

TOWN OF FALLSBURG COMPREHENSIVE PLAN UPDATE

SULLIVAN COUNTY, NY

JUNE 2018

Prepared by the Town of Fallsburg Comprehensive Plan Committee
with Assistance provided by
Nelson, Pope & Voorhis, LLC



Town of Fallsburg, New York

COMPREHENSIVE PLAN

Prepared by the Town of Fallsburg Comprehensive Plan Committee
Updated by the Town of Fallsburg Town Board

with Assistance provided by:
Nelson, Pope, & Voorhis, LLC

Adopted _____

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1.0 INTRODUCTION: 2018 COMPREHENSIVE PLAN UPDATE

1.1 Purpose and Process

This Comprehensive Plan Update has been prepared to guide land development, growth, environmental resource protection and preservation within the unincorporated area of the Town of Fallsburg. The Town of Fallsburg is a municipality located in the central and eastern portion of Sullivan County, New York (Figure 1-1). It adjoins the Towns of Mamakating to the east, Thompson to the south, Liberty to the west and Neversink to the north within the County. The Town also adjoins the Town of Wawarsing within Ulster County along its eastern border. The Town, formed in 1826, has one incorporated village, the Village of Woodridge, and numerous hamlet settlements, including but not limited to Hurleyville, Mountaintdale, Fallsburg, South Fallsburg, and Woodbourne (Figure 1-2). The Town is situated physically within the Appalachian Plateau Province, at the base of the Catskill Mountains and just south of Catskill Park. The Neversink River runs centrally and north-south through the Town, and ultimately drains to the Delaware River. The name of the Town reportedly originates from the Falls on the Neversink River located near the present-day hamlet of Fallsburg. The Town is located within commuting distance of the larger New York City metropolitan region, and is well-served by state roads and highways to travel within this region for employment, shopping, and other purposes. As described later in the baseline inventory section of this Plan, the Town's economy and population is ever changing, and there has been a more recent rise in the number of seasonal communities being constructed within the Town. These recent trends, while increasing the tax base, also impose demands on the Town's services and infrastructure, especially during the summer months when the seasonal population is at its highest. The Town has previously expressed its wish to preserve the rural elements of the community, including its agricultural and natural resources, which lend Fallsburg its own unique sense of place. Part of this current effort is to evaluate all the trends confronting the Town, and to determine the community's preferences and needs going forward.

The Town's land use patterns in the 20th century have been guided by previous comprehensive planning documents and the land use regulations adopted to effectuate those plans. The first plan was prepared in 1965. More recently, a plan was prepared by the Sullivan County Planning Department and Shepstone Management Company in 2000. Another Comprehensive Plan was prepared in 2006 by the Town of Fallsburg Comprehensive Plan Committee, assisted by Planit Main Street, Inc. Each of these documents have sought to guide the location, density and intensity of various land uses, and provide recommendations related to the community facilities, services and infrastructure to serve same. New York State Town Law anticipates that an adopted Comprehensive Plan will be reviewed and updated on a regular basis – this document represents an update to the adopted 2006 Comprehensive Plan.

In the summer 2016, the Town of Fallsburg Town Board began the public process associated with this update. The Town's existing Comprehensive Plan was adopted in October 2006, and

the Plan is now over ten (10) years old. The Town Board determined that it was timely to commence a review of the 2006 Comprehensive Plan, and adjust it to reflect current community preferences. This 2018 Comprehensive Plan Update summarizes the results and outcome of this process.

What specifically is a comprehensive plan or plan update? A comprehensive plan is a document that describes a vision for a community's future and the goals and objectives that, through actions taken by a town board and other agencies, support that vision. While each citizen may have a particular vision for the Town, an adopted Comprehensive Plan reflects consensus that is achieved through a participatory public input process, and contains the land use, environmental and related policies that will guide a municipality in the actions it undertakes or reviews, until the Plan is reviewed again. Before a comprehensive plan can be adopted and implemented, the Town must carefully consider the environmental implications of adopting a plan in accordance with the regulations implementing the New York State Environmental Quality Review Act (SEQRA).

