - e. A parking/shuttle system as discussed above in economic and transportation goals.
 - f. Improve the bike-friendliness of the area through establishment of additional bike paths, but also bike infrastructure such as bike racks, and bike rentals.
 - g. Take advantage of the Schoharie Creek to expand access for more fishing.
2. Work with area organizations to **develop and promote more volunteer opportunities** that include diverse community members.



3. **Communicate with residents about and promote the existing events calendar** at www.tannersville.com. Work with area organizations to continue to work towards a streamlined and centralized online message board so people have more information about what is events, services, and venues. Consider a companion smart phone app for this as well.
4. **Support local volunteer and not-for-profit organizations** so that they collaborate with each other for marketing and funding so that they can expand to provide more services, information, and parking to residents and visitors.
5. **Expand off-ski season recreational options** including but not limited to fishing camps, kayak tours, bike tours, hiking tours, historic tours, festivals, wine tastings, etc. Take advantage of emerging recreational activities such as ice climbing and slacklining to expand opportunities in Hunter.
6. Explore options to expand and **enhance the Hunter Tannersville Central School District's 'WISE Program'** – a local intern program to increase the participation of high school students and area businesses. The program could result in more awareness among young people of the employment opportunities available, increase the workforce locally, and give valuable work experience to young people.

7. Work with area businesses, the school and other organizations such as the Library to find ways to **promote more local community learning**, internships, scholarships, and training opportunities to all ages.
8. **Expand youth engagement** in community affairs by asking young people to serve on volunteer committees for projects and events.
9. Work on **developing the Rock Garden area at Town Hall** to be a park and entrance to the Village. This is an underutilized area that could be enhanced with pathways, signs, and picnic tables. The rock art can also be placed in specific locations throughout the town to create a rock art trail.
10. **Expand mountain biking opportunities.**



Focus On: Government and Community Services

Goal 1: Effectively communicate with the public.

Goal 2: Work together with the Villages of Hunter and Tannersville, as well as other Mountaintop towns, to promote regional cooperation and sharing of resources. Promote ongoing collaboration between government entities.

Goal 3: Develop policies, programs and opportunities that will help deliver community services effectively and efficiently.

Goal 4: Work closely with all citizens in Town, businesses, organizations, and individuals to encourage positive communication, involvement and investment in our community.

Community Objectives

1. Develop new ways to inform the public about projects, programs, policies, and events in Town. Coordinate with other municipalities and organizations to accomplish this.
2. Develop ways to enhance communication with applicants about the land use regulatory review process in Town for both residential and commercial applications.
3. Enhance enforcement of local laws.
4. Seek more grant funding to support implementation of priority projects in the Town.
5. Work with neighboring towns and villages and share services to efficiently provide for public needs.



Recommended Actions to meet Government and Community Service Goals and Objectives:

1. Enhance local enforcement.

- a. Ensure that all local laws include language that gives the enforcement officer adequate process and tools to effectively enforce them.
- b. Analyze existing code enforcement staffing, funding and procedures and make adjustments or amendments to improve enforcement in Town. This should include an annual review so that the Town Board can take steps to ensure they are effectively enforcing local laws and addressing problems that arise.
- c. Consider use of high school or college students in a mentoring program designed to enhance the office work and administration of local enforcement activities.
- d. Evaluate fees charged for various permits and inspections in Town and ensure that they are sufficient to cover costs. Annually review all fees and update where needed.

2. Promote communication with residents.

- a. Increase the local governments effective use of social media.
- b. Consider using social media to engage residents, such as through an online 'citizens academy' may educate and engage residents about town issues, governance, and community involvement opportunities.
- c. Create both printed and online versions of a guide that explains the land use approval process in Hunter. Include a checklist or flowchart of steps and include the other agency permits and approvals that may be necessary for a project to proceed.
- d. Consider establishing an online town newsletter that would be issued on a regular basis to increase communication between the town government and residents.
- e. Hold an annual town hall meeting where the Town Board can meet with residents to discuss achievements in implementing this plan, and new issues that may have arisen that need to be addressed. (See also Action Plan for additional recommendations for implementation of this plan.)

3. Work with the Villages of Hunter and Tannersville on an ongoing basis.

- a. Search for ways of sharing services and consolidating where possible.
- b. Coordinate public services and reduce redundancy. Regularly meet with the Villages of Hunter and Tannersville as well as other mountaintop communities to address mutual issues, concerns, and ideas such as joint programs and grant writing.
- c. Collaborate with the Villages of Hunter and Tannersville to prepare grant applications designed to implement actions identified in this Plan.

4. Retain a grant writer for the Town. Take advantage of all the grants available through New York State and other sources. Ensure the Town is registered on the New York State Grants Gateway. Budget and plan for a dedicated grant writer.

5. The Town is part of the Capital District Regional Economic Council. This regional entity was established by New York State and it is an integral part of the economic development program in the area by playing a critical role in the New York State Consolidated Funding Application and grant program. The Town should

become familiar with the Capital District Regional Economic Development Council, its plans, and its activities so that it can be more successful in any state-level grant applications. See <https://regionalcouncils.ny.gov/capital-region>.

6. Expand the Town's volunteer base and celebrate citizen involvement.

- a. Expand the volunteer base and establish new ad hoc committees to aid in the implementation of actions as called for in this plan.
- b. Create short 'job descriptions' so that potential volunteers have more insight into the role and expectations of the position.
- c. Celebrate all the Town's volunteers on a regular basis by publicly acknowledging them and their contributions.



Action Plan/Implementation

Priority Actions

This section to Be Completed After Gaining Input from Public Hearing

The following table provides a summary and priority of actions that the Town should take to implement this Plan. This table can be used as a checklist for the Town Board to work from over time.

Target Date

The Town of Hunter has prioritized the various actions recommended in this Plan. These are identified by ‘target date’, in the table below. Target dates are:

- 1 = first year after adoption
- 2 = 2 -3 years after adoption
- 3 = 4-7 years after adoption
- 4 = after 8+ years
- 5 = implementation is ongoing

This table lists the lead agency or group most likely to take a leadership role in implementing the action. In some cases, this calls for a new committee to be formed to assist in development of that idea. While ultimately, the Board is responsible for the full implementation of this Plan, there are many other groups and agencies that should be called upon to assist.

Note that this chart includes only a summary of an action.

Priority Action	Target Date	Project Lead	Project Partners	Status of Project

Implementation Steps

A. Inform the Public

The Town Board should ensure that copies of this plan are available at Town Hall, in the local library, and on the municipal website.

B. Provide Planning Tools to Local Boards and Committees

The Town should ensure that this plan is widely distributed to all boards and committees, including those in the villages. The Town should provide for a full set of large scale maps that are included in this Plan for use by the Planning Board, Building Inspector, Town Board, Town Clerk, and other future boards that may exist such as a Conservation Advisory Council, or a Zoning Board of Appeals. The maps should be readily available for reference for decision making. Make sure they are all available online as well. In the future, the Town could consider providing for a computer for use by the Planning Board. The GIS data developed for this Plan can be used on a site by site basis as projects are proposed and reviewed by the Planning Board.

C. Coordinate Implementation

The Town Board will oversee all aspects of implementation of the Plan and will direct work to be done in the future. However, other groups and agencies should be called upon to partner with assist the Board when needed including representatives from the villages of Hunter and Tannersville, the Planning Board, local organizations, professional advisors, new committees as called for in this Plan, and other Mountaintop communities. See also next section on “Partners” and be sure to include as many of those stakeholders as possible and where relevant when implementing projects.

1. Establish an Implementation Committee

The Town Board has the responsibility of initiating implementation of the various actions in this Plan, but they should partner with a variety of agencies, organizations, and residents to plan and carry out these actions. When the Town Board desires to implement a project, it should advertise formation of the committee and recruit interested residents and stakeholders to assist.

The first committee to be formed should however, be an implementation committee to help implement priority projects assigned to it from the Town Board. Small communities often have difficulty finding enough volunteers to assist in these efforts. To overcome this, the Town Board should prioritize projects, set realistic expectations, identify short-term versus long-term actions, create specific but realistic tasks to be accomplished by the volunteers, establish time frames that include an end-date for completion to guide volunteers, and support their efforts with funding if needed.

Comprehensive Plan Implementation Committee: The Town Board should create and then appoint members to a Comprehensive Plan Implementation Committee to move the priority actions recommended in this Plan forward. The committee should be composed of a diverse group of representatives of elected and appointed officials, citizens, business owners, and

landowners— both at the Town and Village levels, to help guide implementation of the Plan. The Town Board should clarify its expectations, including time frames, identify any funding or other assistance it may choose to make available for the committees' implementation efforts. The Town Board should set realistic expectations, time frames, and reporting for this committee.

2. The following existing or new committees should be involved to help with Plan implementation.

Planning Board (Existing): This existing board can assist in development and review of any amended or proposed land use regulations, application forms, or other materials as called for in this Plan.

Zoning Commission (New if Zoning is to be developed): If the Town decides to move forward to develop a zoning law, New York State requires that a Zoning Commission be appointed for a first zoning law as per NYS Town Law 264.

Marketing and Economic Development Committee (New): This new committee could assist in developing and promoting the Town and implementing economic related projects such as the ideas to be more business-friendly and promote the Town to new businesses and entrepreneurs.

Historic Society(s) (Existing): This existing organization can assist in actions that promote and preserve the Village's historic resources.

Recreation Planning Committee (New): This new committee could assist in the development of the recommended recreational opportunities in the Town.

Conservation Advisory Committee (New): This new advisory committee could be formed, consistent with New York State Article 12-F, Section 239-X of the General Municipal Law. In municipalities throughout New York, Conservation Advisory Councils (CACs) advise local governing boards, planning boards, and zoning boards of appeals on matters related to the environment. By providing a scientific perspective in an advisory capacity on land-use planning and decision-making in their communities, CACs contribute to the conservation and improvement of the local environment and quality of life for residents. CACs often develop town-wide inventories of natural resources and open space, conduct research, review development proposals as an aid to the Planning Board, conduct site visits, deliver education programs, implement stewardship projects, and gather and distribute information to other town agencies, land-use applicants, and the general public.

Housing Committee (New): Similar to the CAC, a housing committee could be formed to aid in the collection of information about housing and housing opportunities in the Town, develop housing incentives and programs in coordination with the Town and regional/State housing organizations, and promote community development.

Trails Committee, Byway Steering Committee (Existing) – These should continue to work and be supported by the Town for their efforts. This Plan can provide additional guidance as they work towards implementing those specific programs and projects.

D. Work on Priority Actions

The Town Board should use the table presented in this Section of the Plan, below, to help guide its implementation efforts. Some actions are short-term and low cost. Others are long-term actions that will require more time and more funding. This table also identifies potential partners that can work and assist the Town/Town Board in its implementation efforts.

E. Keep the Comprehensive Plan Current

- 1. The Town Board should update this Plan every five years.** New York State Town Law 272-a, which authorizes the Town to adopt a comprehensive plan, also states that the “ Town Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.” It is recommended that the Town conducts this review and update the plan as needed every five years to ensure that it remains a useful document to continue to guide decision making in Hunter.
2. Further, the Town should review the list of priority actions being implemented on an annual basis to determine the status of efforts, as well as to identify other actions that should be implemented next. The Town should regularly evaluate and report to the community on implementation progress and adjust the plan as necessary based on the current events in Hunter. At its annual reorganization meeting, or shortly after, the Town Board should review the status of implementation of the various components of the Plan; and ask for reports from the various groups and committees working on implementation so that Board members continue to understand concerns and issues that have arisen during the past year that may need to be addressed in updates to the Plan, local laws or regulatory action, or other programs in the Village. The Town Board’ review should be devoted to reviewing the action plan, identifying goals reached, retiring completed ones from the action list, and adding new ones.

Partners

This Plan outlines many actions the Town of Hunter can take over the next 10 to 15 years to meet its vision and goals. While the Town Board is the ‘owner’ of this Plan, it is not expected, nor able to do all the implementation alone. Working with area organizations, agencies, and individuals will be critical and the Town should form strong partnerships to implement each step of the Plan. These partners include, but are not limited to **(listed in alphabetical order)**:

- Area businesses and employers
- Area cultural venues, artists, and museums
- Catskill Center for Conservation and Development
- Catskill Housing Authority (and other housing groups like the Catskill Mountain Housing Development Corporation)
- Catskill Mountain Foundation
- Catskill Watershed Council
- Civic Association(s)

- Fish and Game and similar clubs
- Greene County and its agencies
- Greene County Soil and Water Conservation District
- Historic societies
- Hunter Area Trails Committee
- Hunter Chamber of Commerce
- Hunter Foundation
- Kaaterskill Clove Working Group
- Mountain Clove Scenic Byway Steering Committee
- New York City DEP
- New York State DEC and other State agencies
- Other Mountaintop communities, especially Windham
- Park and other residential community representatives (Elka, Onteora, Twilight, Bruderhof)
- Platte Clove Neighborhood Center
- Public libraries
- Rotary, Lions and similar groups
- Town agencies (Planning Board, Building Department, Police, Highway)
- Village of Hunter
- Village of Tannersville
- Western Catskills Community Revitalization Council

Maps

The following 17 maps are included in this section:

Roads and Parcels

Water and Wetlands

Flood Hazards

Topography

Steep Slopes

Watersheds

Property Class

Aerial Photograph, 2005

Archeologically Sensitive Areas

NYS Broadband Plans

NYS Forest Preserve Lands

NYC DEP Designated Areas

NYC DEP Preserved Lands

Village of Hunter Wastewater Treatment Areas

Village of Tannersville Wastewater Treatment Areas

Trails and Recreation Areas

Parcels with Public Water

Part II. Appendices and Supporting Information

This section of the Plan includes the following information:

1. Profile and Inventory of the Town
2. Potential Zoning Concepts
3. Other Plans Incorporated by Reference
4. Detailed Strengths, Weaknesses, Opportunities and Threats (SWOT)
5. Other Related Information
 - A. How Conservation Subdivisions Work
 - B. Definitions
 - C. MOU on Principles of Stream Management
 - D. Minimum Dimensions for Reducing Impervious Cover
 - E. Principles to Guide Regulations of Short-Term Rentals
 - F. Model Job Description for Economic Development Coordinator

Appendix 1: The Town of Hunter Community Profile

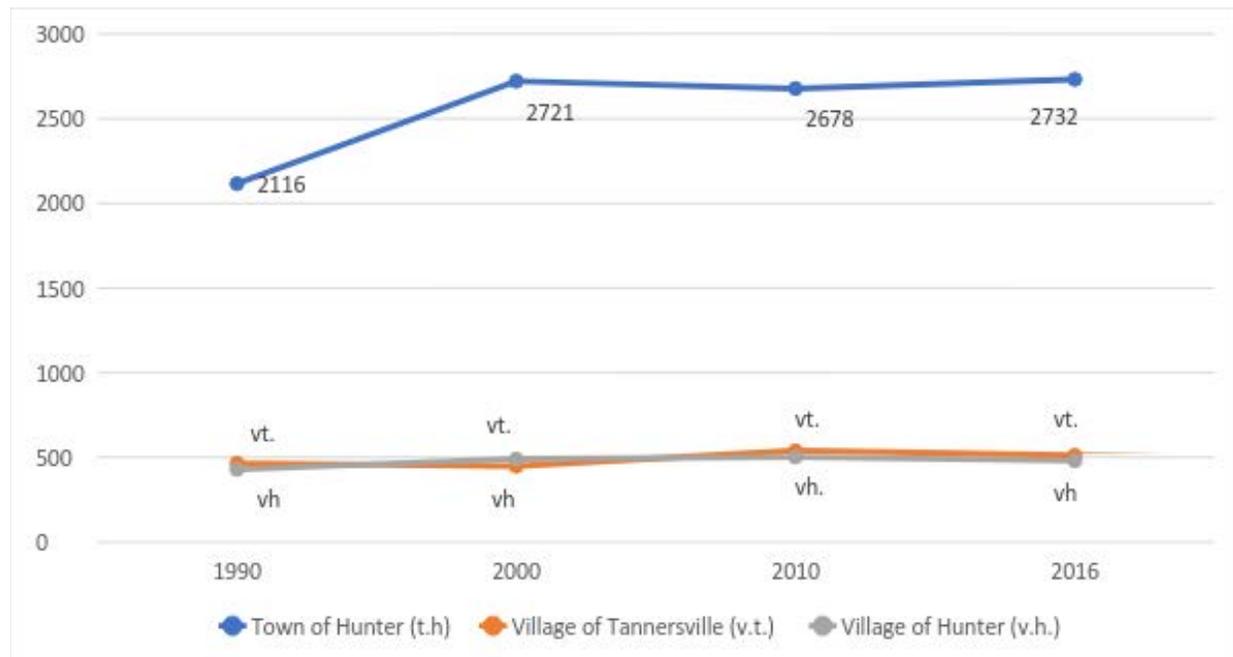
Population

The Town of Hunter’s population has increased 29% since 1990. Most of this growth occurred between 1990 and 2000, where the municipality experienced a 28.6% increase according to the 2000 Census, or 605 people, for a total of 2,271 residents. The 2010 Census, however, showed an 1.6% decline, to 2,678 residents, as seen in Figure 1. This slight decline was followed by a 2% increase between 2010 and 2016 according to the 2016 Annual Population Estimates to 2,732, adding 54 residents to the total population. This pattern indicates the population levels seem to be relatively stable.

Town Population Trends at a Glance:
Population levels in the Town are relatively stable over the past two decades.

The Villages of Tannersville and Hunter have very similar and stable population levels, fluctuating between an estimated 430 and 530 residents respectively between 1990 and 2016. There has been a slight decline of population in both Villages recently, while the Town of Hunter’s grew by 2%.

Figure 1: 2000-2016 Total Population of Village of Tannersville, Town of Hunter, and Village of Hunter



Source: 1990, 2000, 2010 Census, and the 2016 Census Bureau Population Estimates

The Village of Tannersville’s population has increased by 10% since 1990. Most of this growth has been relevantly recent, occurring between 2000 and 2010 where the village increased in population by 20%. The overall growth has been tempered by slight decreases before and after the recent period of growth. Despite the slight decrease in population, the Village of Tannersville has maintained a slightly larger (roughly 30 to 50 residents) larger population then the Village of Hunter.

The Village of Hunter’s population has experienced a similar increase in population as compared to the Village of Tannersville, growing by 11.9% since 1990. Most of this increase occurred between 1990 and 2000, where the Village of Hunter grew by 14.2%, this increased slowed between 2000 and 2010 Census, increasing by 2.4%, to 502 residents. Population trends indicate that population growth for all three municipalities has plateaued. Table 1 shows population changes over the past few decades in the United States, New York State, County and locally.

Table 1: Population Change from 1990 – 2016 for the Village of Tannersville, Town of Hunter, and Village of Hunter, Greene County, New York State, and the United States

	1990	2000	1990-00 Change	2010	2000-10 Change	2016	2010-16 Change
United States	248,710,000	281,421,906	11.6%	308,745,538	9.7%	323,127,513	4.7%
New York State	17,990,455	18,976,457	5.2%	19,378,102	2.1%	19,745,289	1.9%
Greene County	44,739	48,195	7.7%	49,221	2.1%	47,508	-3.6%
Town of Hunter	2,116	2,721	28.6%	2678	-1.6%	2732	2.0%
Village of Tannersville	465	448	-3.7%	539	20.3%	512	-5.3%
Village of Hunter	429	490	14.2%	502	2.4%	480	-4.6%

Source: 1990, 2000, 2010 Census, 2016 Population Estimates

Between 1990 and 2000, the United States experienced an 11.6% population increase, while New York State and Greene County experienced growth at roughly half that rate as indicated in Table 1. However,

at the local levels, there was more population fluctuation during this same period. Between 2000 and 2010, there was moderate growth in these locations but the Village of Tannersville saw a large increase of 20%. This was a much higher growth rate than any of the other municipalities.

Age Structure & Trends

Age structure can be described as the composition of a population, while age distribution is how various age groups in a population are spread out. The Town of Hunter's age composition and distribution as seen in Figure 2 is similar to that of the larger national aging trend. The baby boom generation, which includes those born between 1946-1964, has a definitive increase over any other generation, impacting both local and national average age.

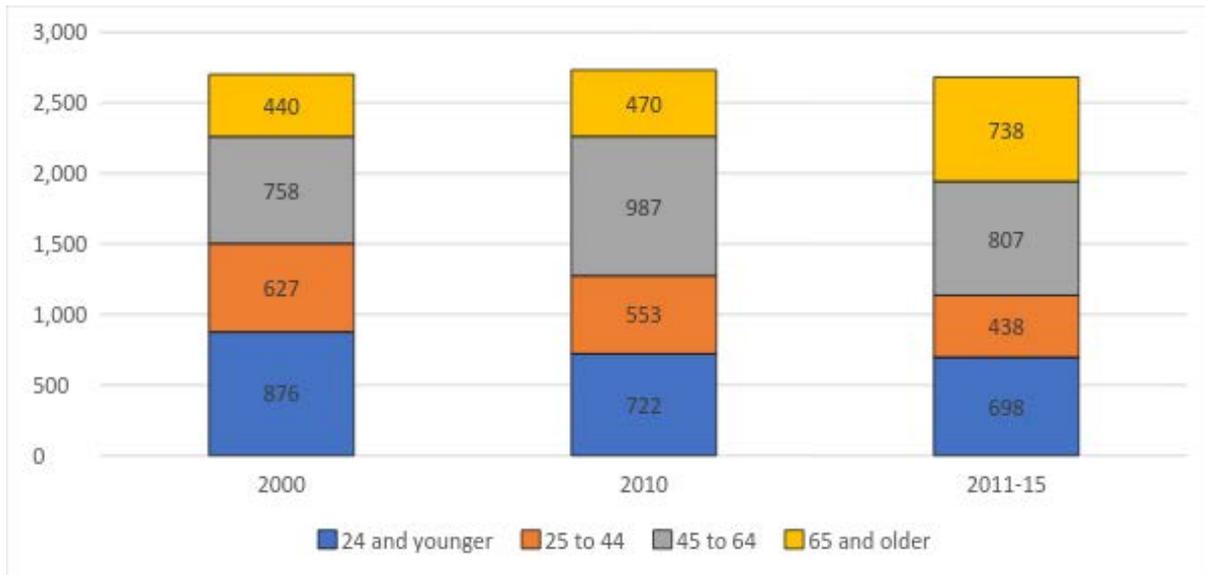
Town Age Structure Trends at a Glance:

The Town has an aging population with a growing number of people aged over 60 years old.

The aging population, in turn, has directly impacted the Town's average age, which according to the 2010 Census, was 47.2, significantly older than the national average of 36.8 years. In 2010, this compares to the Village of Tannersville (47.2), and Greene county (44). The 2016 American Community Survey (ACS)¹ estimates that the Town has the average age at 53.3 years. The 2016 ACS estimates forage characteristics are: 53.3 (Town of Hunter), 30.8 (Village of Tannersville), 53.3 (Greene County), and 57.8 (Village of Hunter). While there are margins of error, the ACS reports a large increase in the number of people aged 20-24 years old in Tannersville and this reduces the average age. Regardless, the long-term data show a general aging population trends.

¹ The American Community Survey, or ACS, is a nationwide survey designed to provide communities with up-to-date information on how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data. The ACS collects and produces population and housing information every year instead of every ten years. This estimate includes a margin of error (MOE), or the measure of the variability of the estimate due to sampling error. The MOE enables data users to measure the range of uncertainty around each estimate. The larger the MOE, the lower the accuracy of the estimate—and the less confidence one should have that the estimate is close to the true value. The 2000 and 2010 decennial census data are the most reliable and the ACS data offers a potential glimpse into current conditions.

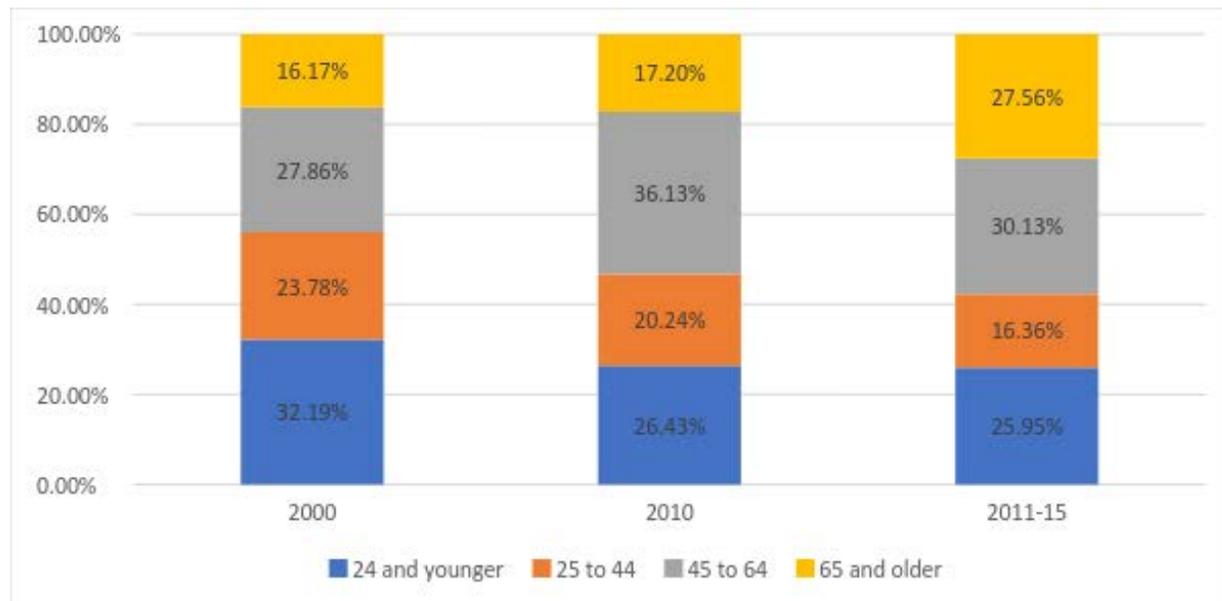
Figure 2: 2000-2015 Population by age Town of Hunter



Source: 2000 and 2010 Census; 2011-15 American Community Survey (ACS)

Figures 2 and 3 shows changing aging trends over time. This chart shows a declining number of young people and an increase number of older people. From 2000 to 2010, two of the four age cohorts saw their populations decline. Those 65 years and older increased in numbers dramatically. In the most recent estimates from the ACS, those age cohorts under the age of 64 decrease between the 2010 and 2015, while those 65 and older experienced a 57% increase. Over the three periods, the smallest group is consistently those between the ages of 25 and 44, suggesting that young people do not remain in the town as they enter their careers and time with young families.

Figure 3: 2000-2015 Town of Hunter Age Structure as a Percent of Total Population



Source: 2000 and 2010 US Census; 2011-15 ACS

During the 20th and into the 21st centuries, the national life expectancy in the US has gradually increased. As shown in Figures 2 and 3, the Town of Hunter has experienced significant increases in those 65+ and older. This change has had and will continue to have an impact on communities both large and small. Current trends are emerging where multiple generations enter retirement. Nationwide research has shown that there is increased economic consumer growth in those 50 years and older - known as the ²Longevity Economy. But loss of young families has direct impacts on the school, employment and services available in a community.

Income

Income levels are one of the most important variables for measuring a community’s economic wellbeing. Median household income is a number that measures socioeconomic stability for a broad section of a municipality’s population. The Town of Hunter’s median income has had moderate positive changes. After adjusting for inflation, between 2000 and 2010 the Town of Hunter, Village of Tannersville, and Greene County experienced an overall increase in median household income while the Village of Hunter

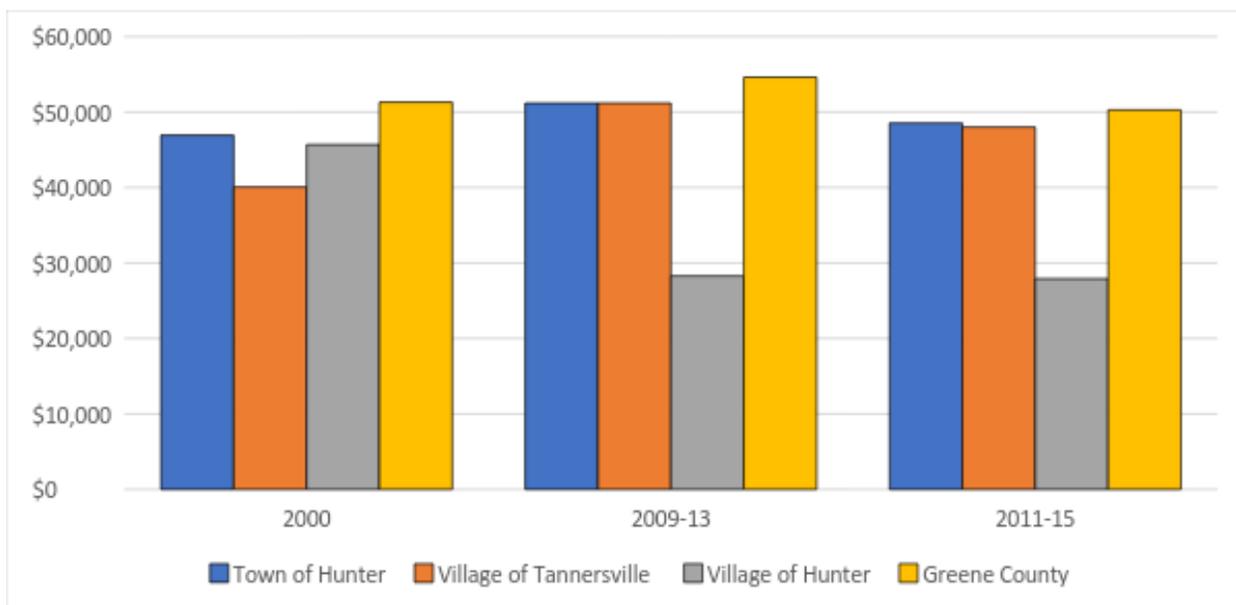
Town Income Trends at a Glance:

There has been an increase in the median household income levels over the years in the Town.

² Oxford Economics. 2013. *The Longevity Economy*. AARP. Found: <http://www.aarp.org/content/dam/aarp/home-and-family/personal-technology/2013-10/Longevity-Economy-Generating-New-Growth-AARP.pdf>

experienced a decline a steady decline since 2000, decreasing by 38.1%, declining from \$45,065 in 2000 to \$27,917 by 2015. The years between 2005 and 2010 however, showed a decrease in household income, indicative of national decreases during the ‘Great Recession’. This steep decrease in median income correlates with the Village of Hunter’s drastically older average older age and higher poverty rates. The Village of Tannersville significantly surpassed its 2000 median income level, increasing from \$40,065 to \$45,745, or 27.7%, while the Town of Hunter increased by 9% or \$46,928 to \$48,547. Generally, income levels were relatively stable over time at the Town and County level (See Figure 4).

Figure 4: 2000-2015 Median Household Income (2015 Constant Dollars)



Source: 2000 Census, 2005-09, 2011-15 ACS

Poverty

Nationally, the Census Bureau issues national poverty thresholds and the Department of Health and Human Services (HHS). The poverty thresholds are annually changed to account for fluctuations in the Consumer Price Index, adjusting for inflation. The poverty rates adjust for the number of people in each family unit and adjusts for the differing size of families. The poverty thresholds are used to indicate the severity of poverty. Table 2 depicts the 2017 HHS Poverty Guidelines as follows:

Table 2: HHS 2017 Poverty Guidelines

Persons in Family Unit	National Poverty Levels
1 Person	\$12,760
2 Persons	\$16,240
3 Persons	\$20,420
4 Persons	\$24,600
5 Persons	\$28,780
6 Persons	\$32,960
7 Persons	\$36,140
8 Persons	\$41,320

Source: US Department of Health & Human Services³

The Town of Hunter’s poverty rate has been relatively stable, hovering around 19%, between 2000 and 2015, as shown in Figure 5. This trend corresponds to its slight increase in adjusted median household income as shown in Figure 4. The poverty rate in Town has been higher than the Village of Hunter’s, the Village of Tannersville, and Greene County. Between 2006 and 2010, the poverty rate for the Town of Hunter and Village of Tannersville decreased slightly while the Village of Hunter and Greene County increased. More recently, Tannersville and the County poverty rate decreased, the Town of Hunter’s poverty rate slightly increased to its 2000 level (19.4%), and a large increase in poverty levels were seen in the Village of Hunter⁴.

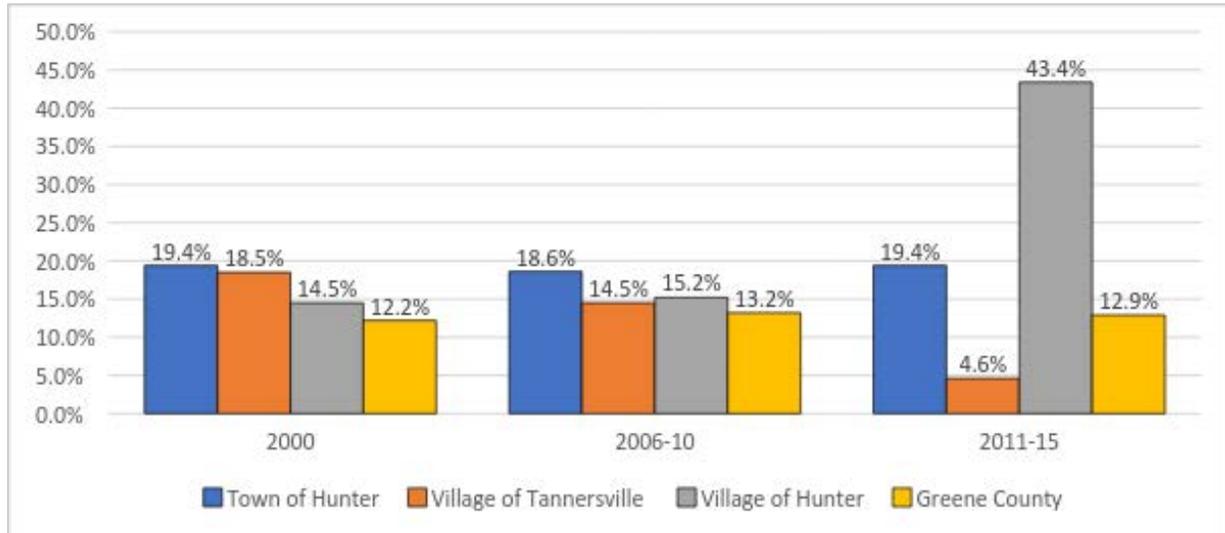
Town Poverty Trends at a Glance:
 The Town’s poverty rate has been relatively stable at about 19% of all individuals living below the poverty rate. Levels change from Town to Village.

Overall, the Town, outside villages has continued to have a higher poverty rate than the Villages and the County. When looked at by age group, the poverty level has decreased for those under age 18, but has shown a fairly significant increase for senior citizens.

³ Alaska and Hawaii are not represented on Table 2.

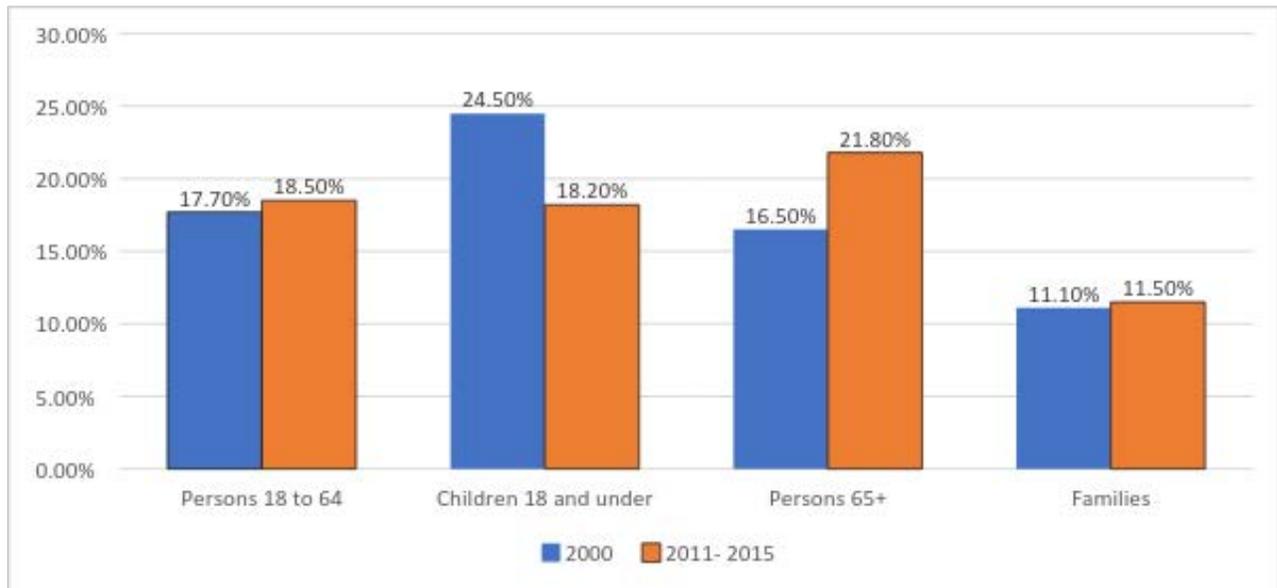
⁴ (NOTE that the data for the Village of Hunter for the 2011-2015 ACS Estimate has a very large margin of error, so this number is probably not reflective of actual conditions.)

Figure 5: 2000-2015 Town of Hunter, Village of Tannersville, Village of Hunter, and Greene County Poverty Rates



Source: 2000; and 2006-10 & 2011-15 ACS

Figure 6: 2000-2015 Town of Hunter Poverty Rates for Different Groups



Source: 2000 US Census and 2011-15 ACS

Educational Attainment

The Town of Hunter has educational attainment rates similar to the rest of the region. According to the 2011-15 ACS, 30.9% of residents have a high school diploma only. This is slightly less when compared to the Village of Tannersville (37.3%), and Greene County (36.3%), however higher than the Village of Hunter rate of 18.5%. Similarly, the Town has higher rates of those with some college or associates degree (29.7%) as compared to the Village of Tannersville (26.4%), Village of Hunter (31.7%), and the County (29.7%). Overall, both the Town and Village of Tannersville had over 90% of their adult population earning a high school diploma, while the Village of Hunter and County had roughly 87% of their adult population with a high school education. Both the Town of Hunter and Village Hunter have higher rates of those with a bachelor’s degrees or higher than the Village of Tannersville or County as shown on Table 3.

Town Educational Trends at a Glance:

Educational rates in the Town are similar to other areas in the region, with over 90% of residents have a high school diploma about 33% having a bachelors degree or higher.

The higher educational attainment rate translates into more stable median household income levels and steady poverty rates in the Town.

Table 3: Town of Hunter, Village of Tannersville, Village of Hunter, and Greene county Educational Attainment (25 years of age and over) 2011-15 ACS

	Town of Hunter	Village of Tannersville	Village of Hunter	Greene County
No High School Diploma	6.2%	12.6%	4.2%	13.5%
High School Diploma or Equivalent	30.9%	37.3%	18.5%	36.2%
Some College or Associate’s Degree	29.7%	26.4%	31.7%	29.7%
Bachelor’s Degree or higher	33.2%	23.7%	45.6%	20.6%

Source: 2011-15 ACS

Employment

Much of employment in the Town of Hunter is in the arts, recreation, accommodation, and food service industries (30.2%). Most of these positions cater to seasonal and recreational visitors as well as weekend residents visiting the Catskills. Paralleling this trend, the business inventory for the Town indicates most of businesses are in service industries, mostly food and accommodation (21.8%) either retail or wholesale (18.3%).

According to the Census, most Town of Hunter residents who are in the labor force commute to jobs in the Village of Hunter (22.7%), followed by New York City (7.3%), Village of Tannersville (7%), and Kingston (3.1%). With a lack of concentrated employment centers, 60% of Hunter residents commute to other areas outside of the Town. Geographically, the Town of Hunter is on the western side of the Hudson River, located in the Catskill Park, and is roughly 130 miles north of New York City, 60 miles south of city of Albany, and 30 miles from the city of Kingston.

Town Employment Trends at a Glance:

Employment is clustered in the arts, recreation, accommodation and food service industries. Likewise, business types cluster in service industries as well. 60% of Hunter residents commute outside the Town for employment.

Housing & Vacancy

The 2000 Census⁵ reports that 33.6%, or 953 residential units, were built before 1939 in the Town of Hunter. Between 1940 and 1990 the Town experienced steady residential growth between 11% to 18% per decade. Generally, after 1990, housing development fell sharply.