A comprehensive plan is intentionally broad in nature. In some sections, the Plan Update may be very specific about tools and recommended solutions while in others it may simply present a vision of the community that guides the Town Board in the adoption of specific local laws and regulations to achieve that vision. The Plan can guide actions of the Town such as land acquisition and funding decisions. New York State Town Law ("Town Law") regulates the preparation and adoption of a town comprehensive plan. Section 272-a defines a comprehensive plan as:

“... the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.”

The purpose of this Comprehensive Plan Update is to realize the community's vision for the future and to guide growth in a manner that fosters orderly, coordinated and beneficial development within the Town of Fallsburg. The Plan Update is meant to be periodically reviewed and updated to ensure it continues to reflect the long-range goals of the community and that it addresses the regulation of land uses that may not have been envisioned when this document was created. As stated in the 2006 Comprehensive Plan, the Plan was intended to address growth within the Town over a 5- to 10-year time period. This Comprehensive Plan Update evolves from, and builds upon, the 1965, 2000 and 2006 Comprehensive Plan.

Although there has been much growth in the Town since the adoption of the 2006 Plan – a level of growth that was not anticipated by the participants of that process, many of the goals and objectives of the 2006 Plan are still valid and thus are incorporated into the 2018 Plan

Update. Specifically, the vision and many of the goals and objectives were vetted through a robust public participation process described below.

A Vision Statement (or Mission Statement as it was called in the 2006 Plan) captures what community members most value about their community, and describes a community's values and aspirations and a shared image of how it wishes to evolve over the next 10 to 20 years. A vision considers the attributes of a community that make it unique - the environmental and cultural fabric - and is forward looking, positive, affirmative and aspirational. The 2006 Town of Fallsburg Comprehensive Plan contained the following vision:

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

This 2018 Plan Update reintroduces an affirmative vision for the Town of Fallsburg, based on input from the Town's citizens; the Vision is described in **Section 3.0** of this Plan Update. The Vision has been updated and is supported by the goals, objectives, and recommendations contained in this 2018 Plan Update.

The 2018 Comprehensive Plan Update will guide the zoning amendment process and future decisions and regulations that relate to the Town's built and natural environment. Adoption of the plan update is only the first step in a process - the Town Board then pursues implementation measures to promote the goals and objectives of the plan, which can include the adoption of revised land use regulations. New York State Town Law requires that the community's land use regulations be consistent with an adopted plan.

Preparation of the Comprehensive Plan Update has been overseen by the Fallsburg Comprehensive Plan Committee (CPC). The CPC has held a public meeting to present the Plan Update and has forwarded the draft to the Town Board with any recommendations it may have for revisions, based on the public input that was received. The Town Board has considered the Plan Update, and held public hearings on the Plan Update as required by NYS Town Law. In addition, the Town Board has reviewed proposed zoning amendments to effectuate the plan's land use recommendations, as well as a SEQRA document which evaluates the potential environmental effects of the proposed recommendations. The Town Board, after making revisions, will complete the SEQRA review process, and then adopt the Plan Update and zoning amendments, completing this planning process.

Once adopted, the 2018 Town of Fallsburg Comprehensive Plan Update is intended to guide the Town over the next ten (10) years. After this time period, the Town Board will need to review and reevaluate the information and recommendations set forth in this document.

For this Comprehensive Plan to be effective, the Town of Fallsburg must actively apply the policies that are contained within the Plan. Furthermore, its boards – Town Board, Planning Board, Zoning Board of Appeals, and Architectural Review Board, as well as the Town's officials and agencies, must use the Plan as a framework to guide their decisions with respect to the review of development proposals and other activities.

Certain recommendations will require the subsequent action of the Town Board to enact recommended revisions to the Zoning Code and Subdivision Regulations. Other actions such as the preservation of historic resources, transportation improvements, or the development of programs to support the agricultural industry require collaboration between the Town, County, State and not-for-profit entities. These actions are outlined in **Section 6.0**, Plan Implementation which provides the major recommendations for implementation with the responsible entity, priority and timeline.

Each member of the Town's boards should have a copy of this Comprehensive Plan Update. As recommended in the 2006 Plan, the Town Board may want to appoint a Comprehensive Plan subcommittee to regularly review progress on the implementation of this Comprehensive Plan Update and coordinating efforts with other agencies, where necessary. The CPC has similarly recommended such a committee be formulated.

1.2 Community Participation

This Plan Update reflects the preferences of the community as expressed through the CPC, a survey, meetings and hearings. The Town Board, in August 2016, formed a Comprehensive Plan Committee (CPC) to review the 2006 Plan. The CPC represents a diverse group of participants representing a representative cross section of residents, businesspersons, and stakeholders. Separately, the Town also formed an informal Steering Committee which met several times, made up of Town agency officials and board members, to review and discuss their experiences with the current land use regulations, and describe and recommend methods of addressing any issues the Town has confronted in the review of land development applications.

1.2.1 Comprehensive Plan Committee

The Comprehensive Plan Committee meetings were held on October 27, 2016; December 1, 2016; January 5, 2017; February 16, 2017; March 2, 2017, March 16, 2017, April 6, 2017, and May 10, 2017. As required by section 272-a.6 (b), the Comprehensive Plan Committee held a public hearing on June 5, 2017 to present its recommendations, and took comments from the public. After a round of amendments, the CPC held another hearing jointly with the Town Board on October 23, 2017.

The CPC discussed broad environmental, land use, infrastructure, and other planning issues confronting the Town of Fallsburg, as well as detailed discussions on how to effectuate

change through specific land use regulations. In particular, discussions concerning the Town's existing Zoning Chapter as they relate to future goals and policies of the Comprehensive Plan Update were discussed. At the April 6th CPC meeting, it was decided that the CPC would be polled to determine the level of support for the 2006 recommendations and various recommendations compiled during the current planning process. The CPC was also surveyed to clarify certain recommendations. A questionnaire was prepared and administered to the CPC members using an online survey tool.¹ The questionnaire was administered to the CPC on April 17th and results compiled on April 25th after all the responses were received. The following is a summary of the various meetings held with the CPC – minutes of the meetings have been made available for public review on the Town's website. CPC questionnaire results are shown in italics following the bullet points.

Vision Statement. The CPC discussed the vision for a future Fallsburg with the intent of including certain phrases that should be included in a public survey. The intent was understood to be that the Vision is where the CPC would like the Town to be in the future – a vision to strive towards – not necessarily words and phrases that describe existing conditions. The CPC agreed that the Town needs to be forward thinking and needs an identity. The following provides a summary of suggested revisions to the 2006 Vision (Mission) Statement.

Fallsburg is:

- A place where diversity is important;
- a place with diverse housing that should have a diverse population and diverse business opportunities;
- a place with scenic resources and rural character;
- Small town America;
- Vibrant;
- A place with year-round vitality.

Land Use and Zoning. Much of the time spent by the CPC during meetings revolved around land use trends and zoning regulations. There were changes in the zoning map made following the adoption of the 2006 Comprehensive Plan that, in the opinion of the CPC, spurred the considerable growth experienced by the Town in the last 11 years. In addition, there are redundancies in the code, need for refinements and clarifications that were identified. The following provides a summary of input received over the course of meetings and discussion items:

- Concern about the development activity and ability for the Town to be able to keep up with infrastructure needs.