Table 4: Town of Hunter Age of Housing Units

Year Built	Number of Units
2005 or later	n/a

⁵ The 2010 Census does not account for age of building structure, so the next most reliable data source is the 2000 Census due to American Community Survey's (ACS) higher margin of error for this Census characteristic

2000-04	n/a
1990-1999	181
1980-1989	525
1970-1979	480
1960-1969	313
1940-1959	388
1939 or earlier	953

Source: 2000 Census

Figure 7 shows that the Town of Hunter has experienced an 11.7% increase in the number of housing units in Town since 2000. Between 2000 and 2010, there was a 3.99% increase and between 2010 and 2015, there has been an estimated 6.9% increase. Figure 7 also shows that there is an increasing number of seasonal vacancies and a decreasing number of occupied housing. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

Town Housing Trends at a Glance:

Over half the houses in Town were built prior to 1990. Since 2000, there has been a 12% increase in the number of housing units built. There is an increasing number of seasonal vacancies and a decreasing number of occupied housing units. There is currently an adequate number of vacant housing units to meet demand, but that figure is decreasing and if population levels increase, housing availability could become more of an issue.

Figure 7: Town of Hunter Vacancy Rate, 2000-2015



Source: 2000 and 2010 US Census; 2011-15 ACS

Table 7 depicts a dual change in vacancy for the Town of Hunter, while seasonal vacancy continued to grow, actual vacancy had been decreasing. The 2010 Census reports that there was a total of 49.6%, or 1,464 residential units in the Town were seasonal vacancies, while 9.6%, or 282 units were vacant, decreasing to 189 units, or 6%.

As a general "rule", a vacancy rate over 5% is considered an adequate housing buffer and one that will meet the needs of the community. Standard definitions for vacancy rates in a healthy housing market include a 1% vacancy rate for for-sale housing and a 5% vacancy rate for rental housing. Although the Town's current estimated vacancy rate of 6% (estimated by the ACS), indicates an adequate amount of vacant residential units, within the threshold to meet housing demands, public input indicates that employers in the area have large problems with finding affordable housing for their employees.

Housing Types & Tenure

According to the 2000 Census, roughly 67% of the Town’s housing stock consisted of single, detached units, while 26.6% were multi-residential units, and about 4% were mobile homes. Of the multi-residential units, 2.5% contain 20-49 units, however there were no complexes with more than 50 units.

Town Housing Type Trends at a Glance:

The majority of housing units are single units, with about 27% multi-family types. About 3% of the multi-family types are large, with 20-49 units in them.

Tenancy of residential units can be seen in Table 5. This shows generally the length of time residents have been in Town. The ACS estimates have large margin of errors so there is some unreliability in this data. The overall trend is for more people who are new residents. This is an interesting pattern that can have implications for planning: Hunter shows an older average age, but fewer long-time residents.

Table 5: 2000-2015 Town of Hunter Total Occupied Housing Tenure by Tenure

Year moved in	2000 Census	2006-2010 ACS	2011-2015 ACS
2015 or later	n/a	n/a	0
2010-2014	n/a	n/a	79
2000-2009	23	222	296
1990-1999	158	277	180
1980-1989	525	167	182
1970-1979	480	72	77
1969 or earlier	1654	95	n/a
total occupied units	2840	1197	1067

Source: 2000 US Census; 2006-10 and 2011-15 ACS

Housing Affordability

There are different ways to calculate affordability of housing in an area. One way is to look at whether households spend more than 30% of their income on housing. The higher percentage of income spent on housing, the least affordable an area is.

According to the 2011-15 ACS, the rental market for the Town of Hunter as a whole was slightly more affordable as compared to the Village of Tannersville and Village of Hunter. The Town’s median monthly rent was \$750, less than the Village of Tannersville (\$918)⁶. Using data from the most recent ACS shows

⁶ 2011-15 ACS data for average monthly rental cost is not available for the Village of Hunter.

that 20.4% of households that earn less than \$20,000 a year spend more than 30% of their household income on housing costs. This indicates an affordability issue for a fairly substantial portion of the lowest income earners.

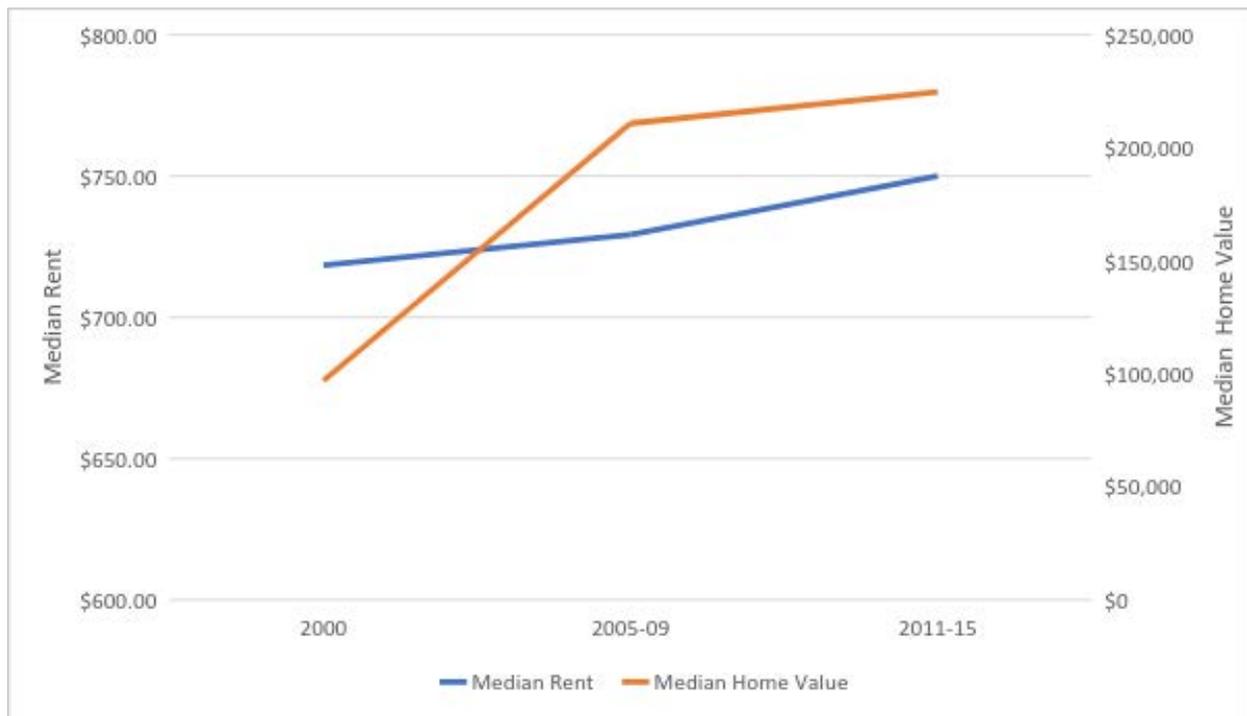
Another method to look at housing affordability is to calculate the ratio between the median value of homeowner units and median household income. This is a generally accepted method to determine affordability. If this ratio is 2.0 or less, the area is considered “affordable”. For example, to purchase a home priced at \$200,000, the buyer would need an income of \$100,000 per year to be considered affordable for that buyer.

Using this method for the Town of Hunter, with a median household income of \$48,547, and median housing price of \$224,600 reveals an affordability ratio of 4.6. This indicates large affordability issues. This data reflects similar sentiments of the public and from large employers in the area who have indicated there is a housing affordability issue in the Town.

Town Housing Affordability Trends at a Glance:

The Town’s affordability ratio is 4.6, while the standard for affordability in housing is 2.0. Data shows Hunter has a housing affordability issue. Public input data shows affordable workforce housing is a large issue that curtails economic growth in the Town.

Figure 8: Town of Hunter Median Rent and Median Home Value (2015 Constant Dollars)



Source: 2000 US Census; 2005-09 and 2011-15 ACS

Between the 2005-09 ACS and the 2011-15 ACS, there was a divergence between the gross median rent and median home values as Figure 9 visualizes. Rent in the Town appears to have decreased by 5.2% while the home values countered, increasing by 4.1%. The decrease in rent directly impacts the burden of housing affordability, making renting a more viable option over buying.

Land Use and Property Classes

The following tables show the land uses in the Town of Hunter, outside of the Villages of Hunter and Tannersville. These tables were developed using data from the real property data collected by the local assessor and Greene County. Refer to the Property Class Map to see locations of these various land uses. The most prevalent land use in the Town is Wild, Forested, Conservation Lands and Public Parks. The 250 tax parcels in this property class cover over 68% of the town. Over 52% of the land area is government owned property in this property class.

Town Land Use Trends at a Glance:

68% of the Town (outside villages) is classified as wild, forested, conservation lands and public parks. About 30,000 acres of land is government owned. 14% of the Town is in residential use, 10% considered vacant, and 2% (42 parcels) are used for commercial purposes.

Residential is the next most prevalent land use, with 1,564 parcels covering about 14% of the town. Nearly 10% of the town is classified as Vacant Land (870 parcels), and 2% as Commercial (42 parcels).

Table 6 - Property Class and Land Use Characteristics

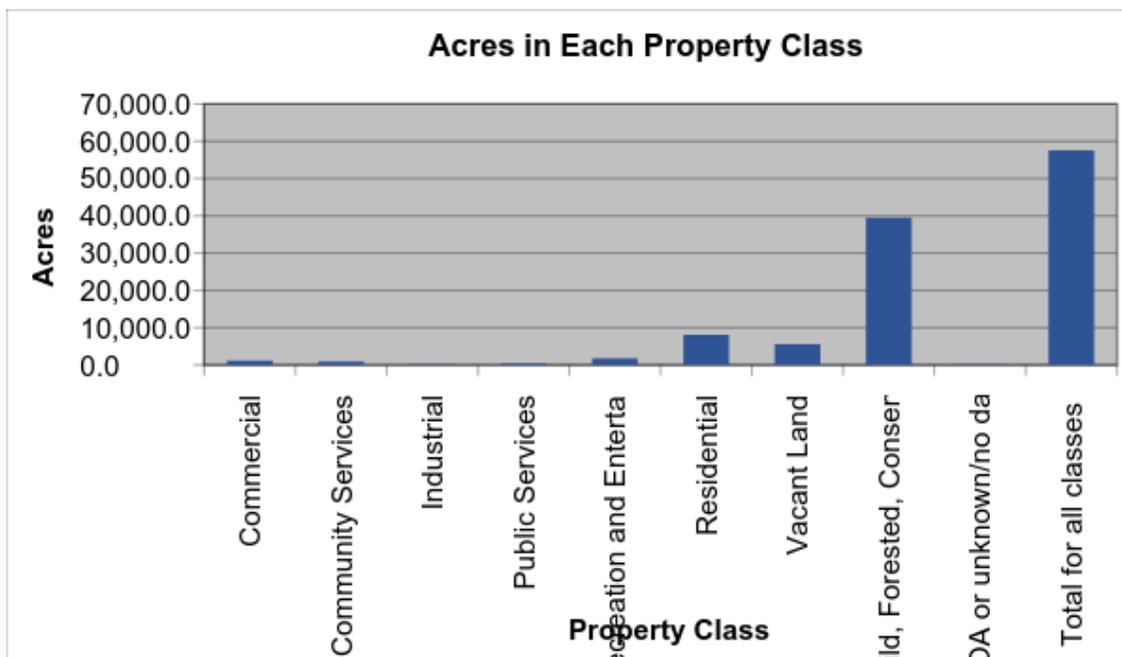
<i>Property Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Commercial	42	1,139.3	2.0%
Community Services	35	851.9	1.5%
Industrial	5	139.6	0.2%
Public Services	13	422.1	0.7%
Recreation and Entertainment	34	1,793.5	3.1%
Residential	1564	8,053.2	14.0%
Vacant Land	870	5,578.7	9.7%

Wild, Forested, Conservation Lands and Public Parks	250	39,468.8	68.6%
HOA or unknown/no data	44	123.7	0.2%
Total for all classes	2,857	57,570.8	100.0%

Town Residential Land Use Trends at a Glance:

Rural Estates and Single-Family houses occupy almost 7,000 acres of land in Hunter.

Figure 10. Acres in Various Property Classes

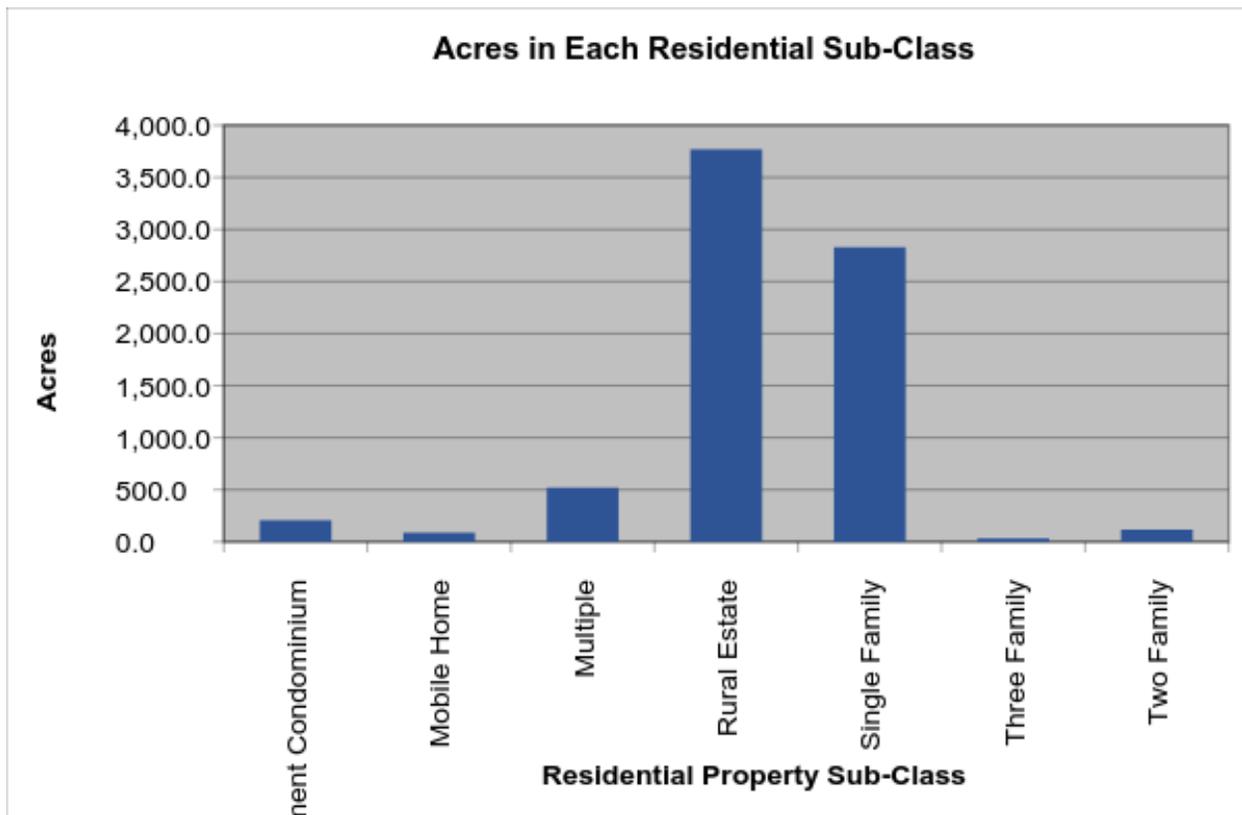


The following tables contain more detailed information about each of the property classes in the previous table. They separate each top-level property class into sub-classes. As table X shows, the most prevalent residential sub-class quantity-wise, is Single Family, at 982 parcels. However, with only 74 parcels, the Rural Estate sub-class encompasses a significantly larger area of the town at 6.5% vs 4.9% for single family.

<i>Residential Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Apartment Condominium	211	208.8	0.4%
Mobile Home	55	87.2	0.15%
Multiple	61	518.5	0.9%

Rural Estate	74	3,769.6	6.5%
Single Family	982	2,830.9	4.9%
Three Family	5	31.6	0.1%
Two Family	74	116.4	0.2%
Seasonal	102	490.3	0.9%
Residential Total	1,564	8,053.2	14.0%

Figure 11: Acres in Residential Property Classes



The most prevalent commercial land use in the town is Lodging, at 10 parcels, and 1.8% of the total 2% commercial area.

<i>Commercial Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Auto	6	25.6	0.04%

Town of Hunter 2018 Draft Comprehensive Plan, August 2018

Dining	6	8.5	0.01%
Multipurpose	9	11.2	0.02%
Office	3	6.3	0.01%
Storage and Distribution	7	26.2	0.05%
Lodging	10	1,058.9	1.84%
Bar	1	2.5	0.004%
Commercial Total	42	1,139	2.0%

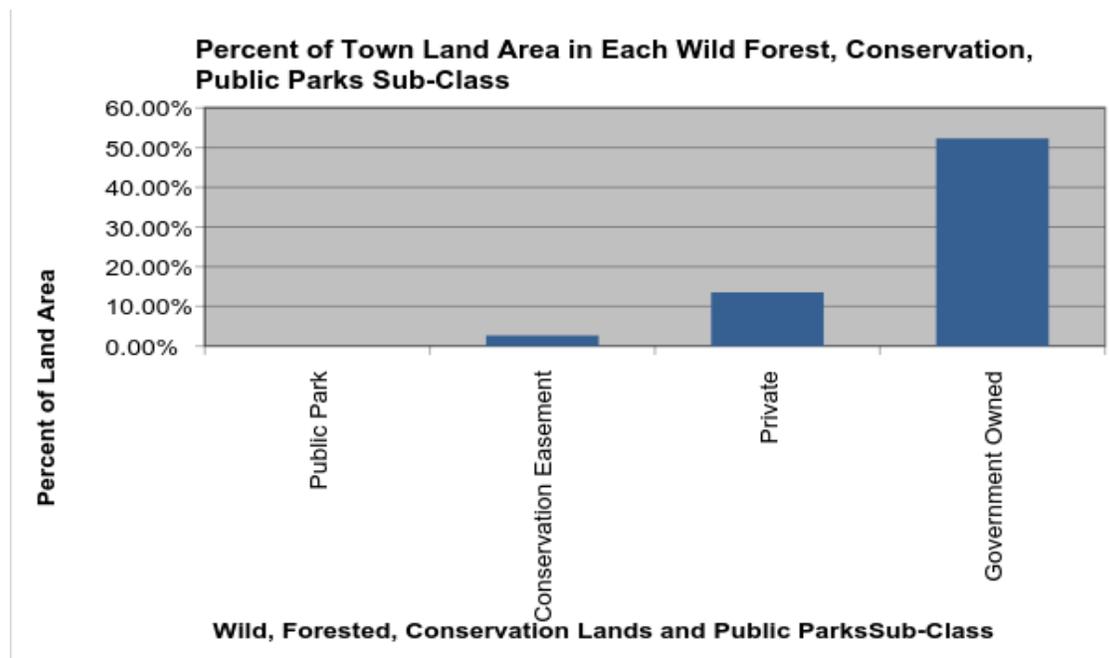
<i>Community Services Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Cemetery	9	20.3	0.04%
Cultural and Recreational	2	19.7	0.03%
Educational	2	7.8	0.01%
Government	4	18.1	0.03%
Religious	14	762.5	1.32%
Social Welfare	2	16.5	0.03%
Protection	2	7.0	0.01%
Community Services Total	35	851.9	1.5%

<i>Public Services Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Communication	1	0.3	0.0005%
Electric and Gas	1	0.2	0.0004%
Water	9	308.1	0.54%
Waste Disposal	2	113.5	0.20%
Public Services Total	13	422.1	0.7%

The Wild, Forest, Conservation Lands, and Public Parks property class includes 154 government owned parcels covering over 52% of the town. See the Forest Preserve Map for a more thorough discussion about the location and ownership of these properties.