¹ www.surveymonkey.com

- Consensus that the land use density should decrease as one moves farther from the hamlet centers.
- There is a need to modify the zoning to remove the REC-1 Overlay District since this allows greater density in an area without the necessary infrastructure- it is also inconsistent with the intent of the underlying REC-1 zone.
- Mention of housing for the workforce and possibly housing for workers at the proposed casino. This would increase year-round residents.
- Clustering was discussed on more than one occasion. The CPC reviewed NYS Town Law and other information about the intent of cluster developments, including preservation of open space including farmland. Where the Town requires for example, a 35-acre minimum lot area with water and sewer to permit clustering, clustering can work on smaller properties and achieve the goal of protecting sensitive resources such as wetlands and maintaining meaningful areas of preserved land on the property. In addition, the clustering provision under the current zoning promotes condominium, multifamily type development rather than, for example, single family dwelling lots. There is also a need for design standards/different models within a community with variety of colors and layouts. Some developments should be laid out to include a relationship to the street and sidewalks with street trees and aesthetic requirements, where appropriate.
- In the REC-1 Overlay District, the level of density increases from one home per 3 acres to two dwellings per one acre with mandatory clustering. However, based on discussion with Town officials and the CPC, this was never the intent. The CPC supports clustering to preserve open space areas protected by conservation easements.
- There was concern regarding the amount of seasonal development occurring in the Town because it does not support year-round business or activities which not only support the population with goods and services but also help to pay for the utilities/services through taxes.
- Residential developments should be designed for year-round living (garages, sidewalks and pedestrian connections).
- Glen Wild is a scenic road and there is a need to keep the industrial district aligned with the character of the area.
- Odors related to poultry processing plant (to be considered in zoning for the area) need to be addressed.
- The code should be revised to simplify duplicative terms, e.g., Religious Retreat, Day and Overnight Camp should be consolidated and regulated as a use and have the same bulk table requirements).

The majority of the CPC agree that the density of development should be greatest near hamlet centers (8 out of the 9 total responses), within water and sewer districts (100%), and near to major arterial roadways (8 out of the 9 total responses).

The majority of the CPC (8 out of the 9 total responses) agreed that the Town should consolidate the REC-1 and REC-2 zones into one zone (with a density of one dwelling/3 acres) as they are nearly

identical with the difference being that manufactured homes are allowed in the REC-2 (with manufactured homes strictly regulated in the consolidated zone). There was not overwhelming support for decreasing the minimum lot size from 3 acres to 1.5 acres in the R-1 District or increasing the minimum lot size with sewer and water from $\frac{1}{2}$ acre to 1 acre (however, a slight majority agreed -- 6 out of the total 9).

A slight majority of the CPC (67%) felt that the clustering provisions in the Town code need to be modified to achieve the goal of achieving preservation of open space and/or farmland. At least one member felt that 50% of the property should be preserved with clustering.²

The CPC supports allowing the R-1 zoning district to allow single family dwellings on 0.5 acres, and require three acres without public sewer.

The CPC supports keeping the Planned Unit District floating zone and grandfathering existing PUDs that were already approved and developed.

The majority of CPC members (78%) believe that the Town should focus nonresidential development including seasonal uses along the Route 52 and Route 42 corridors since these are state routes which can better accommodate traffic from nonresidential development, and can be more readily upgraded as compared to local roads.

The majority of CPC members (78%) believe that the Town should promote and regulate land uses within the immediate hamlets that encourage year-round use.

The majority of CPC members (78%) believe that the Town should expand the AG Zoning District to include lands that have a prevalence of prime farmland soils, soils of statewide significance, NY State agricultural districts, or existing farmland (as per tax roll and vegetation).

The majority of CPC members (67% with 11% unsure) believe that clustered developments should include a conservation easement that is a percentage of the land area that provides a minimum amount of largely contiguous acreage of preserved land to promote open space on developments. Less than half of the CPC members thought the Town should increase the requirement to 50% of the gross land area be set aside for conservation as part of a cluster layout.

The majority of CPC members (78%) believe that applicants of major subdivisions should be required to submit an alternative "cluster" (aka "conservation") subdivision plan with the same number of lots and contiguous open space be submitted and provide the authority to the Planning Board to choose the best alternative.

² Note that when combined with the responses from the Steering Committee – the support for this provision increased to 81% of the total (100% of the Steering Committee members support this concept).

The majority of CPC members (78%) believe that staff housing in camps and religious retreats should eliminate kitchens so as not to qualify these as dwelling units.