<i>Wild, Forested, Conservation Lands and Public Parks</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Public Park	1	11.6	0.02%
Conservation Easement	12	1,521.8	2.6%
Private	83	7,826.8	13.6%
Government Owned	154	30,108.6	52.3%
Wild, Forested, Conservation Lands and Public Parks Total	250	39,468.8	68.6%

Figure 11: Percent of Town Land Area in Wild Forest, Conservation and Public Parks Land Use



<i>Vacant Land Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Commercial	12	72.5	0.1%
Residential	838	5,246.7	9.1%

Rural	20	259.5	0.5%
Vacant Land Total	870	5,578.7	9.7%

<i>Industrial Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Manufacturing	3	47.6	0.08%
Mining	2	92.0	0.16%
Industrial Total	5	139.6	0.24%

<i>Recreation and Entertainment Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
Sports	32	1,785.7	3.10%
Social	1	1.0	0.002%
Camp Resort	1	6.8	0.012%
Recreation and Entertainment Total	34	1,793.5	3.12%

<i>HOA or Unknown Sub-Class</i>	<i>Number of Parcels</i>	<i>Acres</i>	<i>Percent of Land Area</i>
HOA or Unknown/no data	44	123.7	0.21%
HOA or Unknown Total	44	123.7	0.21%

New York State Forest Preserve

(See the Forest Preserve Map)

New York State owns 193 parcels covering 29,858 acres of land in Hunter and all are within the Catskill Forest Preserve. That constitutes over 52% of the land area in the Town of Hunter. These State lands are managed to serve a variety of purposes and uses, including the following:

- 1,222 acres of Intensive Use, including the Devil’s Tombstone Campground (184 acres), and North/South Campground (1,037 acres).
- 24.7 acres of Primitive Bicycle Corridor including Mink Hollow and Overlook Turnpike.

- 8,260 acres of Wild Forest including parts of the Kaaterskill, Rusk Mountain, and Phonecia/Mount Tobias Wild Forest Areas.
- 20,548 acres of Wilderness including portions of the Indian Head, Hunter/West Kill, and Windham/Blackhead Range Wilderness Areas.

Nearly all of these State-owned lands are located in the southern half of the town, along the mountainous Devil's Path range, and along the eastern Catskill Escarpment.

Residential, commercial, and other privately developed lands are concentrated around the villages, along the Route 23A corridor and Platte Clove Road. The Route 23A corridor includes the hamlets of Haines Falls and Twilight Park, east of Tannersville. Onteora Park is located north of Tannersville along County Route 23C. West of Platte Clove Road is Elka Park, an 1,100-acre private, cooperative community which is listed in the National Register of Historic Places. There is some residential development along Route 214, south of Stony Clove, in the hamlets of Lanesville and Edgewood.

Within the Forest Preserve, there are 14 different 'units'. Three are considered Wilderness areas, five as Wild Forest, two campgrounds, and four primitive bicycle corridors. The New York State Catskill Park State Management Plan defines these as:

Wilderness: "A wilderness area, in contrast with those areas where man and his own works dominate the landscape, is an area where the earth and its community of life are untrammled by man--where man himself is a visitor who does not remain. A wilderness is further defined to mean an area of State land or water having a primeval character, without significant improvements or permanent human habitation, which is protected and managed so as to preserve, and where necessary, enhance and restore, its natural conditions, and which (1) generally appears to have been affected primarily by the forces of nature, with the imprint of man's work substantially unnoticeable; (2) offers outstanding opportunities for solitude or a primitive and unconfined type of recreation; (3) has at least ten thousand acres of contiguous land and water or is of sufficient size and character as to make practicable its preservation and use in an unimpaired condition; and (4) may also contain ecological, geological or other features of scientific, educational, scenic or historic value."

Wild Forest: "A wild forest area is an area of Forest Preserve land whose character as a natural plant and animal community receives the same degree of protection under Article XIV of the Constitution as in areas classified as wilderness, but which differs from wilderness in that generally: 1: The physical characteristics of wild forest areas are capable of withstanding higher levels of recreational use; 2: Wild forest areas convey less of a sense of remoteness and provide fewer outstanding opportunities for solitude for visitors, and therefore; 3: Wild forest areas are managed to provide opportunities for a greater variety of recreational activities and a higher intensity of recreational use."

Primitive Bicycle Corridor: "A Primitive Bicycle Corridor is a linear area of Forest Preserve land, adjacent to or going through, a Wilderness Area, where bicycles are permitted, but which is otherwise managed as wilderness. This is a new land classification and was not identified in the original 1985 Master plan. The physical character of this corridor is usually an old road, often used as a foot trail, which has historic bicycling use, as allowed according to the 1985 Master plan. The Primitive Bicycle Corridor is 100 feet wide, 50 feet each side from the center line of an existing trail. The trails within the corridor have been

located with differential GPS, and are digitally located on area maps. The width of this corridor will allow for minor relocations of the trail when environmental conditions warrant such relocations. Maintenance may be minimal in nature; these trails within the corridors will not be made “smooth” bike paths, but substantially left in their current condition – often rocky and rough. However, maintenance activities for erosion control will be allowed. In addition, trailhead signage will be used to notify users that bicyclists may be on the trail to help reduce potential user conflicts.”

Campgrounds are part of the Intensive Use designation: “An Intensive Use Area is an area of State land where the department may: (1) offer opportunities for an array of outdoor recreational activities that are appropriate to a wild forest setting, and (2) develop recreational facilities that will accommodate relatively high densities of visitors while conforming in design and intensity of development with the wild character of the Forest Preserve. Intensive Use Areas include campgrounds, day use areas, fishing access sites, ski centers and visitor information centers.

Full descriptions of each of these forest preserve units can be found at <http://www.dec.ny.gov/lands/67299.html>

DEP and NYC Lands

(See the DEP Designated Areas Map, and the DEP NYC Lands Map)

The New York City Department of Environmental Protection (NYC DEP) regulates certain areas that provide New York City with potable water. The Department is serviced by the NYC DEP Police, which is a branch of NYC law enforcement who protect and preserve the city’s water supply system. There are 63 parcels and 1,962 acres of NYC owned lands (through the DEP Land Acquisition Program, and 9 parcels of 1,522 acres of lands with a conservation easement held by NYC DEP in Hunter.

The Town of Hunter contains two NYC DEP designated areas: 75% of the town’s area (43,087 acres) is located within a NYC DEP Priority Area and must adhere to the Memorandum of Understanding (MOU). Priority areas are designated based on proximity to reservoirs, water supply intakes, and distribution system. In Hunter, there are two priority areas: #2 and #4. Priority area 2 includes lands located within sub-basins of those reservoirs that are directly linked to the New York City water distribution system. This includes the Ashokan and Rondout reservoirs. Priority area 4 includes the balance of lands within the watershed that are in the Schoharie Basin.

The southwestern area of the Town is in a NYC DEP priority area 2, on either side of route 214. Generally, the Village of Hunter, Village of Tannersville, Hamlet of Onteora Park, and Haines Falls are surrounded by the NYC DEP Priority Area 4.

The DEP map also delineates certain areas, or designated areas, including incorporated villages, village extension areas, commercial/industrial areas, designated hamlets, and expansion areas. See Appendix for Map.

The Village of Hunter has three NYS DEP village extension areas adjacent to its boundary. One area is located on the western boarder of the Village on either side of Dolinsky Road, and two are on the southwestern edge of the Village on either side of Lustig Road and the other on the southern side of Route 83, as seen on the NYC DEP Designated Area Map.

The DEP expansion areas as shown on the DEP Designated Areas Map includes six separate areas. The most western DEP expansion areas include two smaller areas just outside of the Village of Hunter on the eastern on near Botti Drive and western side, encompassing part of Camp Meadowbrook Road and Rusk Hollow Roads. A larger expansion area is found heading east on route 23A and partially south down Route 214.

Additionally, there are three other smaller expansion areas: The most northern DEP expansion area is located south of Onteora Park, on the eastern side of Route 23C. Another is located southwest of this area east of Route 23C closer to the Village of Tannersville going from Par 4 Drive to Cranberry Drive. The last expansion is south of the Village Tannersville and goes from Route 16, past the Elka Park Road intersection to the norther edge of Clum Hill Road.

The following further describe the Designated Areas in Hunter:

Village, Tannersville	605 parcels	690 acres
Village, Hunter	807 parcels	885 acres
Hunter Vil. Extension	124 parcels	935 acres
Hamlet, Haines Falls	115 parcels	294 acres
Hamlet, Onteora Park	52 parcels	407 acres
Expansion Area Totals	271 parcels	2,871 acres

Local Land Use Related Laws and Plans

The Town of Hunter has enacted a variety of local laws over the years. The list below shows those local laws. Table 7 summarizes those land use related laws. The underlined local laws relate specifically to land use topics. There are currently no zoning or subdivision laws in the Town of Hunter. There is a new site plan review law adopted in 2016, and a lot line adjustment local law adopted many years ago. The Town has been working on development of a subdivision law.

Local Laws

1. Local Law #7 of 2016 repealing Local Law 4 and Local Law 5 of 1989
2. Local Law 8 of 2016 Small Scale Mining
3. Local Law 9 of 2016 Timber Harvesting
4. Local Law 10 of 2016 Mobile Home Park and Trailer Camp
5. Local Law 11 of 2016 Site Plan Review
6. Local Law 12 of 2016 Junkyard and Junk Storage
7. Local Law 13 of 2016 Scrap Facility
8. Public Notice Relating to Adoption of Local Laws
9. Regulating Standards for the Dedication of Town Roads
10. Designating a Local Building Official with Grant of Necessary Powers Download
11. Licensing and regulating Dealers in second hand, Junk and Auto Parts Activities and Businesses
12. Repealing the Business Investment Exemption Law Download
13. Environmental Quality Review Act Download
14. Providing for the conduct of Game of Chance Law
15. Regulating the commercial use of horses & other quadrupeds on town highways in the Town of Hunter
16. A local law relating to the regulation and licensing of outdoor public musical entertainment, amusement and assemblies
17. Repeal of section 24 of local law # three of 1966, designating local building official with grant powers
18. Repair or removal of unsafe buildings & collapsed structures
19. The Noise Pollution Control Law
20. Repeal of Local Law # 1 of 1981 see # 9 above for details
21. Accepting Applicability of the State Fire Prevention Code
22. Providing Interim Administration & Enforcement of the State Fire Code
23. Regulating the Construction of Signs
24. Amending Local Law # 3 of 1966 Duties and Powers of the Superintendent of Buildings
25. Providing for the Defense of Town Officers & Employees
26. Special Curfew for Halloween in the Town of Hunter
27. Regulating Conduct of Skiers at Ski Areas in the Town of Hunter
28. Exemption from Real Property Taxes of Property owned by certain physically disabled persons
29. Regulating Construction & Demolition of Waste Disposal
30. The Automatic Fire Alarm Law
31. Establishing the Electrical Code of Town of Hunter
32. Establishing Procedure for Petitions Filed Pursuant to Transportation's Corp. Law Section 121
33. Alternate Members of the Town of Hunter Planning Board
34. Junk Car Anti-Proliferation Law
35. Providing Penalties for Failure to Comply with Subdivision Regulations
36. Electing a Retirement Incentive Program
37. Notice of Highway Defects Law
38. Business Investment Exemption Law
39. Town of Hunter Lot Line Law
40. Building Numbering Law
41. Handbill Law
42. Dog Control Law of the Town of Hunter

- 43. Additional Fee for Dog Licenses
- 44. Cell Tower Law
- 45. Sewer Use Law
- 46. Building Permit Fee Law
- 47. Health Insurance Buy Out Law
- 48. Establishing Residency Requirements for the Appointed Office of Building Inspector
- 49. Exemption of Real Property Owners with Disabilities and limited Incomes
- 50. Demolition Fees
- 51. Local Law to provide for the increase of the maximum exemption allowable and “GoldStar Parents for Veterans” Real Property Tax Exemption Under SECTION 458-a of the Real Property Tax Law
- 52. A Local Law Providing for the Administration and Enforcement of the NYS Uniform Fire Prevention and Building Code
- 53. Flood Damage Prevention Law

Summary of Land Use Related Laws

The following chart offers a summary of the local land use related laws for the Town of Hunter.

Table 7: Town of Hunter Land Use Law Descriptions.

Local Land Use Codes & Law	Description
2.) Local Law 8 of 2016 Small Scale Mining	Local law repealing and replacing Local Law No. 1 of 2016 of the Town of Hunter regulating Small Scale Mining. The purpose of the law is to protect the municipality’s residents and environment, recognizes small scale mining operations can create adverse impacts.
3.) Local Law 9 of 2016 Timber Harvesting	Local Law No. 2 of 2016 of the Town of Hunter regulating Timber Harvesting. The local law regulates harvesting activities through a permitting process that encourages the use of Best Management Practices and professional forest management expertise.
4.) Local Law 10 of 2016 Mobile Home Park and Trailer Camp	Local Law No. 3 of 2016 of the Town of Hunter regulating mobile homes, mobile home parks, trailer camps and travel and other trailers. The purpose of the local law is to balance land development with environmental protection.
5.) Local Law 11 of 2016 Site Plan Review	Town of Hunter Site Plan Review Law, Local Law #4 of 2016 establishes the standards for preserving water quality and supply, air quality, traffic control, ensuring site access for emergency services, sewage and solid waste disposal, and regulating new development.

Local Land Use Codes & Law	Description
6.) Local Law 12 of 2016 Junkyard and Junk Storage	Local Law No. 12 of 2016 regulates junk and junk storage in order to promote a safe, clean, wholesome and attractive environment.
7.) Local Law 13 of 2016 Scrap Facility	Local Law No. 12 of 2016 regulates scrap facilities storage in order to promote a safe, clean, wholesome and attractive environment. The Town finds that the scrap processing facilities can be hazardous to persons and to the environment and can threaten the scenic landscape qualities that help define the character of the town.
9.) Regulating the Standards for the dedication of Town Roads	Local Law # 2 of the year 1966 Amended Law # 1 1972 regulates the creation of uniform design and construction of future streets, and streets will be adequate to serve the needs of the residents of the town, and others in the future, as well as at present. Includes regulations and procedures.
13.) Environmental Quality Review Act Download	Local Law # 2 of the year 1977 Introduced as # 3, provides regulatory authority regarding subject to environmental quality review of actions, which may have a significant effect on the environment. Such regulatory authority shall be undertaken and exercised in accordance with all procedure, concepts and definitions set forth in Article 8 of New York State Environmental Conservation Law and pursuant to regulations promulgated by the New York State Department of Conservation Law,
15.) Regulating the commercial use of horses & other quadrupeds on town highways in the Town of Hunter	Local Law # 1 of 1981 Repealed Local Law # 6 1981 Local Law # 3 1983 prohibits the use of roadways within the Town of Hunter by equestrians riding groups with six or more persons and to regulate in a reasonable manner equestrian traffic in groups upon roadways within the Town of Hunter.
18.) Repair or removal of unsafe buildings & collapsed structures	Local Law # 4 of 1981 provides for the safety, health, protection and general welfare of persons and property in the Town of Hunter by requiring such unsafe buildings be repaired or demolished and removed.
39.) Town of Hunter Lot Line Law	Local Law # 2 of 2000 provides for the Town of Hunter Subdivision Regulations to permit changes and alterations of lot lines that do not create any new lots or parcels and to simplify the procedure for accomplishing a Lot Line Change without requiring the applicant to be treated procedurally as a sub divider.

Local Land Use Codes & Law	Description
44.) Cell Tower Law	Local Law # 1 of 2002 regulates the proper sitting of said towers in such a manner as to minimize the impact on the scenic beauty.
45.) Sewer Use Law	Local Law # 2 of the year 2002 provides for efficient, economic, environmentally safe, and legal operation of the Tannersville Publicly Owned Treatment Works (P07149 and its sewage collection system.
53) Flood Damage Prevention Law	LOCAL LAW # 2 of the Year 1982 AMENDED LAW # 1 of the Year 1987 AMENDED LAW # 2 of the year 1989 REPEAL LAW # 2 of the Year 1989 LOCAL LAW # 4 of 2008 promotes public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.

Source: http://townofhuntergov.com/wp-content/uploads/2015/01/38.Building_Numbering_Law.pdf

In addition to the local laws, land uses in the Town of Hunter are also regulated under the New York City Watershed Rules and Regulations. These are administered by the New York City Department of Environmental Protection (DEP) and summarized as follows⁷.

Under authority granted by New York State’s Public Health Law, DEP has enacted regulations to protect the existing high quality of the New York City water supply and preserve it from future degradation. These Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources apply to all the following activities when they occur within the watershed:

- Residential septic systems;
- Intermediate-sized wastewater treatment systems;
- Wastewater treatment plants;
- Construction of a paved driveway or other impervious surfaces adjacent to a stream;
- Crossing, diverting or piping a stream;
- Construction of a house or other structure adjacent to a stream or watercourse;
- Connection to an existing sewer system with a service lateral;
- A land clearing or land grading project, involving two or more acres, located at least in part within the limiting distance of 100 feet of a watercourse or wetland, or within the limiting distance of 300 feet of a reservoir, reservoir stem or controlled lake or on a slope exceeding 15 percent;
- Application and storage of fertilizers;
- Discharge from agricultural activities;
- Siting of junkyards or solid waste management facilities; and
- Discharge or storage of other hazardous materials, petroleum products, pesticides, highway maintenance materials, or other sewage.

⁷ From http://www.nyc.gov/html/dep/html/watershed_protection/watershed_regulations.shtml

DEP reviews and approves a project application. Some projects may require the applicant to develop and submit to DEP a Stormwater Pollution Prevention Plan or Individual Residential Stormwater Plan.

Certain regulated projects may also require that a permit be issued by the applicable local, City, State or federal agency.

Other Land Use Related Plans for and In Hunter

There are many planning efforts that have been conducted in the past for or in the Town of Hunter as follows. Of especial relevance to this comprehensive planning effort is the Mountain Cloves Scenic Byway Management Plan, the Hunter Corridor Regional Planning Study, and the development guidelines resulting from the Mountaintop Roundtable efforts.

- 1980 Cultural Resources Survey Report for Route 23A Palenville to Haines Falls Greene County (at Haines Falls Library)
- 1991 Town of Hunter Comprehensive Plan
- 1998 Economic Development Strategy
- 2000 Town of Hunter Comprehensive Plan
- Mountain Cloves Scenic Byway Management Plan (2008)
- Mountaintop Recreation, Cultural Resources and Scenic Quality Strategy (2009)
- Hunter Corridor Regional Planning Study
- Schoharie Creek Stream Protection Plan
- Catskill Streams, Principles of Stream Stewardship Memorandum of Understanding
- Trail Conference – study of parking at Platte Clove
- NYS DEC Forest Unit Management Plans
- The Hunter Foundation 2020 Strategic Plan
- Mountaintop Recommended Model Development Principles for Conservation of Natural Resources (2012)
- Low Impact Development (LID) Manual for Hunter (2011)
- Village of Tannersville Local Waterfront Revitalization Plan for Gooseberry Creek (2017)
- New York State Outdoors Healthy Living Through Nature Plan
- 2016 New York State Open Space Plan
- Habitat Summary for the Town of Hunter (2016 from DEC, included in this plan)
- Greene County
 - Economic Development Plan
 - Tourism Marketing Blueprint and Economic Impact Analysis
 - Draft Telecommunication Plan
 - Open Space Plan
 - Agricultural and Farmland Protection Plan
 - Water Dependent Use Study
 - Housing Study

Trails and Recreation

(See the Trails and Recreation Map, see also Hunter Corridor Regional Planning Study and the Mountaintop Recreation, Cultural Resources and Scenic Quality Strategy (2009).

NYS maintains nearly 72 miles of recreational trails in the town of Hunter. Most of these are back country hiking trails. However, there is a 1,500-foot accessible trail near North/South Lake that leads to an observation deck at Kaaterskill Falls. There are also 2 ¼ miles of multipurpose trail suitable for foot traffic, biking, horses, and cross-country skiing (varies by trail). These are all located in the area around North/South Lake and Kaaterskill High Peak. There is also a 6.5-mile snowmobile trail that circles around Kaaterskill High Peak, useable by hikers in the summer months.

A full listing of campgrounds, parks and trails include:

1. North Lake Campground- Located at the end of North Lake Road - 219 site state run campground with two beaches, boat rentals, and recreation field. Many hiking trails that transect the area travel through or originate in the park. The Campground park is also the site of several historically significant areas from the early days of tourism including the Catskill Mtn House site, the Kaaterskill Hotel site and the western terminus of the Otis Elevated Railroad.
2. Devil's Tombstone Campground- Located approximately 1.5 miles south of SR 23A on SR 214. 25 site state run campground without any significant facilities. The Devil's path hiking trail does transect the park.
3. Rip Van Winkle Lake Park (Tannersville Lake Park) Located on Lake Road in the Village of Tannersville. Village run beach and playground including basketball court, volley ball court, and skate park.
4. Dolan's Lake Park- Located near the entrance to Hunter Mtn on CR 83 in the Village of Hunter. A village run beach with pavilion.
5. Hunter Mtn- Located on the south side of the Village of Hunter- A corporate owned alpine ski facility.
6. Cortina Valley- Located on the east side of Clum Hill Road just south of SR 23A- a non-operating ski resort
7. Mountain Trails Cross Country Ski and Snowshoe Center – an extensive cross country ski and snowshoeing trail system that contains 40 distinct trails and over 35km of groomed skiing and snowshoeing.
8. Mountain Top Arboretum – public botanical garden offering a variety of horticultural educational opportunities and a system of trails and boardwalks through 178 acres of property.
9. Mountain Top Historical Society Center and Rail Station – nonprofit organization that maintains a visitor and art trail center and Ulster and converted train depot. Trail head is located off New York State route 23A
10. Kaaterskill Falls – 260ft two-tiered waterfall located near North-South Lake. The Falls area contains a 1.69-mile round trip hiking trail to the foot of the Falls.