A slight majority (6 of 9 members) believe that a Floor Area Ratio (FAR), which is the ratio of a building's total floor area to the size of the lot on which it is located, should be imposed in a camp to regulate the maximum floor area of the buildings based upon the acreage of the project site.

All CPC members responded the Town should expand code enforcement and strengthen code provisions to ensure that properties are maintained, and illegal uses are removed.

All CPC members responded the Town should promote agribusiness uses within the AG zoning district.

The majority of CPC members (89%) believe that the Town should encourage cluster subdivisions to preserve prime farm land under conservation easements.

Aesthetics and Beautification. The CPC members agree that there is a general need for aesthetic enhancements. This would include streetscape improvements as well as improvements to private properties through design standards.

- There is a need for improved aesthetics along the main roadway corridors including Routes 42 & 52 as well in the hamlet centers. However, there were concerns from some members about adding additional regulations that would impact property owners and add to the burden of owners seeking to make improvements through the site plan process (triggering another requirement and increase in cost to the property owners trying to do the right thing). If an Overlay District were to be implemented, it would need to provide financial solutions for individual property owners or at least provide flexibility in the requirements so that the Planning Board would have the ability to accommodate different property owner's needs and constraints.
- There is consensus that there needs to be more enforcement of the existing property maintenance code³.
- There was much discussion on where duplexes should be located in the Town and what standards should apply. Recent construction of duplexes has raised some concerns with respect to aesthetics, particularly when the units are constructed as a separate multifamily community. The issue is that with the 175' setback requirement, the duplexes are constructed with their backs to the roadways and there is limited and inconsistent attention to detail and architecture.
- These duplex complexes can feel very separate from the community especially in the HR-1 hamlet areas (i.e. do not feel part of the downtown).

³ see Chapter 218 of Town Code

- Many of the duplexes that are considered aesthetically unpleasing include exposed basements.
- Duplexes, or two-family side by side dwellings, constructed on fee simple lots are more integrated into the street fabric of a community and do not create the same issues as those built as condominium type development.
- The group felt that landscape improvements are already a requirement of the site plan review process. However, there is a need for meaningful open space to be defined through the process (the space between townhomes should not be part of the open space or landscaping calculations).
- There was consensus that there should be design guidelines and architectural review of more development types than presently reviewed, including multifamily housing (but not applicable to single family homes).
- With respect to redevelopment – there must be a balance between cost, community character, aesthetics, and maintaining attractive safe streetscapes.
- Although the committee favors the use of solar panels, there is general concern about aesthetics of the panels. Design standards for allowing the panels (including coordinating colors of exterior plumbing and electrical lines to minimize visual clutter) is recommended.
- The comprehensive should consider methods to improve aesthetics along corridors where development has already occurred – provide screening and beautification along the roadway.

The majority of CPC members (7 out of a total of 9) believed that duplexes should be allowed in the HR-1 district if each unit is to be located on a fee simple lot (individually owned lots).

The majority of CPC members (89%) believe that the Town should require that new developments integrate undisturbed buffer areas into any development to limit the scale and visibility of large developments, and to limit expansive views of development.

All of the CPC members believe that the Town should expand design and aesthetic reviews to most developments, including residential developments, to ensure that buildings and parcels are designed to be aesthetically pleasing and an asset to the community.

The majority of CPC members (89%) believe that the Town should adopt new lighting regulations (now required for nonresidential uses) for residential uses and multifamily developments.

The majority of CPC members (78%) believe that the Town should consider requiring, as part of business park development, more undisturbed land to buffer and screen nonresidential projects (except in the Mixed Use District).

The majority of CPC members (89%) believe that the Town should consider adopting scenic or improvement districts which encompass the hamlets and require that developments meet specific design guidelines for buildings and streetscapes (with one member generally in favor of

the concept stating that the Town needs a clear proposal and clear guidelines across the board, not just for certain districts).

Economic Development. The following highlights discussions related to economic development.