11. Kaaterskill Rail Trail – a year-round 2-mile multi-use trail. Accessible from Laural House Road and the Mountain Top Historical Property parking lot on New York State Route 23A in Haines Falls.
12. North-South Lake- 1,100-acre state campground containing a scenic escarpment that is oriented to the east with views of the Hudson River and beyond. The lake is near the historic site of the former Catskill Mountain House.
13. A few of the more significant hiking trails include 14 miles of the Devil’s Path, traveling from Westkill Mountain in neighboring Lexington, to the Devil’s Kitchen at the top of Platte Clove near the base of Indian Head Mountain. 12 miles of the Escarpment Trail straddle the border between Hunter and Catskill, circling North/South Lake, and eventually traveling north over the Blackhead Range and Windham High Peak.
 - a. Devils Tombstone –Part of the NYS DEC public campground located adjacent to Notch Lake off route 214. Allows for boating, fishing, and hiking. Located 3 miles south of Hunter Mountain. It has 24 tent/trailer sites with picnic areas and tables.
 - b. Escarpment Trail – 23.9-mile trail system over challenging terrain with certain areas of the trail that allows for camping. Connects to other trails throughout the area, accessible through Schutt Road of route 18.
14. Twilight Camp
15. Latvian Lutheran Summer Camp
16. The Katy Isaacson and Elaine Gordon Lodge (Colgate Road)
17. Sugar Maples Camp (Maplecrest), Camp Tri-Mount (Boy Scout Camp) located just outside the Town of Hunter.
18. ARC Camp in Hunter – Camp Loyal Town is affiliated with the AHRC, serving those with developmental and intellectual disabilities. The camp offers a respite program for people of all ages and contains adaptive facilities including playgrounds.

Cultural & Historical Features and Organizations

The Town of Hunter has a variety of cultural, historical and recreational resources. For trails and recreational resources see map.

Museums:

1. Catskill Mtn Foundation Performance Piano Museum located on Main Street in Hunter

Libraries:

1. The Hunter Public Library located on Main Street in Hunter
2. The Mountain Top Public Library located on Main Street Tannersville

Local Historical Sites:

1. The site of the former Catskill Mtn House located in the North Lake Campground. This is the location of the former multistory hotel built on the edge of a cliff with views of 5 states, and which burned down.

2. The Kaaterskill Hotel site. Also located in the North Lake Park. Also, site of a multistory seasonal hotel that burned down.
3. The Hunter Historical Society site located on SR 23A in Haines Falls across from the former Twilight Park golf course. The site includes a former railroad stop from the narrow-gauge railroad that serviced the area.
4. The Haines Family Burial Mound adjacent to the Mountaintop Historical Society.
5. National Registry Sites:
 - i. Elka Park Historic District, located in the Town of Hunter, designated in 1993. The Historic District is listed in the National Register as being of community planning and development significance, with buildings designed in the Stick/Eastlake Queen Anne, and Shingle Style manners.
 - ii. Layman, Frank D., Memorial, located in the Haines Fall vicinity, designated in 2003. The historic monument was erected in 1901 in the memory of Mr. Layman who lost his life while fighting a forest fire.
 - iii. All Souls Church, located in Tannersville, designated in 1993. The building is of art, entertainment, recreation, and architectural significance, being designed in the late gothic revival style, designed by George Agnew Reid.
 - iv. Hunter Mountain Fire Tower, located in the Town of Hunter, designated in 1997. The Fire Tower is of conservation, entertainment, recreation, and architectural significance. Located at the summit of Hunter Mountain with views of the Hudson Valley, Massachusetts, Connecticut, and southwestern Vermont.
 - v. Ulster & Delaware Railroad Station, located in Haines Falls, designated in 1996. The Railroad Station is of transportation, entertainment, recreation, and architectural significance.
 - vi. Onteora Park Historic District located in the Town of Hunter, designated in 2003. The Historic District is of architectural, social history, and community planning and development significance.
 - vii. Church of St. John the Evangelist, located in the Town of Hunter, designated in 2004. The building is of and architectural significance, being designed in the Stick/Eastlake manner, designed by William Halsey Wood.
 - viii. Old Platte Clove Post Office, located in Elka Park in the Town of Hunter, designated in 2003. The building, with its architectural significance, is located in the Elka Park Historic District.
 - ix. Twilight Park Historic District, located in the Haines Fall vicinity, designated in 2007. The Historic District is of architectural, entertainment, and recreational significance as listed in the National Register, with buildings designed in the late Victorian and 19th & 20th C. Revival styles.
 - x. Hathaway, located near Tannersville, designated in 2008. This building is of historic and architectural significance, being designed by Delano & Aldrich.

Designated Scenic areas, vistas, byways

1. SR 23A in the area from the Town of Hunter line on the east side to the Town of Hunter line on west side is designated a scenic byway.

2. SR 214 from the intersection with SR23A to the Town of Hunter line with Ulster County is also designated as a scenic byway.
3. The Mountain Cloves Scenic Byway is designated as per the February 2011 Corridor Management Plan for that area. It includes travelways within the northern high peaks of the Catskill Mountains and is themed around panoramic views of rugged mountains, valleys and streams. See the Scenic Byway section for additional information.

Historic Preservation Organizations:

1. The Town of Hunter Historical Society- SR 23A in Haines Falls
2. The Haines Family Association
3. Mountain Top Historical Society

Watershed Protection Organizations:

1. Greene County Soil and Water Conservation District
2. New York City Department of Environmental Protection

Other Organizations:

1. 23 Arts/Catskill Jazz Factory
2. Catskill Center
3. Catskill Mountain Fish and Game Club- Hylan Drive in Hunter
4. Catskill Mountain Foundation (a 501 C-3 nonprofit with 3 locations, two of which are in the Town of Hunter, in the Villages of Tannersville and Hunter. The Foundation provides a variety of cultural amenities including performing arts, film, arts residences, arts education, programs for children, piano museum, gallery, and agricultural program.)
5. Catskill Park Advisory Committee
6. Civic Association
7. Friends of the Library
8. Friends of the Orpheum
9. Greene Room Players
10. Hudson River Artists Guild
11. Hunter Area Trails Committee
12. Hunter Chamber of Commerce
13. Hunter Foundation (is a 501C3 nonprofit organization that contributes to the renovation of buildings and blighted properties to develop these buildings into affordable residential and business spaces. Their work in the Town of Hunter extends to, Village of Tannersville, Village of Hunter, and the Town of Hunter.)
14. Kaaterskill Clove Working Group
15. Lions Club
16. Mountain Cloves Scenic Byways Steering Committee
17. Platte Clove Neighborhood Center
18. Religious oriented communities:

- The Platte Clove Bruderhof, a religious community located in Elka Park, was established in 1990 and includes a number of structures and other facilities that are used in furtherance of religious activities. These activities include a mixture of residential, educational, and economic activity in furtherance of religious purposes. See Appendix 5 (B) for definition.

19. Rotary Club

20. SPTO (Student Parent Teacher Organization)

21. Stoney Clove Fish and Game Club- SR 214 near the County line

Annual Events/Cultural Amenities:

1. In Village of Tannersville
 - Spirit of the Holidays Celebration
 - Winter Walk & Tree Lighting
 - Halloween Spooktacular
 - Antique and Euro Car Shows
2. In Town of Hunter
 - Various annual festivals and musical events.
 - Annual festivals located at Hunter Mountain Ski Resort include: TAP NY, Radio Woodstock's Mountain Jam, Taste of County Music Festival, Oktoberfest, and Ahimsa Yoga & Music Festival.
3. Taste of Music Festival
4. Mountain Jam

Transportation

The main mode of transportation for Town of Hunter residents is dedicated to vehicular traffic. Public transportation in the immediate area is available through the Greene County Transit system which operates a bus route, the White line. The White line runs through Hunter, along Route 23A that ends in Lexington and begins in Palenville, connecting both the Village of Tannersville to the Village of Hunter. This line is part of a larger county wide system, with the majority of lines connecting to the Village of Catskill.

An extensive study and plan was done for the Route 28 Corridor (Hunter Corridor Regional Planning Study). Covering the Town of Hunter and Villages of Hunter and Tannersville, this plan's primary objective was to engage in inter-municipal discussions that characterize and focus the nature of development and growth to be sensitive to the Corridor setting and to encourage a common vision for the Route 23A Corridor ("the Corridor"). Secondary objectives are to provide an analysis of

environmental conditions and infrastructure that both constrains and supports desired land uses; evaluation of federal, state, regional and local regulations that shape land use; and, identification of planning tools and recommendations that may be implemented by the Hunter Communities to bring the shared vision of future development along the Corridor to fruition while protecting and conserving the intrinsic resources that give the Hunter Communities a sense of place.

In particular, the Corridor Study offers:

- An inventory of existing information including community plans, land use and other relevant regulations, environmental data and mapping, etc.
- Characterization of important natural resources within the Corridor including wetlands, streams, floodplains, soils, topography, wildlife resources and visual and scenic character.
- Identification of current municipal infrastructure and service strengths and weaknesses including wastewater treatment, water supply and distribution, solid waste, stormwater management, transportation infrastructure, community and emergency services, and traffic patterns within the Corridor.
- Evaluation of growth potential and the cost of community services within the Corridor.
- Identification of policies, strategies and measures that could be implemented to encourage sustainable development and mitigate potential impacts to the environment.
- Public participation to obtain input and feedback from stakeholders in the local land use arena including the general public, planning and town boards, and interested and involved agencies.
- Development of a detailed written study that incorporates the results of the Hunter Corridor Study into an integrated document that can be used actively and cooperatively by the Hunter Communities.

Roads and Traffic

(See the Roads and Parcels map, and the Traffic Map. See also Hunter Corridor Regional Planning Study, that discusses roads and traffic.)

The primary transportation corridor through the town is NY State Route 23A. Both Villages of Hunter and Tannersville are located along this route. 23A provides access from Interstate 87 to the Hunter Mountain ski area, and the heavily used North/South Lake State Campground. The eastern portion of Route 23A is extremely steep and susceptible to washouts. From the intersection with Route 32A in Palenville to the intersection with North Lake Road in Haines Falls, Route 23A rises 1,330 feet. This is an average 5.2% grade over the nearly 5-mile stretch, with some portions reaching up to a 10% grade. There are few alternate routes connecting to this major thoroughfare, and those that do add significant travel time, or are maintained as seasonal roads. This leads to significant congestion and sometimes, dangerous situations. The hairpin turn at Kaaterskill Falls is one such bottleneck. The Kaaterskill Falls

parking area is located 1,250 feet west of the trailhead (nearly a quarter of a mile) and has no dedicated pedestrian walkway.

State Route 214 is a connecting road between Route 23A and another major Catskill Access road, Route 28 to the south. Route 214 intersects with Route 23A between the Villages of Hunter and Tannersville, and provides access to the Devils Tombstone State Campground, and the Lanesville Area.

County Route 23C Provides access to the Town of Jewett to the north, from the Village of Tannersville. North Lake Road provides access to the North/South Lake State Campground from Route 23A in Haines Falls.

Plattekill Road (County Route 16) provides access to a low density residential area in the town, south of the Village of Tannersville. The southeastern portion of Plattekill Road that traverses Plattekill Clove is a seasonal use road connecting Hunter to the Town of Saugerties. It is closed during the winter months, and receives a low level of maintenance during the summer.

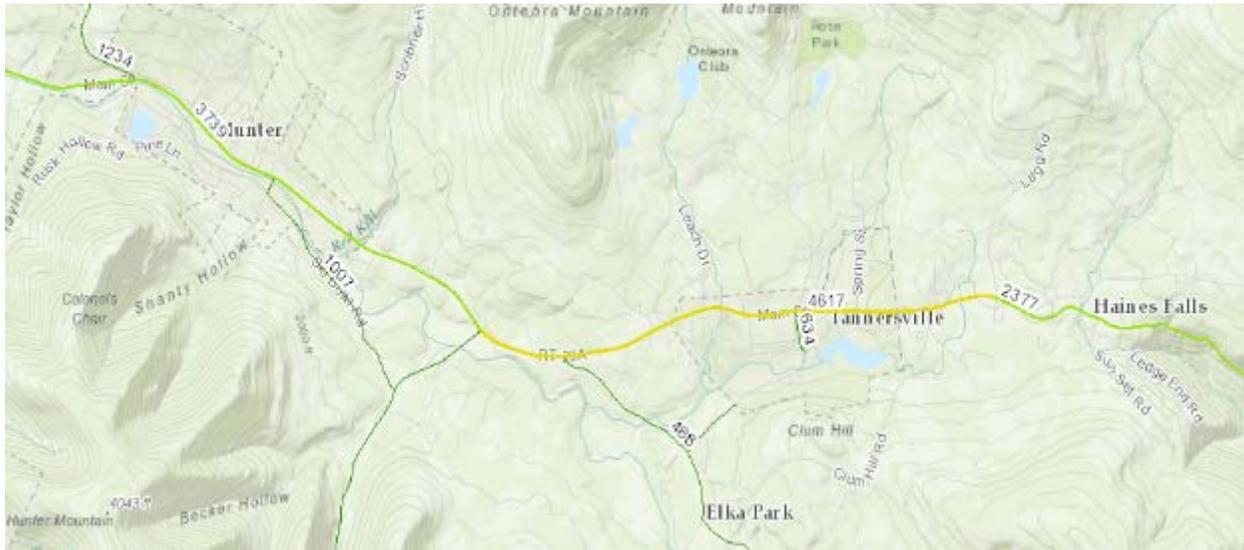
Traffic Counts

The traffic counts, or annual average daily traffic (AADT), are taken periodically by the New York State Department of Transportation. The AADT is taken over a specific period of time, usually a 2-7-day period. AADT counts reveal a community's traffic pattern, helping to assess volume, speed limits, and wear of roadways.

The main route through the Town of Hunter is New York State route 23A. Heading due west from the Town of Palenville, along the Kaaterskill Creek, Route 23A has an average daily traffic count of 2,377 vehicles (2016 count data). The heaviest travelled portion of Route 23A is from Route 214 to Route 25. That experiences almost double the traffic volume of other sections. In 2016, the volume there was 4600 cars. Since 2010, the volume has been steady at that level. However, it is much higher than in 2006, when the count had 3837 vehicles.

From Route 32A to Route 25, the 2016 count volume was 2368 vehicles. There has been a steady decline in traffic since 2012 when the volume was 3441 vehicles. From Route 224 to Route 296, traffic volume was 3353 in 2016, and slightly less than counts from 2007 (3633 vehicles). The least traveled portion of Route 23A is between Route 296 and CR 17. Volume there has been about 1350 vehicles over the past decade. Figure 1 shows NYS DOT recent traffic counts. Note that the Hunter Corridor Regional Planning Study shows a similar map from 2010 where all sections of Route 23A had higher traffic counts.

Figure 12: Town of Hunter Traffic Counts



Source: <https://gis3.dot.ny.gov/html5viewer/?viewer=tdv> from 2016

Scenic Byway

The New York State Scenic Byway Program is managed through the New York State Department of Transportation (NYSDOT). The Scenic Byways program designates corridors of paved roadways throughout the State that are of particular importance to that region. To be designated a Scenic Byway a region must contain either scenic, historic, cultural, or archaeological significance to that area. Proposed Scenic Byways are submitted to the NYSDOT through a submitted Corridor Management Plan which goes through the Scenic Byways Advisory Board for review.

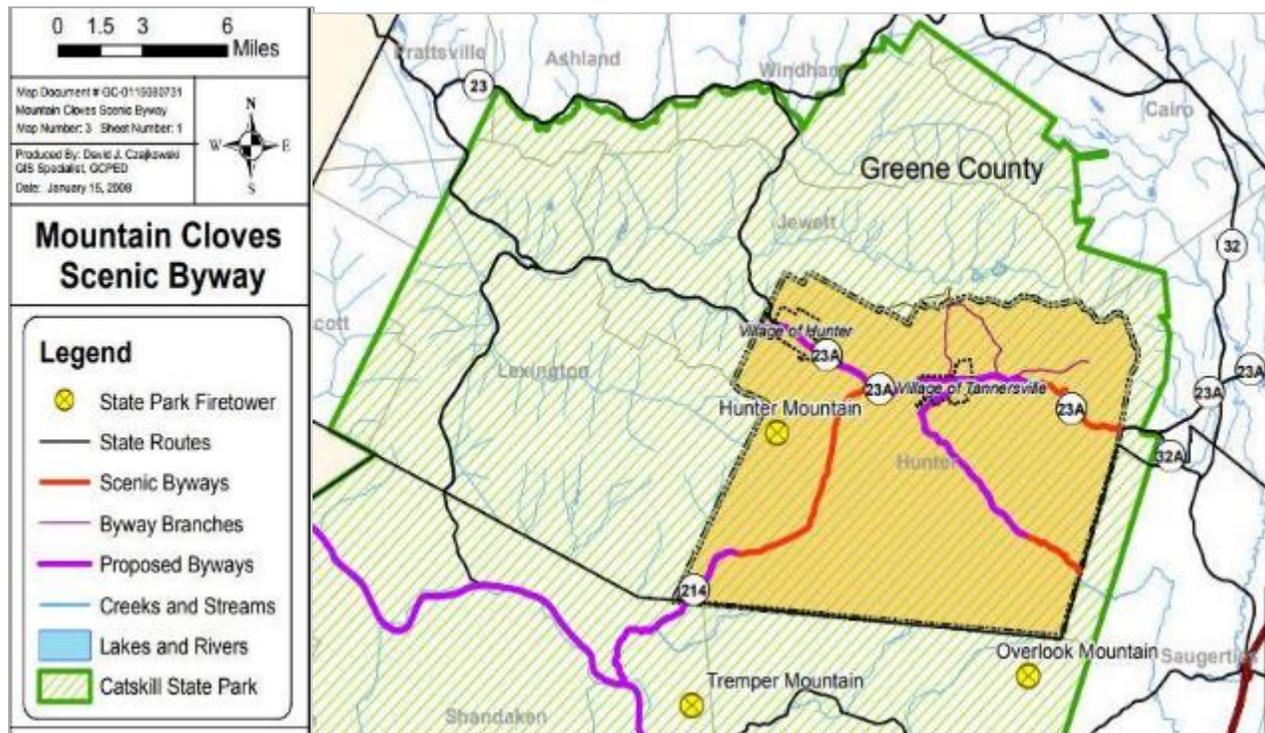
The Town of Hunter contains the Mountain Cloves Scenic Byway (MCSB), a 41-mile state designated byway that provides a profound travel experience within the Catskill Mountains' Northern High Peaks. The three distinct Cloves – Kaaterskill, Platte and Stoney – are linked into a continuous, connected Scenic Byway 'loop' that includes State Route 23A from East boundary of the Town of Hunter to the Westerly boundary of the Town of Hunter. It includes State Routes 214 and 23A in the Town of Hunter and County Routes 16 and 18 to Route 23A and County Route 25 to 23C down to Route 23A as indicated in the map below. The Mountain Cloves Scenic Byway Corridor Management Plan was accepted by the Scenic Byways Advisory Board in the Fall of 2012 and signed into law in 2013 creating the first state designated scenic byway in the Catskill Park.

The Mountain Cloves Scenic Byway offers natural tranquility and diverse recreational and cultural offerings in and around the Town of Hunter and a deeper awareness of the history and diverse attractions of the region to promote place-based economic development. The steering committee that developed the Corridor Management Plan for designation evolved to become the management entity for the byway. MCSB incorporated in 2014 and is now managed by a twelve-member board.

The 2012 Mountain Cloves Scenic Byway Management Plan is an important document. The DOT website for the MCSB is <https://www.dot.ny.gov/display/programs/scenic-byways/mountain-cloves>. The Plan offers both information and recommended actions related to the Byway. It also provides long-term goals to establish, maintain, and enhance the Mountain Cloves Scenic Byway. The many strategies included in the Plan are connected and relevant to this Comprehensive Plan especially related to:

- Concepts for context sensitive Byway physical enhancements. These will aid the function of and access to the Byway and are relevant to the Towns Transportation and Infrastructure goal.
- Strategies to preserve and maintain the special open space and natural qualities.
- Techniques to enable visitors to delve into and explore Hunter’s rich heritage, history and culture.
- Marketing and promotional approaches which will cultivate tourism.
- Ways to involve the broad public and businesses in Byway development and stewardship.
- A shared management approach for Byway organization and implementation between the Villages of Hunter and Tannersville and the Town of Hunter.

Figure 13: NYSDOT Mountain Clove Bypass Proposed Expansion



Source:

<https://www.dot.ny.gov/content/engineering/Scenic-Byways/Byways-repository/Mountain%20Cloves%20CMP%20Revised%20Combined%20Final.pdf>

Sidewalks

Sidewalks help to create a walkable community, improving pedestrian safety while creating inclusive transportation choices that promotes mobility and a healthier region. Residents from both the Villages of Hunter and Tannersville have cited that sidewalks are an asset to their community and hope to enhance the walkability in their communities.

Village of Hunter

Heading east to west, the Village of Hunter's sidewalk system begins at St. Mary's church on the northeast side of NYS Route 23A and ending near Garfield Avenue. The sidewalk system expands to both sides of 23A at Ferraro Road to Bridge Street, returning to a singular sidewalk system on the south side of Route 23A, ending just after Garfield Avenue for a paved sidewalk distance of 1.31 miles through the Village.

The principal sidewalk is on NYS Route 23A, or Main Street, through the Village of Hunter has a few additional sidewalks off of it, extending its walkability. Glen Avenue has a sidewalk that extends for almost 300 feet on the eastern side of the road as an additional sidewalk to the base of the Hunter Mountain Ski area, but does not directly connect to any facilities. The sidewalk extends over the Schoharie Creek on County Road 83, to Ski Bowl Road, ending at a paved footpath and bridge that connects to the end of Ferraro Road leading back to 23A Main Street in the Village back over the Schoharie Creek.

Village of Tannersville

The Village of Tannersville sidewalk network begins at the Village line, near Van Drive and extends to Mitchell Road for a sidewalk distance of 1.65 miles. Right before Spring Street, the sidewalk extends to both side of the Route 23A, Main Street until Allen Road. Additional sidewalk connectivity is provided off of Main Street to the Hunter-Tannersville High School, a few hundred feet down Church Street, Tompkins Street, and Hill Street.

Infrastructure

Water Services

Public water is primarily available in the Villages. In Tannersville, public water is available throughout the Village, but in Hunter, about half the Village has coverage (see map). There are several parcels located outside the village areas that also have public water.

The Village of Hunter has a water treatment facility located on Ski Bowl Road. It serves residential parcels but currently no facilities extend beyond the Village boundaries.

The Village of Tannersville has a water treatment facility located near the end of Leach Drive with an average daily consumption of 200,000 gallons per day. The water district boundary is largely the same as the Village boundary (see Water Infrastructure Map) although there are several users outside the village. Inside the village, there are 360 residential connections, 60 multi-family connections, and 79 commercial connections. The water district outside the Village boundary serves 115 residential connections, 9 multi-family connections, and 10 commercial connections.

Wastewater Services

Village of Hunter:

The Wastewater treatment facility is located off SR 23A behind the Village Highway garage. There are six wastewater treatment areas located within the Village (See Hunter Village Wastewater Treatment Map). The largest wastewater treatment area extends the entire length of the Village, mostly on the northern side of route 23A and services the majority of the Village. The Liftside wastewater treatment area extends from the southern side of the Schoharie Creek, south just past most the Village boundary on the other side of Clear View Drive, heading east down Riverside Drive, Overlook Drive, and ending at Klein Ave. The Colonel's Chair wastewater treatment area surrounds a small water basin, flanking either side of Pine Lane, extending to the end of Hunter Lane. The Four Seasons wastewater treatment area consists of a narrow corridor that flanks either side of Botti Drive and Gaby Lane, from route 23A to the end of the Botti Drive. Camp Loyaltown wastewater treatment area services the camp from Glen Avenue to the Village boundary. The Whistle Tree wastewater treatment area, services a small area off of Scribner Hollow Road near route 23A.

Village of Tannersville:

Tannersville wastewater treatment facility is located on Allen Road in Tannersville. The Village of Tannersville is serviced by 4 wastewater treatment areas (see Tannersville Wastewater Treatment Map). The largest treatment area is the Tannersville treatment area which also extends outside the Village boundary past Elizabeth Lane to Van Drive servicing both sides of route 23A. There are two additional smaller wastewater treatment areas in Tannersville as well: Brookside Drive and Showers Road systems. The larger treatment area is the Showers Road area, extending from the northern half of route 23C and Showers Road. The other treatment area is the Brookside Drive treatment area, which services Brookside Drive.

Haines Falls. The Haines Falls area is serviced by a wastewater system there that extends from the eastern edge of the Village boundary down route 23A to O'Hara Road. The treatment area extends down two side roads which includes Ternes Road, Schoonmaker Road, Cabbage Patch, and up Route 25, and ends past France Road.

Highways

There are four highway departments serving roads in the Town of Hunter: Village of Hunter, Village of Tannersville, Town of Hunter, and Greene County DPW. Their departments are as follows:

Village of Hunter: Location at SR 23A on the T/Jewett border
 4 employees
 Large four bay garage with salt shed nearby built < 20 years ago

Village of Tannersville: Location at Corner of Railroad Ave and South Main St
 3 employees
 Multi bay garage with numerous pieces of equipment

Town of Hunter : Location at 5748 SR 23A
 7 employees
 1 Large 4 bay garage (heated)
 1 Large 4 bay garage unheated

Greene Cty Highway: Located on Hylan Road in Hunter
 5-6 employees
 Large 6 bay garage

Emergency Services

Hunter is served by the following emergency services:

Police Protection:

- 1) 911 is controlled by Greene County Emergency Services at a facility in Cairo.
- 2) The Sheriff's Department is located in Catskill with another satellite office in Ashland.
- 3) The State Police has a satellite office in the Town Hall.
- 4) There is a Town Police Department.

Fire Protection:

- 1) Hunter Fire Department- Located on Bridge Street in Hunter.
- 2) Tannersville Fire Department- Main Street and Park Lane Tannersville.
- 3) HD Lane Fire Co- Beecher Road Lanesville.
- 4) Haines Falls Fire Co- SR 23A in Haines Falls.

Emergency Medical Services:

- 1) Tannersville Rescue Squad located in the Tannersville Fire Department building.
- 2) Hunter Area Ambulance.

Solid Waste Services

Solid Waste is managed as a county entity with a solid waste transfer station located on Hylan Road in Hunter.

Utilities

Electric service is provided primarily through Central Hudson overhead lines throughout town. Telephone, cable and broadband service is also mostly via overhead line. There is limited cellular service in Town. The NYS Broadband Program Phase 2 and 3 Map shows very limited areas in Town expected to have service in the future.

There is no natural gas infrastructure in the Town.

School District

There is a single school district serving the Town of Hunter. The Hunter Tannersville Central School district is a two-building district with elementary age students (grades pre-k to 6) in a building on Main Street Hunter, and (grades 7-12) on Main Street Tannersville. The 2016-2017 Hunter Elementary School has 179 students enrolled, while the Hunter-Tannersville Middle/High School has 157 students enrolled for a total of 338 students. The school district includes Elka Park, Tannersville, Haines Falls, E. Jewett, Hunter, Lanesville, Lexington, Platte Clove. Enrollment in 2010-2011 was 409 indicating a 73 student decrease.

According to the 2016-17 New York State Education Department, the Hunter-Tannersville Central School district has a student-teacher of ratio 8 to 1. School enrollment population trends have been in decline, reflecting the overall decrease in population the Town of Hunter has been experiencing. Enrollment in the school district has declined by 41.3% between 1998 and 2015, or 572 children to 336 children, as represented in the figure 14 below.

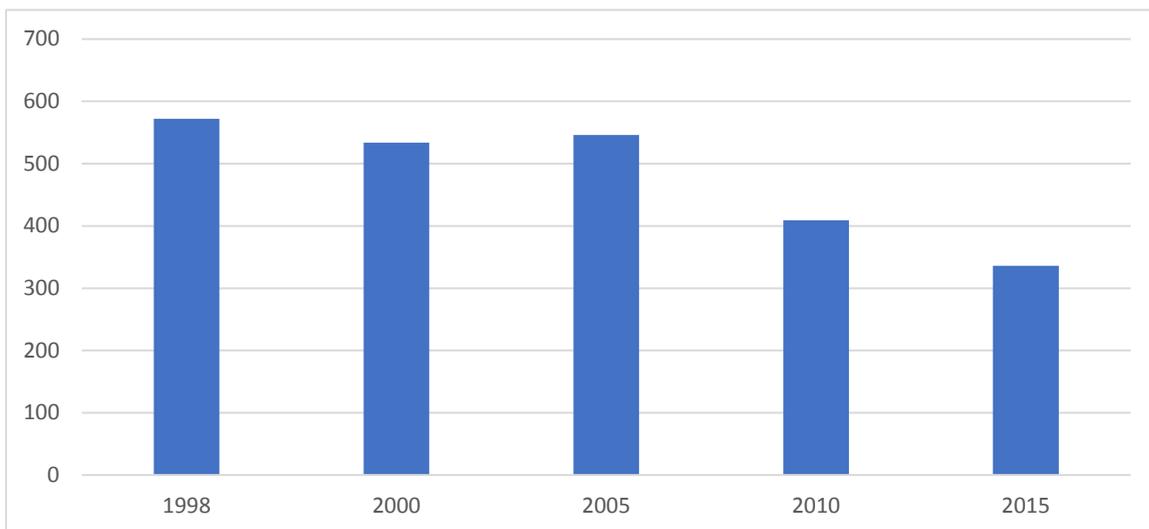


Figure 14: Town of Hunter School Enrollment Source: <https://data.nysed.gov/profile.php?instid=800000051460>

Environmental Features/Natural Resources

Water and Watersheds

(See the Watershed and Sub-Watersheds Maps)

The town of Hunter is drained by three different stream systems. The Schoharie Creek drains the northern 49% of the town, west of Haines Falls. This is part of the East Kill-Schoharie Watershed. The Kaaterskill Creek drains 15% of the northeastern portion of the town east of Haines Falls. This is part of the Kaaterskill Creek watershed and includes North/South Lake. The southern 36% of the town is drained by tributaries of the Esopus Creek. These include the headwaters of the Stony Clove Creek, Warner Creek, and the Beaver Kill, which are all part of the NYC Watershed and drain into the Ashokan Reservoir. The Saw Kill empties into the Esopus downstream from the Ashokan and is therefore not a part of the NYC Watershed.

Some of the larger named waterbodies in the town are:

- Leach Lake, a small waterbody just outside Tannersville, along a tributary of Allen Brook and Schoharie Creek.
- Grill Lake, a small waterbody near Elka Park, along Cook Brook, a tributary of Schoharie Creek.
- Notch Lake, the source of Stony Clove Creek at the north end of Devils Tombstone Campground.
- Dolans Lake, a small waterbody along the Schoharie Creek in Hunter.
- The Tannersville Reservoirs are a series of small water features along Allen Brook and its tributaries.
- Onteora Pond, a moderate size waterbody (20 acres) along Allen Brook, a tributary of Schoharie Creek.
- Lake Rip Van Winkle, a moderate size lake (21 acres) in Tannersville, along Gooseberry Creek, a tributary of Schoharie Creek.
- North/South Lake, the largest waterbody in the town at approximately 88 acres, located in North/South Lake State Campground at the eastern end of the East Kill.

Wetlands

(See the Water and Wetlands Map)

There are 309 acres of NYS DEC regulated wetlands within the town.

The largest grouping of these wetlands (over 100 acres) is at the headwaters of the Schoharie Creek, along Platte Clove Road. There is another 28-acre DEC wetland approximately 2 miles downstream, near the intersection with Elka Park Road. A ~95-acre group of DEC wetlands occurs along the Gooseberry Creek, east of Tannersville, which includes the area surrounding Lake Rip Van Winkle. Two ~24-acre DEC

wetlands are located north of the Village of Tannersville. One along Allen Brook, and the other along Sawmill Creek, near Onteora Park. There is also a 14-acre DEC wetland adjacent to Route 214 at the north end of Stony Clove Notch.

In addition to these NYS DEC mapped and regulated wetlands, there are approximately another 275 acres of federal wetlands in the town, mapped by the US Fish and Wildlife Service. These all occur in similar locations as the DEC wetlands.

The Wetlands map also includes soils that have been identified as hydric. Hydric soils can hold water within 12 inches of the surface of the ground during the growing season, and are therefore, another good indicator of potential wetlands.

Flood Hazards

(See the Flood Hazards Map)

The Federal Emergency Management Agency (FEMA) has mapped 100 and 500-year flood hazard areas along all the major stream systems in the town. Due to the mountain terrain, unfortunately, much of the development in the town has occurred in or near these flatter flood prone areas. The Schoharie Creek has mapped flood hazards along its entire length, from the top of Platte Kill Clove in the east, through the village of Hunter in the west. The village of Tannersville has mapped flood hazards along Allen Brook, Gooseberry Creek, and Sawmill Creek; all tributaries of Schoharie Creek. The hamlet of Haines Falls has 100-year flood hazards mapped along Kaaterskill Creek. And Stony Clove Creek has 100 and 500-year flood hazards mapped from the hamlet of Edgewood and south, including Hollow Tree Brook, a tributary of Stony Clove Creek at Lanesville.

There are over 600 developed parcels in the town that are fully or partially within a flood hazard area. Many also appear to have structures or some infrastructure (driveways, etc.) within or very close to one of the mapped flood hazard areas. The majority of these are in the Villages of Hunter (192) and Tannersville (143), with another 278 parcels outside of the villages.

Topography

(See the Topography and Steep Slopes Maps)

Being a mountain top town in the Catskill Mountains, the topography is very steep in many places. The Catskill Escarpment forms the eastern border of the town where the elevation starts at about 700 feet in the town of Saugerties and rises to an elevation of 2,000 to 3,000 feet within less than a 1-mile distance. This is also known as the Great Wall of Manitou.

The town includes seven mountain peaks with an elevation over 3,500 feet, including the second highest peak in the Catskills: Hunter at 4,040'. The others are Plateau (3,840'), Sugarloaf (3,800'), Southwest Hunter (3,740'), Kaaterskill High Peak (3,655'), Twin (3,640'), and Indian Head (3,573').

Together with Westkill Mountain to the east, in Lexington, the mountain range that includes Hunter, Plateau, Sugarloaf, Twin, and Indian Head, are known as the Devils Path. This range covers the entire southern half of the town, with Route 214 through Stony Clove being the only transportation route through the range.

North of the Devil's Path, the northern half of the town is more plateau-like. This area is still rocky and rugged, interspersed with ridges, cloves, and some peaks. Kaaterskill High Peak and adjacent Roundtop Mountain are located here.

Archeologically Sensitive Resources

There are several archeologically sensitive areas identified in the Town of Hunter – both within and outside the Villages. These areas are identified and mapped by the NYS Historic Preservation Office. The Archeological Sensitivity Maps for New York State define areas within the state where the discovery of archeological sites is predicted. These areas also contain the locations of all known sites that are included in the SHPO Archeological Site files and the New York State Museum Archeological Site files. The exact locations are not displayed since they

are protected from disclosure by Section 304 (16 USC 4702-3) of the National Historic Preservation Act of 1966 and Section 427.8 of the implementing regulations for the State Historic Preservation Act of 1980. This information can only be accessed at the SHPO in accordance with the SHPO's Policy on Access to Files, Data, and Information.

Appendix 2. Zoning Concepts

Town of Hunter Zoning Concepts: Potential Purposes for Each District and Examples of Uses that Could be Accommodated

Potential Zoning District Concept Areas	Example for Purposes for Each Potential District	Examples of Uses That Could be in District
Residential Districts		
<ul style="list-style-type: none"> • Low Density Residential (LD) 	Lowest density residential development that is consistent with steep slopes, soil restrictions, other sensitive environmental features, and sited to promote open space, scenic views, and rural character. Major subdivisions with conservation subdivision design. Lots big enough to meet NYC septic rules.	Single family, forestry, forest products, home occupations, bed and breakfast inns, small inns (20,000 square feet for example), religious facilities and communities, less intense outdoor recreation like cross country skiing, or cultural events, studios, lower intensity camping like glamping. This would not allow for high intensity or large scale commercial uses.
<ul style="list-style-type: none"> • Medium Density Residential (MD) 	Moderate density residential development. Will still need to meet NYC septic if no sewer is available, but allowed to be at a higher density to reflect it is near already developed areas and in areas suitable for higher density.	Single and two-family, small multi-family structures, senior housing, home occupations, day care, religious uses and communities, higher intensity campgrounds, studios, some outdoor recreational uses, community facilities, etc.
<ul style="list-style-type: none"> • High Density Residential/Mixed Use (HD/MU) 	This area would be higher density residential development. Are in areas adjacent to the Village of Hunter in areas designated as Village Extension by NYC DEP. Would have siting and design standards to promote character, scenic view protection, etc.	Single and two-family residential dwellings, townhouses, condominiums, multi-family dwellings, senior housing, home occupations, and religious facilities and communities. This area could have one highest density if sewers were available or other wastewater infrastructure and another density if sewers were not available.
<ul style="list-style-type: none"> • Tri-Park Residential (TPR) 	These areas cover the existing residential Parks and district would work to perpetuate the same development patterns within those areas. These areas have their own lot and design standards that would continue to be used.	Whatever uses the homeowners association or Park organization allows including single family residential, residential recreational facilities for that community and their members, and other services for its residents and members.
<ul style="list-style-type: none"> • Mountain Forest (MF), government 	Open space conservation, environmental protection, conserved lands	These are NYS and NYC lands. Uses would continue to be open Space, government facilities, perhaps a Community Solar farm if allowed, forestry and forest products, low intensity outdoor recreation with no permanent dwellings, if allowed. Town could set

Potential Zoning District Concept Areas	Example for Purposes for Each Potential District	Examples of Uses That Could be in District
		a very low density for new residential should any of these lands be sold to private entities (like 1 dwelling per 10 or more acres).
Commercial and Mixed Uses		
<ul style="list-style-type: none"> • Mixed Use (MU) 	Higher intensity commercial. A mix of commercial and medium density residential with design standards. Commercial uses with design and siting standards to protect scenic byway character and rural character. Not to allow strip style development but to allow a higher intensity of commercial use.	Single family, two-family, multi-family, hotel, motel, retail, restaurant, recreational business, wholesale, service, etc. Commercial building footprints could be established (20,000 square feet for example) to ensure the scale and intensity still works for Hunter
<ul style="list-style-type: none"> • Neighborhood Commercial (NC) 	Low intensity commercial. A mix of small scale commercial and lower density residential with design standards with commercial uses limited in type and square footage to remain at the neighborhood level (like 3,000 square feet).	Single family, two-family, small scale retail and service, restaurant, small inn, bed and breakfast, studio, home occupation
<ul style="list-style-type: none"> • Hunter Ski (H-Ski) 	High intensity recreation and resort area that would allow a mix of skiing, resort uses, outdoor recreation, restaurant, and business. This area would treat new uses there as a planned development district where zoning would outline broad community expectations for traffic, noise, lighting, infrastructure, etc. but with density and uses to be determined as they are proposed.	Resort uses, restaurant, hotel, outdoor recreation businesses, short term rentals, festivals, parking garages, retail associated with resort, etc.
<ul style="list-style-type: none"> • Event/Recreation (ER) 	To promote recreational events and businesses with moderate sized related commercial structures that support those events and recreational opportunities (like 15,000 square feet)	Outdoor and indoor recreation businesses, short term uses such as festivals and events, campgrounds, restaurants, tourist accommodations, campground

Town of Hunter Greene County, NY

Zoning District Concept Map

Potential Zoning Districts

- Vill - Village (Not a zoning district)
- MF-Gov - Mountain/Forest (Gov)
- TPR - Tri-Park Residential
- LD - Low Density Residential
- MD - Medium Density Residential
- HD/MU - High Density Residential/Mixed Use
- H-Ski - Hunter Ski
- ER - Event/Recreation
- NC - Neighborhood Commercial
- MU - Mixed Use