- The CPC agrees that ideally there should be more activity year-round in the hamlet centers to support the residents.
- The hamlet centers have challenges – relying on summertime customer base. However, this results in businesses that are either closed during other months or having limited business hours. And during off periods, the hamlet centers feel deserted, are not attractive, and are not inviting to year-round residents.
- Sullivan County Community College provides an opportunity for year-round activity. There is a desire to create a college town atmosphere around Loch Sheldrake – this would benefit the College and students who live in dorms.
- The Town should promote ecotourism.
- There is a need to attract businesses that support the community year-round (goods and services).
- To attract more restaurants, retailers (especially national chains) – need a year-round population and/or visitors with discretionary income.
- The Town should promote incubators, nanotechnology.
- The Town should consider how the nearby casino may provide opportunities for year-round activity.
- If incentives are offered, they should be offered to long-term businesses – not just new businesses.

All CPC members responded the Town should continue to promote the County's Agri-business loan programs to area farmers; promote the County's agribusiness programs to support further growth & retention of agricultural uses; and, prioritize existing infrastructure for uses that expand the ratable base, generate year-round jobs, and promote economic development.

The majority of CPC members (89%) believe that the Town should encourage the creation of business parks, with shovel-ready industrial sites, dedicated to nonresidential economic development in appropriate locations (e.g. along state or county roads & with public sewer and water).

The majority of CPC members (89%) believe that the Town should promote ecotourism style developments at an appropriate density, scale and location. (Examples of ecotourism-style developments include access to natural areas with guided hikes, kayaking, hospitality businesses, and related businesses which draw on the Towns' natural setting to attract visitors).

Natural Resources and Recreation. The Neversink River is one of the great assets in the Town. It is hydrologically connected to the aquifer and the Neversink Reservoir.

- Additional access points to the Neversink River would increase recreational use and potential for ecotourism-based economy.
- Potential for improvements to existing access points and education for those accessing the river (including about the inadvertent transfer of invasive aquatic species from other waterbodies – i.e. importance of washing waders/boots between visits to different waterbodies).
- Overflow from the reservoir feeds the Neversink River. The only time the water levels in the River are affected is during drought warning periods when gates controlled by the Delaware River Basin Commission are closed. During droughts, flow may be reduced to only minimum levels to support fish habitat and prevent salt water inversion.
- CPC members agree that there is a need to protect environmental resources in the Town that contribute to beauty and is an essential element that drew many of them to the Town.
- The CPC discussed the need to protect the Town's rivers, streams, and lakes, and not to limit protection to the Neversink River corridor. Protection should be afforded to the streams which ultimately contribute flow into the lakes and impact a lake's water quality and biological health. In addition, many of these lakes, including Pleasure Lake, provide known habitat for Bald Eagles. The CPC has recommended zoning the northwest corner of Pleasure Lake, in the vicinity of its inlet, as REC-1 (that is being revised to lower density in that zone). Alternatively, an overlay zone could be created for the lake's and contributing stream's protection.

The majority of CPC members (78%) believe that the Town should expand the low density residential districts and promote hunting, fishing, and other passive outdoor recreational activities within them.

The majority of CPC members (89%) believe that the Town should work with NYSDEC to create additional access points to Neversink River (11% unsure).

The majority of CPC members (89%) believe that the Town should pursue the development of a linear park along the Neversink River between the DEC regulated Neversink Unique Area to the Catskill Park along with the Towns of Neversink and Thompson and consider the use of the new NYS Conservation Tax Credit program to secure conservation easements for linear parks and public access to the Neversink River (11% unsure).

All CPC members believe that the Town should select and improve locations for parks to serve the Town's hamlet centers and be available to the public.

Community Services. Community services were not a topic of major discussions. The following are brief discussions related to community services.

- The school district is important – brought many people to the Town.
- Need for additional health care options in the Town.

- The abandoned school next to the Senior Center in South Fallsburg presents an opportunity for re-use.

A majority of CPC members (67%) believe that the Town should pursue adaptive reuse of the Fallsburg High School Building for its own purposes. With the following comments:

- It depends on cost and potential uses. Do a study and publicize the report.
- Only if the current owner is unable to use it for their desired use.

Groundwater Quality and Water Supply. The CPC discussed the need to protect the Town's existing groundwater which is the source of its drinking water supply.

- Maintaining groundwater quality is important as this is the Town's water supply. Currently 100% of the Town's water supply is groundwater. If needed, in the future surface water could provide additional source but not the town's preference.
- Regardless, there is a need to protect the primary NY State Aquifers – the 12th largest of which is in the Town of Fallsburg. Ideally, should not have sanitary systems in this area since the effluent is not treated by being filtered through the subsurface sand and gravel and eventually reaches the water supply.
- Not all of the Town is over a primary aquifer, but the area that is over the aquifer is sensitive. Where there isn't an aquifer 150 below grade, there are wells 500 feet into the bedrock (there are at least 2 bedrock wells in the Town according to the Village Engineer).
- Developments should obtain water and discharge treated effluent within the same watershed area to promote recharge. Interbasin (watershed transfers) should be limited).
- Majority of developments tie into the existing water districts. However, some install their own wells with review by the Town and Department of Health (and Delaware River Basin) to ensure these wells do not affect the existing water district supplies with respect to quality and quantity of water.

The majority of CPC members (78%) believe that the Town should implement an overlay zone which limits uses and development in close proximity to the River in order to protect water quality & habitat considering that the Neversink River is over the Town's primary aquifer and provides habitat for the bald eagle.

The majority of CPC members (89%) believe that the Town should create a Water Supply Protection Overlay District to limit uses & development immediately atop an aquifer area or surrounding a well to protect the Town's water supply.

Sewer Infrastructure and Wastewater Treatment. A major topic of discussion was related to the Town's ability to accommodate additional development within the existing sewer district areas.

- The CPC held several discussions over the course of the process regarding treatment of sanitary waste from development and sewer areas (as well as the condition of the sewer systems and the fact that much of the connecting infrastructure (conveyance system of pipes) was built over 60 years ago and that although the Town has received grants for repair work, a much more substantial investment would be required to replace all of the piping).
- It was explained by the Town Engineer that for 10 months of the year, the district is very under capacity – during a dry summer, there is sufficient capacity to treat the wastewater from the summertime influx of visitors. However, during wet summer conditions – inflow and infiltration is a concern - the flow can increase more than 50% - the example used was flow that should be 2.5 mgd is 3.5 mgd due to infiltration of rainwater into the system).
- With the amount of growth that has occurred that is seasonal in nature, there is a short term seasonal need for sewer capacity that is not there the rest of the year. The plant is operating inefficiently.
- Package plants can be an option – if properly constructed and regulated for cluster developments away from sewer districts. The Town Engineer noted a preference for treatment facilities that discharge to groundwater. CPC concerns regarding long term maintenance of these plants and the ability for the Town to regulate them, and recoup expenses if they fail. There were discussions regarding bonds for HOAs to cover such costs.
- There is a need to understand the capacity of the sewer and water districts and need to improve sewer infrastructure and noted that an analysis of seasonal water and sewer usage may lend insight into the types of improvements that are needed, as well as any potential areas for expansion – see the Baseline Inventory section on Utilities. Industrial facilities need to build their own treatment facilities.

The CPC consensus is that the highest density should be permitted within the existing water and sewer districts with low density outside the districts.

The majority of CPC members (78%) believe that the Town should expand water and sewer facilities, as necessary, to meet demand.

The majority of CPC members (78%) agree that areas that are recommended for higher density on the Future Land Use Map included in the 2018 Comprehensive Plan Update should receive a priority consideration for water and sewer line extensions to serve both residential and nonresidential development.

Transportation/Roads. Transportation, and especially issues associated with seasonal summer traffic, were discussed.