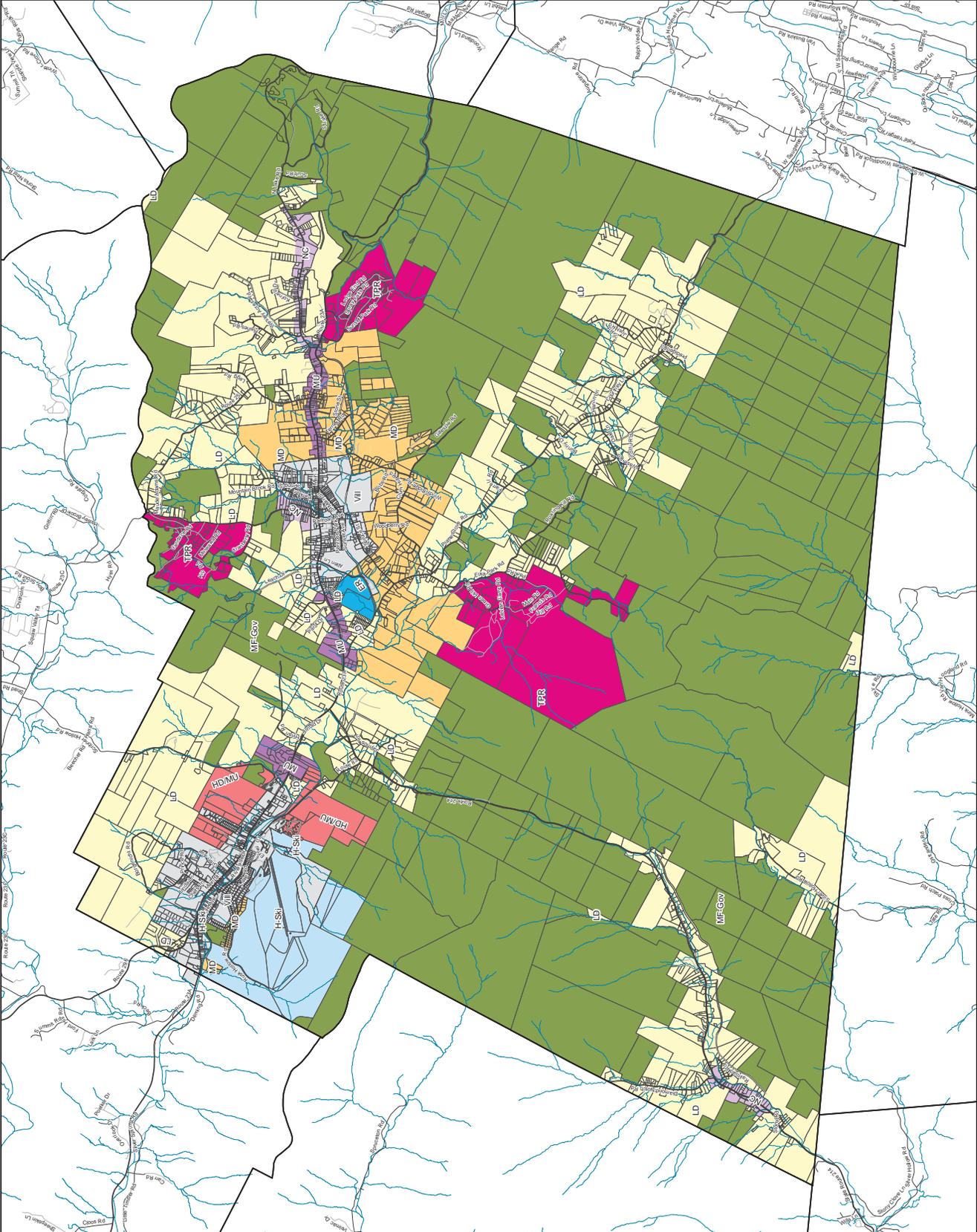


Map Date:
7-3-2018

0 0.5 1 2 Miles



**Community Planning &
Environmental Associates**
 Nan Stotzenburg, AICP - www.planningbetterplaces.com
 152 Stotzenburg Road, Berne, NY 12023
 Don Meltz, Planning and GIS - www.donmeltz.com



Appendix 3: Hunter Habitat Summary

The Hunter Habitat Summary was developed by the New York State Department of Environmental Conservation.

“This summary was completed in July 2017 to provide information for land-use planning and decision-making as requested by the Town of Hunter. It identifies significant ecosystems in the town, including streams, forests, wetlands, and other natural areas with important biological values. This summary is based only on existing information available to the New York State Department of Environmental Conservation (DEC) and its partners, and, therefore should not be considered a complete inventory. Additional information about habitats in our region can be found in the Wildlife and Habitat Conservation Framework developed by the Hudson River Estuary Program (Penhollow et al. 2006) and in the Biodiversity Assessment Manual for the Hudson River Estuary Corridor developed by Hudsonia and published by DEC (Kiviat and Stevens 2001).”

It is available on the Town of Hunter website.

Appendix 3: Other Plans Incorporated by Reference

Although this plan is new, it serves to reference and update the original 1991 and 2000 Updated Town of Hunter Comprehensive Plans. This plan will replace the older versions.

So that important information, data, maps, plans, and recommended actions are not lost, this plan includes by reference several other plans relevant to the Town of Hunter. These are all available on the Town of Hunter website and include:

1998 Economic Development Strategy

Mountain Cloves Scenic Byway Management Plan

Route 23A Corridor Regional Planning Study

Better Design Manual from Route 23A Corridor Study

Mountaintop Model Development Principles for Town of Hunter

2009 Mountaintop Community Recreation, Cultural Resources and Scenic Quality Strategy

Appendix 4: SWOT

The following features have been identified through public input. These identify what the residents and landowners in Town consider to be the best assets of Hunter, as well as issues or weaknesses facing the community, opportunities to the Town can take advantage of, and long-term threats we need to be attentive to.

Strengths

- Abundance of activities – recreational and cultural (hiking, skiing, biking, boating, fishing, classes, golf, festivals, playground, arboretum, 23 Arts, dance, art, music, rail trail, Hunter Mountain, including two major tourist attractions: Hunter Mountain Ski Area, and North/South Lake State Campground)
- Beauty of mountains, beauty of seasons, scenic beauty
- Efforts are being made to improve community
- Foundations and organizations that support area
- Katskill Mountain House
- Lack of overall congestion, lack of traffic, low density of development
- Library
- Local ‘Mom and Pop’ stores
- Local highway department, police, and emergency services
- Location easy to get to NYC, ease of commute
- Movie theater
- Natural resources, clean air and water
- Preserved lands that protect the landscape and environment
- Proximity and easy access to large areas of wilderness
- Roads are well maintained
- Rural character
- School system
- Sense of history, the historical society
- Small town community feel, safe, sense of serenity and peace, sense of community, friendly people, neighborly,
- Town has ability to grow and lots of opportunities
- Town is a tourist destination and the hospitality and tourism industry
- Village settings and character

Weaknesses

- Arts organizations are very competitive for small amount of funding that is available. Lack of housing for visiting artists.
- Competition with other areas for tourist time and dollars.
- Decreasing school age population, lack of young families, and older population.

- Difficult regulatory process with lots of players (DEC, DEP, DOT, etc) along with lack of knowledge about review process, applicants not understanding, frustration with system makes development difficult.
- Difficulty with communication between groups and government and citizens, lack of transparency, lack of central place for communication, lack of communication between villages and town, not enough community outreach, people not involved enough, gaps in communication between different residents/locations, overlapping and sometimes conflicting municipal goals (two villages and town)
- Duplication of public services
- High density development in certain areas
- Inadequate enforcement
- Lack of acknowledgement of the positive changes that have taken place over the past 20 years.
- Lack of activities for children other than skiing; lack of community center, gym, etc for both locals and visitors. We need more activities other than skiing; few night time activities. Restaurants and businesses are closed during the week. This makes it hard for locals, but very hard for resident artists, and in attracting workers here.
- Lack of adequate local land use regulatory controls (zoning), lack of balance between tourism and other uses, local regulations that we do have are piecemeal
- Lack of affordable housing for local employees
- Lack of business opportunities, financial instability, lack of coordination between businesses, lack of economic stimulus and business attraction/retention; Lack of year-round attractions for growth, lack of tourism activities for children, businesses closed in off-season, lack of off-season population to support businesses; tourist attraction is not uniformly strong, year-round; lack of certain businesses – especially restaurants, but also bed and breakfast, grocery store
- Lack of water and sewer infrastructure for business development outside villages. Difficult and expensive to extend sewer.
- Lack of non-tourism jobs; lack of trained workforce; lack of employees. Lack of housing availability and affordability, and lack of transportation is a significant obstacle to filling even existing positions. Many employees live off the mountain, making transportation even more of an issue.
- Lack of medical facilities.
- Lack of parking.
- Lack of population base to support local businesses.
- Lack of seasonality in our recreational offerings.
- Lack of vision to bind people together.
- Lack of Wi-Fi and internet, and weak cell service,
- Poor aesthetics, vacant and blighted buildings, trash on roads, streetscapes not inviting, poor aesthetics in Haines Falls; Need more policing for trash and littering.
- Poverty, high cost of living in Hunter.
- Reluctance to change, lack of open minds and fear of change.

- Route 23 safety and traffic related to Kaaterskill Falls; parking, signage, lack of infrastructure to handle this, overuse of falls; lack of transportation.
- The shopping opportunities need improvement.
- There is a very competitive digital marketing atmosphere now and there is a lack of focus to our marketing message and our story.
- There is an unappealing perception about the area that turns people off. This relates to difficulty of finding workers to come here. The area has greatly improved, and we are not getting the word out about this.
- Too many regulatory restrictions. It makes it impossible for the small business or entrepreneur to afford to get through the process.
- We have a beautiful area, but the aesthetics of some areas make it feel like an impoverished location; gateways need aesthetic improvement.
- We lack quality hotels plus the infrastructure that supports them to support the tourism industry.
- We lack support for non-hospitality based businesses. There is not enough assistance and business planning for other small businesses not related to tourism. There are opportunities to strengthen this area.
- Young people move away or don't seek jobs here. Young people now have expectations for what goes on and what amenities they want where they live and we lack those things. That makes it very difficult to attract workers here.

Opportunities

22. Public transportation up the mountain; Place a large, and increased emphasis on solving the transportation issue; Planning and transportation need to focus on Villages as Hub. There is a unique need for tourism based transit and these must benefit and bring people to the Villages.
23. Expand parking at trail heads
24. Use vacant buildings for new businesses
25. Entice tourists to continue past Hunter Mountain entrance to spur growth to the west along main street
26. Educational programs for arts and environment
27. Expansion of Hunter Mountain, particularly to a year-round venue
28. Trails that connect the Villages to the wilderness/forested areas
29. Improve bike-friendliness
30. Attract investors
31. Better marketing - Market to NYC area; Market the town to uses that compliment those here already; A clear marketing and promotion message is needed.
32. Change image of Tannersville as a party town
33. Place community calendar on social media
34. Consolidate government functions; consolidate township and services; eliminate redundancy and enhance coordination between municipalities

35. Create a zoning law
36. Entice more people to move here to use the school system
37. Fines for parking illegally or towing
38. Give mountaintop customers 10% off in village
39. Have a property maintenance law
40. Have outreach program with posters
41. Hold business workshops for future business owners
42. Identify properties that are not maintained, inform code enforcement
43. Offer Incentives for better property maintenance
44. Offer incentives to attract businesses
45. Limit what businesses come into town and make sure they are geared towards locals and tourists
46. Make path to falls for traffic
47. Make plan to deal with 23A corridor
48. More big events
49. More enforcement on littering law, building maintenance, junk and junk cars, older buildings falling down - increase fines. Need beefed up and improved code enforcement to be able to keep up with demand
50. More playgrounds, ballparks, tennis courts
51. Need local ombudsman to deal with peoples' issues
52. Expand internet, wifi
53. Develop visitors center to tell all locations where to park
54. Place new cell tower near Haines Falls
55. Pamphlets about what's available
56. Permit parking only
57. promote and support Hunter Mountain Foundation
58. Provide more family amenities
59. Seek grant for new sidewalks
60. Shuttles, close existing Rt 23A parking lots and have shuttle, incentives to parking elsewhere
61. Social media has to be better organized in tourism area
62. Use solar and wind to build jobs
63. Biking trail improvements
64. Bus that makes loop between attractions
65. Develop a cultural center
66. Develop educational programs about overuse, garbage, how to use property
67. Green land trust involvement- Land trust to protect rural character
68. Have a recreation department to provide programming
69. Have town dedicated as historic site
70. More access to North Lake
71. More code enforcement
72. More communication in agency
73. More community meeting places, picnics, fairs, general activities

74. More farmers markets
75. More forestry support
76. More hotels
77. Protect headwaters of streams
78. Develop ride share program
79. Build sidewalks throughout Haines Falls and Tannersville
80. Develop signage to educate people to pick up garbage on 23A
81. Trail maps
82. Work with DEC closer
83. Work with Peak Resorts to work jointly to enhance towns
84. Do a better job of taking stock of what improvements have been made.
85. Develop a walkway along Palenville Mountain Road.
86. Work with County program closely – the Buy In Greene/Invest in Greene Program. This county program was described by Warren. Have an improved wayfinding signage program and one that attracts people from all directions here.
87. Work to have the proposed Hunter Mountain expansion bring people through Villages.
88. Encourage more restaurants.
89. Have a portal or message board sponsored by or with the Town to allow people to know what is going on, who has services available, what venues are open, etc.
90. Promote development but be careful about it so it does not ruin the environment that people come here for.
91. Take advantage of the Schoharie Creek. It is underutilized and there is need for more public access to it. Support the proposed pocket park behind Doctorow (??).
92. Create a pathway from Bridge St. looping on south side of Schoharie Creek to Mountain – like the Wyndham Path.
93. Create an organization or entity that can coordinate, organize, and manage rentals for workforce housing. Collaborate with groups and businesses to find ways to provide for housing.
94. Have more collaboration between all segments and organizations in the Town. Work across the whole mountaintop and region to be more successful.
95. Partner with Hunter, Tannersville, Wyndham and others in the Corridor to put in a State Downtown Revitalization Initiative grant.
96. Have a regional grant coordinator or grant coordination program to assist in these partnerships.
97. Partner and creatively figure out how to get a grant coordinator and project coordinator to give the ‘boots on the ground’ support for getting all these things done. This needs a person to take the responsibility for ongoing communication, collaboration and connections so needs are met.

Threats

- Lack of zoning.
- Air B&Bs continue to impact viability of traditional hotel/motel businesses.
- Flooding.
- Over use of natural resources, degradation of recreational facilities.

- Increasing social friction between new comers and longtime residents.
- Increased costs/taxes to implement strategies may reduce effectiveness.
- Growth may exacerbate traffic problems with few options to mitigate.
- Limited land area available for expansion, growth will limit options.
- Shrinking ski season.

Appendix 5: Other Related Information

A. How Conservation Subdivisions Work

A conservation subdivision is a design approach for laying out new residential lots. It is 'density neutral' meaning that the subdivision can design for as many lots as allowed by the land use law for that district. It can be used with or without zoning. Most conservation subdivision laws require 50% of the parcel to be preserved as open space. Over time, the preserved open spaces can be located to create a landscape-wide network of connected open space. This method is beneficial to conserve existing natural and cultural resources.

This Plan recommends that the conservation subdivision technique be required for all major subdivisions in Hunter. The Town could also offer an incentive through a housing lot density bonus to encourage provision of amenities such as public access to recreation areas, affordable housing units, or trails.

Conservation subdivisions are specifically designed around each site's most significant natural and cultural resources, with their open space networks being the first element to be planned for in the design process. This open space includes features such as wetlands, floodplains, and steep slopes, plus other, unconstrained land but also includes secondary features such as views, soils that could be farmed, or unique landscapes located on the parcel.

The hallmark of a conservation subdivision is that it allows a landowner/developer to create new lots through use of more flexible lot sizes, relaxed setback requirements, and an orientation to preserving the unique character of that parcel first and foremost. This creates value both to the new residents and the town as a whole.

The site planning process revolves around a four-step process:

1. Identify Conservation Areas

The first step is identifying areas of the property to conserve. This includes completion of an environmental inventory to identify land that may be ecologically, agriculturally, or visually important.

2. Select House Site Locations

House sites are located to have visual and/or physical access to the planned, preserved open space. The site may benefit from clustering homes around the open space, or it may be desirable to strategically locate house sites in a variety of places on the parcel to meet a variety of objectives.

3. Connect the Dots

The third step is to draw in a network of streets, driveways and potentially trails or other pedestrian paths that connect the house sites to existing roads and, if possible, regional trail networks or public greenways. This is done to minimize the amount of impervious surfaces needed.

4. Draw in Lot Lines

Finally, the last step is to draw in the individual lot lines. A conservation subdivision requires greater flexibility in lot size, setbacks, road frontages so that the optimal design can be obtained with the

maximum amount of open space preserved. This flexibility is key to placement of homes and preserve open space at the same time.

The illustrations below show the conservation subdivision steps and outcome:

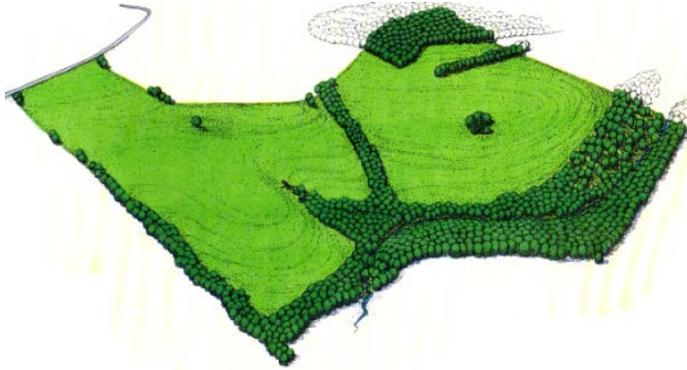


Figure 2: Existing parcel.

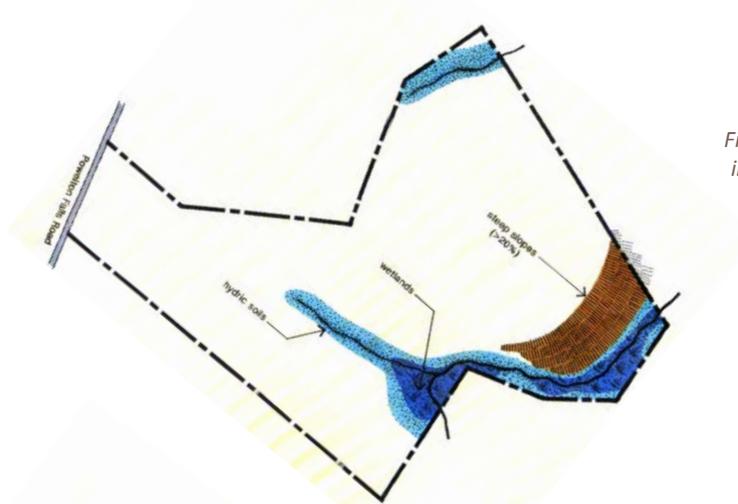


Figure 3: Step 1 includes identification of important natural features on the parcel. In this example they are steep slopes, a stream, and wet soils.



Figure 3: Step 1 also includes identification of other secondary features of importance on the site. In this example, a hedgerow, pasture, woodlands, springhouse, agricultural field and views from a road have been identified.

Figure 5: Step 2 includes identification of buildable areas on the parcel and locating the allowable number of house sites in that area.

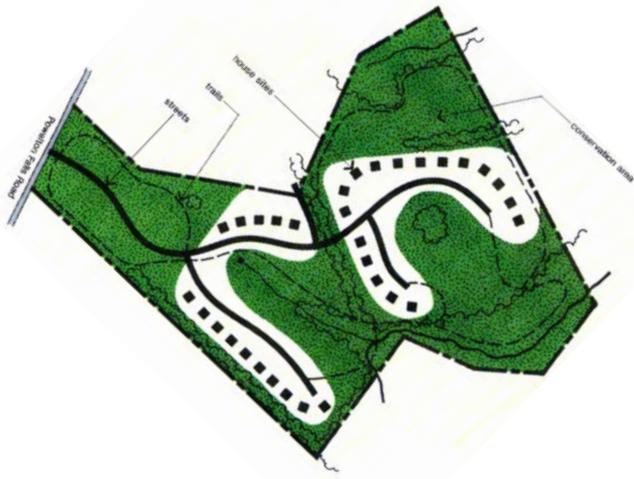
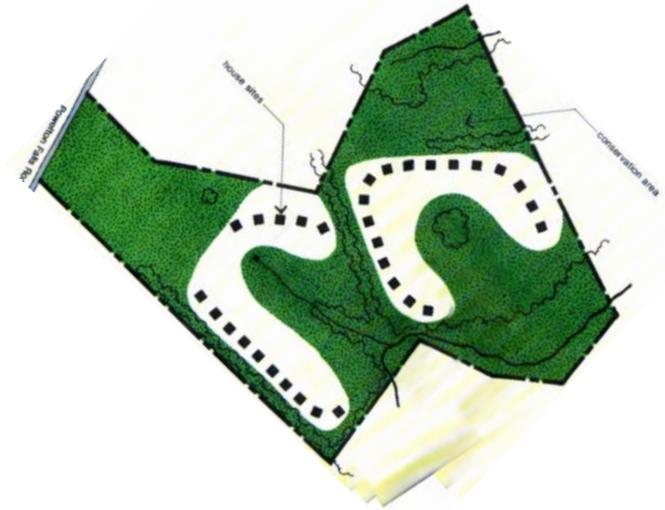
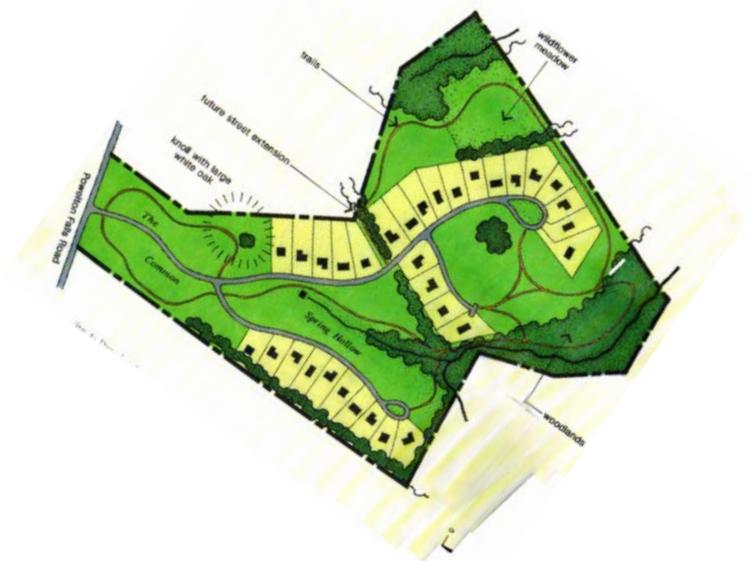


Figure 6: Step 3 involves connecting house sites with roads, driveways and trails/paths.

Figure 4: Step 4 involves drawing in the lot lines.





This final concept plan for a conservation subdivision, above. This contrasts to what a conventional subdivision could look like on the same parcel, below.



B. Definitions

Established Religious Community:

A property or site occupied and utilized by a group of individuals for permanent domicile within a Community Center who constitute or are members of an incorporated religious organization (SIC Industry Group 866) practicing a vow of poverty and common treasury and with respect to religious community which have been established within the Town of Hunter at the time of adoption of the Comprehensive Plan. These practices and related property or site facilities include but are not necessarily limited to, structures such as multi-family dwellings, convent or monastery dwellings, meeting halls, houses of worship, schools and other educational facilities such as hospitals, rest homes, youth homes and economic activities relating to such practices and related uses, such as printing, manufacturing and other economic and/or religious endeavors.

Manufactured Housing Definitions

1. **Manufactured House:** Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec 5401), commonly known as the HUD code. There are a variety of types of manufactured homes. Any structure built in whole or in pieces in a factory or off-site is considered a manufactured home including double and single wide homes, modular homes, panelized homes, and tiny homes. Modular homes typically are manufactured in one or more pieces and transported to the site for placement on a permanent foundation. Double wide and single wide homes and mobile homes are normally built in one or two pieces and transported to the site with a chassis that allows the home to be moved.
2. **Double-wide Manufactured House:** A dwelling unit, transportable in two sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is a minimum of 600 or more square feet, and designed to be used as a dwelling with a permanent foundation, connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. A recreational vehicle is not included in this definition.
3. **Single-wide Manufactured House:** A dwelling unit, transportable in one section, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is 600 or more of square feet, and designed to be used as a dwelling with a permanent foundation, connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. A recreational vehicle is not included in this definition.
4. **Tiny House:** A manufactured home serving as a single-family dwelling that is 600 square feet in size or less either on wheels or a foundation.
5. **Mobile Home:** Mobile homes are those manufactured homes built prior to the adoption of the HUD Code.
6. **Recreational Vehicle:** A vehicular portable structure designed as a temporary dwelling for travel, recreational and vacation use.

Open Space - Land left in a natural state for conservation and agricultural purposes or for scenic purposes, devoted to the preservation of distinctive ecological, physical, visual, architectural, historic, geologic or botanic sites. It shall also mean land used for agriculture or forestry purposes. The term shall not include land that is paved, used for the storage, parking or circulation of automobiles, used for playgrounds or manicured recreational lands such as ball fields, lawns, or occupied by any structure except agricultural buildings.

Natural Features – this term refers to a variety of physical and biological characteristics in Hunter including, but not limited to topography, soils, wetlands, streams and other water bodies, floodplain areas, vegetation and habitats, forested lands, and watersheds. Other natural features such as rocky outcrops, important stands of old growth forest, and scenic views are also included in the natural features definition.

C. MOU on Principles of Stream Management

The following memorandum of understanding was agreed on by the Town of Hunter to address stream management.

- Management of natural stream systems often results in the perception of competing or inconsistent goals and objectives. Using sound, science-based principles, stream managers will find it easier to guide their work, and achieve a common ground between landowners, municipalities, regulatory agencies and others that play an important role in the health of our Catskill stream systems. These guiding principles set a common framework upon which stream managers may carry out their important activities.
- We celebrate the role streams play in the natural heritage of our communities. The creeks, streams and rivers that run through our neighborhoods play a subtle but profound role in the identity of our communities, and also in the larger landscape: they are the “kills” in “Catskills.” Our streams are intimately tied to our culture and history.
- We will work to protect and restore the environmental services provided by our streams and floodplains. Streams and their floodplains provide many essential environmental services: they are the major conduits of our stormwater system, convey sediment eroded from upland areas, process a large portion of the human waste stream --both in the stream and through the floodplain “filter”-- and for many anglers, provide significant food resources. Streams and floodplains also provide highly- valued recreational and economic benefits, and their natural beauty is an invaluable collective asset of the community.
- We will work to protect and restore the health of our stream and floodplain ecosystems. Stream and floodplain ecosystems are complex. They are key components of the larger ecosystem, interconnected with upland biological diversity and integrity. The health of our ecosystem is dependent on the health of our streams, and vice versa. The health of the environment is likewise connected to human health— both individuals and communities.
- Wherever possible, we will manage streams so as to maintain their naturally effective channel form and function. The shape of the stream –its characteristic planform, cross-section and profile— are matched to the hydrologic regime, the geology, the vegetation on the banks and floodplain, and the landscape forms through which they flow. Streams must move sediment as well as water, and the shape of the channel determines how effectively it can perform that function. When we disturb the shape of the stream --widening, narrowing, deepening, straightening, removing gravel bars, or berming-- we alter its effectiveness. Streams evolve over time and need to be able to shift somewhat within the constraints of their floodplain. Generally speaking, however, in the Catskills, healthy streams are more stable and resilient than disturbed streams and maintain their characteristic form after even large flood events.

- Wherever possible, we will manage floodplains as part of the natural stream system. Floodplains play a critical role in the stream system, and in the environmental services streams provide: floodplains should be considered part of the stream. When streams and their natural floodplains are well-connected, the risk of flood hazards downstream are reduced and water quality is improved. The most appropriate land use for floodplains will allow natural stream processes to occur.
- Wherever possible, we will protect and restore mature forest in the riparian buffer.
- If we want to prevent bank erosion, the most critical concern should be maintaining a healthy buffer of mature, native vegetation along the stream bank. Ideally, the wider the buffer, the better. The root system of natural, dense vegetation in the streamside, or *riparian*, buffer holds the soil together, and makes it more resistant to the erosive force of fast moving floodwaters. Mowing down to the edge of the stream bank puts the bank at higher risk of erosion. Natural streamside vegetation also supports healthy communities of organisms in the stream and floodplains and moderates water and soil temperatures, protecting fish and amphibians.
- As we manage streams to protect public safety and investments in infrastructure, our actions in one location shouldn't compromise the health of the stream upstream or downstream or threaten the adjacent upland ecosystem through which the stream runs.
- Even small disturbances at one location on a stream can propagate upstream or downstream, or laterally into floodplains and upland areas. When we engage in management practices in response to flooding or bank erosion, we need to anticipate these off-site impacts, and apply the principle of "do no harm."
- We will strive to keep abreast of the state-of-the-science and best management practices related to streams and floodplains. Our understanding of how healthy streams function is still growing. As the science of stream ecosystems and the best management practices to protect and restore them continue to evolve, this improved understanding needs to be incorporated into our day-to-day management activities.

D. Minimum Dimensions for Reducing Impervious Cover

Street width allowed in low density residential developments that have less than 500 ADT*	18-22 feet
Right of way width for a residential street	< 45 feet
Radius allowed for cul-de-sacs	< 35 feet
Parking ratio for a professional office building	< 3 spaces/1000ft ² GFA**
Parking ratio for a shopping center	< 4.5 spaces/1000ft ² GFA
Parking ratio for a single family home	< 2 spaces/1000ft ² GFA
Stall width for a standard parking space	< 9 feet
Stall length for a standard parking space	< 18 feet
Requirement for front setbacks for a 1/2 acre lot	< 20 feet
Requirement for rear setbacks for a 1/2 acre lot	< 25 feet
Requirement for side setbacks for a 1/2 acre lot	< 8 feet
Sidewalk width allowed in the community	< 4 feet
One lane driveway width	< 9 feet
Two lane driveway width	< 18 feet

*ADT = Average Daily Trips

** GFA = Gross Floor Area

E. Principles to Guide Regulations of Short Term Rentals

Any regulations related to short term rentals should address the following policies:

1. Limit people to renting a single home or property within the municipality to prevent whole residential streets and neighborhoods from becoming rentals.
2. Have a registration system.
3. Have a fee so the local government can secure a portion of the revenue to support ongoing program needs/maintenance./inspections.
4. Require homeowners to sign a good neighbor policy that outlines the expectations and have insurance.
5. Have a “three-strikes and you’re out” policy - meaning 3 nuisance complaints or breaking the rules and they lose their permit.
6. Maximize the availability of affordable housing options by ensuring that no long-term rental properties are converted into short-term rentals.
7. Ensure short-term rentals are taxed in the same way as traditional lodging providers to ensure a level playing field.

8. Minimize public safe risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for local police.
9. Give permanent residents the option to occasionally use their properties to generate extra income from short-term rentals provided all the other policies are met.

F. Model Job Description for Economic Development Coordinator

This position provides a variety of management, administrative, technical and professional services to achieve the economic and community development goals desired by the TOWN. The position reports to the TOWN BOARD. Annual performance evaluation and compensation review is done by the TOWN BOARD.

Position duties and responsibilities include the following:

1. Develop, manage, and implement economic and community development projects and programs in Town. Develops and coordinates implementation of plans to revitalize the commercial area in the town, encourage business development, retention and expansion; address barriers to economic growth and job creation/retention, and increase economic opportunities. Compiles, maintains and provides information needed by development prospects.
2. Recruits, promotes business/real estate development and investment by providing financing, real estate development, property acquisition, marketing, and technical assistance. Implements economic and community development plans and implements marketing and business attraction strategies. Administers any business loan or other incentive programs.
3. Prepares grant applications and funding agreements to secure funds and services for development projects and activities.
4. Establish and implement organizational policies and practices for the daily administrative and fiscal management of economic development operations.
5. Facilitate and participate in meetings regarding potential economic and community development projects in TOWN. Prepares reports and presentations, delivers presentations to a variety of audiences.
6. Builds and maintains effective relationships with area businesses, elected officials, developers, property owners, realtors, advisory groups, community organizations, and citizens. Develops and maintains effective working relationships with various local, state, and federal agencies.
7. Perform any other services necessary to carry out the economic development mission of economic and community development and its administrative responsibilities as directed.

Key Skills, Abilities and Qualifications:

- Bachelor's Degree from an accredited college or university and at least 3 years of successful economic development, community development or public administration experience. Master's Degree preferred.
- Broad knowledge of business, economic development, public policy and community development programs and trends.
- Understanding of the principles and operations of economic development related to local development corporations including, financial management and reporting, by-laws and board of director's development, marketing and advocacy.
- Demonstrated entrepreneurial leadership skills including, ability to galvanize business leaders to work collaboratively with governmental, educational and other constituencies on short- and long-term challenges facing the Town.
- Outstanding communication skills for written and oral communications, public speaking, negotiation and consensus building and networking and possess the ability to interact with officials at all organizational levels.
- Ability to accurately assess a wide variety of situations and determine appropriate courses of action.
- Experience with budgets, policies, procedures and other written materials.
- Ability to interpret and disseminate information garnered through meetings, seminars and training sessions to peers, and the Board of Directors.
- Demonstrated ability to effectively manage multiple tasks and priorities and supervise staff.
- A keen interest in small communities and main street revitalization.

G. More About Conservation Advisory Councils

The following information from the New York State Department of Environmental Conservation describes what a Conservation Advisory Council is.

CONSERVATION ADVISORY COUNCILS AND BOARDS



Hudson River
Estuary Program

Building Capacity for Local Conservation in New York

What is a Conservation Advisory Council (CAC)?

In municipalities throughout New York, **Conservation Advisory Councils (CACs)** and **Conservation Boards (CBs)** advise local governing boards, planning boards, and zoning boards of appeals on matters related to the environment. By providing a scientific perspective on land-use planning and decision-making in their communities, CACs and CBs contribute to the conservation and improvement of the local environment and quality of life for residents.

In their municipal roles, CACs and CBs develop town-wide inventories of natural resources and open space, conduct research, review development proposals, conduct site visits, deliver education programs, implement stewardship projects, and gather and distribute information to other town agencies, land-use applicants, and the general public.

How do CACs or CBs benefit local governments?

CACs and CBs provide a formal structure within local governments for natural resource-based planning and advising on environmental matters.

Because the CAC or CB can do some of the “legwork” associated with planning and environmental reviews, it can extend the work of a time-strapped planning board. The CAC can help to provide more thorough information about natural resources at a site and a more detailed analysis of planning issues and environmental impacts, resulting in a more comprehensive base of information for the land-use decision-making carried out by the planning board and by other local agencies. CACs can also help to raise environmental awareness, educate the public, and coordinate municipal officials, government agencies, and outside groups engaged in local or inter-municipal environmental planning or stewardship efforts.



Photo: Laura Heady

RESOURCES FOR CACs and CBs:

- New York State Association of Conservation Commissions
www.nysaccny.org
- *A Guide to the Organization of Local Environmental Advisory Councils*
<http://planning.westchestergov.com/images/stories/reports/CACguide97.pdf>
- Environmental Leaders Learning Alliance
Conservation Accreditation Program Training Course
www.ellahh.net/ella-cap-program-training-course
- *Conserving Natural Areas and Wildlife in Your Community*
www.dec.ny.gov/lands/50083.html
- *Creating a Natural Resources Inventory*
www.dec.ny.gov/lands/100925.html
- *New York State Local Open Space Planning Guide*
http://www.dos.ny.gov/lg/publications/Local_Open_Space_Planning_Guide.pdf

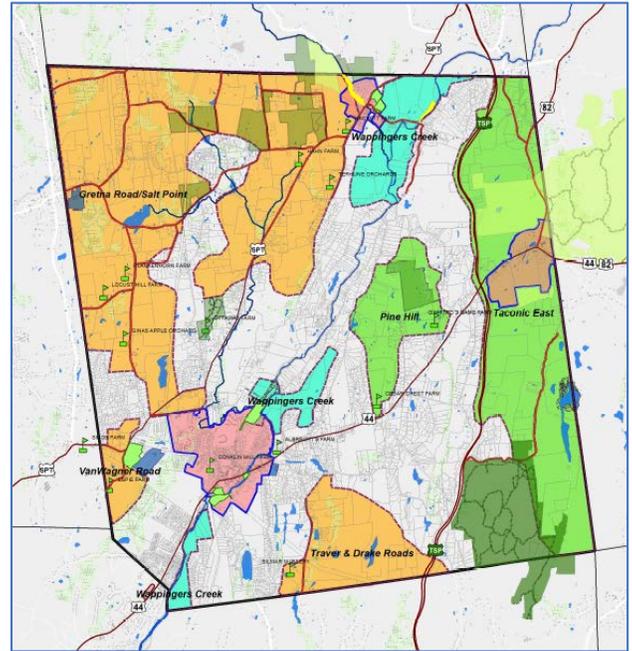
How is a CAC or CB established?

CACs and CBs are established by a municipality under Article 12-F Section 239-x of NYS General Municipal Law and are sometimes called environmental commissions. A CAC may be established by ordinance or by local law and is composed of 3-9 residents appointed by the local governing board. Members should have a strong interest in the mission of the council, the time and willingness to work on CAC tasks, and willingness and ability to work cooperatively with other municipal agencies. It is helpful to have some members with knowledge and experience in the environmental sciences, planning, engineering, and law; however, there are no minimum professional qualifications. CAC members with an eagerness to learn are equally valuable and can attend trainings and educational opportunities to build their knowledge and skills.

Open Space Definition

“Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present or potential value of abutting or surrounding development or would establish a desirable pattern of development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.”

- NYS General Municipal Law Article 12-F Section 239-x



Priority Open Space Areas, Town of Pleasant Valley Open Space and Farmland Plan (2013)

Natural Resource and Open Space Inventories

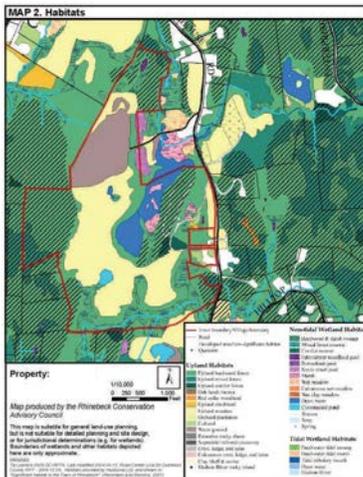
State enabling legislation directs CACs to complete an **open space inventory (OSI)** prioritizing open areas in a municipality for conservation based on natural, scenic, and cultural values. A **natural resources inventory** is the implicit foundation for an OSI and serves to identify and describe naturally occurring resources. On the basis of this information, an OSI lists important lands in the community according to priority for conservation or acquisition and displays them on an open space map. An OSI is often developed within a broader **open space plan**, which outlines strategies for the use and conservation of priority lands, and serves to complement and inform the local comprehensive plan.

DEVELOPING A STRONG ADVISORY ROLE:

- Establish good working relationships with other local agency members by regularly attending their meetings.
- Take a collaborative, constructive approach.
- Maintain a scientific, objective perspective.
- Build expertise by attending educational trainings.
- Engage from the start of a project.
- Provide reviews and recommendations in a timely fashion.
- Ask questions!

Conservation Board Status

When a local legislature adopts the open space inventory and map prepared by the CAC, the inventory becomes the official **open space index** for the municipality. The legislature may then pass a resolution to designate the CAC as a conservation board (CB). A CB remains advisory; however, it acquires a formal role in the environmental review process for any proposed actions on properties listed in the open space index. In some municipalities, CBs are asked to comment on all projects—not just those included in the index. In others, CACs are asked to provide reviews without having acquired board status.



Natural resource maps compiled by the Rhinebeck CAB are used to inform environmental review.

CASE STUDY: Town of Rhinebeck Conservation Advisory Board (CAB)

In the Town of Rhinebeck in Dutchess County, **the CAB provides natural resource information to the planning board** for all new development proposals. The CAB maintains a database of publicly available information about soil, slopes, habitats, floodplains, wetlands, etc. When a new proposal is referred to the CAB, the members use computer mapping software to prepare site-specific maps and identify sensitive natural resources for the planning board. The Rhinebeck CAB also maintains a database of **habitat-based conservation recommendations** from scientific reports and literature. For each development project before the planning board, the CAB assembles a set of development guidelines based on the types and configuration of habitats shown on the natural resource maps they’ve created. The maps and recommendations provide objective, science-based information to the land use review process. In one instance, the CAB maps alerted the planning board of an area protected by the town’s wetland watershed zoning provisions and changes were made to the project design. The planning board now relies on the CAB’s analysis and provides a **site resource analysis assessment checklist** to applicants to streamline the review process and get everyone on the same page.