- There are issues during summer months with the existing roadway capacity and no bypasses. A lot of future development along Route 42, and there is not capacity for more cars in summer.
- CPC agrees that in general the roads need to be improved and there need to be solutions to the short-term problems that arise during summer months with respect to congestion.
- There was specific concern about the intersection of Lover's Lane with Route 42 (which is already used as a short cut) and a new development there, as that section of the highway has a speed limit of 55 mph and there are safety issues.
- There are missing connections and opportunities for new through roads, such as continuation of Gamble Road through The Pines property (old abandoned hotel site). Consideration should be given to a public connection as part of future redevelopment.
- There is a need for additional parking in hamlet centers. The plan should explore opportunities for public parking; one example provided was the concept for a Woodburn public parking lot that is in the shopping district.

All CPC members responded that the Town should require applicants of projects over a certain number of dwelling units (appropriate number to be determined) to prepare a traffic study which obtains actual summer traffic counts to determine impacts related to levels of service and provide appropriate mitigation where the roads are over capacity.

The majority of CPC members (89%) believe that the Town should specifically retain a consultant or commission their existing Traffic consultant to perform a separate focused Traffic Impact Study to identify short and long-term solutions for mitigating summer traffic congestion and bottlenecks.

All CPC members responded that the Town should continue to pursue grant funding to expand Complete Streets and Safe Routes to School programs, as a means of strengthening the local road network to safely accommodate motorists, cyclists, and pedestrians, and to promote healthy exercise.

The majority of CPC members (78%) believe that the Town should prepare Hamlet-specific studies to determine streetscape improvements that should be implemented (11% unsure because wasn't clear what this would entail).

Other Topics. The following are additional discussions held with CPC members.

- Zombie homes were discussed, and it was explained that NYS has passed a law on zombie properties requiring the banks to maintain the properties and a process for municipalities to follow to recoup costs and enforce maintenance of properties so not to impact neighbors.
- Too many properties are off the tax roll or exempt, and result in a heavier burden on taxable property.

- Enforcement assistance is needed – it is a big Town and the Town staff has a lot of issues to deal with respect to code compliance, from property maintenance, to illegal uses, to construction vehicles parking on the street ... the existing Code Enforcement department is doing a great job and things have improved over the past ten years, but that additional supporting staff is needed.
- Need to improve image of Fallsburg.

All CPC members responded the Town should expand code enforcement and strengthen code provisions to ensure that properties are maintained, and illegal uses are removed.

All of the CPC members believe that development and commercial signs should be required to have English as the primary language with second language if desired, permitted in sub text, for wayfinding and emergency service purposes.

Part of the CPC's role was to act as a liaison to the community, including providing input on a community survey. Much of one meeting in February 2017 was dedicated to crafting questions to get to the heart of issues that the Town stakeholders care most about. The survey asked the community about a range of topics including an updated Vision Statement, development, the environment, recreation, infrastructure, scenic resources, economic development needs, and preservation and is discussed in the next subsection.

1.2.2 Communitywide Online/Paper Survey

An online and paper survey was administered to the general public in 2017 to solicit input from the broader community. The results of the communitywide survey were used as additional input in the identification of issues and opportunities as well as for the development of the recommendations contained in this Plan Update. The public provided input on key phrases that should be incorporated into the updated Vision Statement which are reflected in the updated version discussed in Section 3.0.

The survey was released to the public from March 7 through March 21, 2017. A total of one hundred forty-three complete responses were received and analyzed. Based upon the results of the summary, the following can be generally concluded. In general, the public:

- cares deeply about and is committed to the future of the Town of Fallsburg.
- feels that the Town needs to do more to achieve the vision.
- is interested in seeing increase economic opportunities in the Town with the highest priorities being expansion of agricultural related businesses, ecotourism, and creation of shovel ready sites for new businesses.
- travels to surrounding towns for the majority of their goods and services.
- would appreciate more retail, restaurants/cafes, arts/museums, ecotourism businesses and light infrastructure/manufacturing.

- believes that open space preservation should continue to be a goal for the Town.
- believes that the Town should continue to pursue grants, create an open space bond, require mandatory cluster subdivisions as ways to preserve the open character of the community.
- believes that the Neversink River, ecological habitat, wetlands, woodlands, stream corridors and floodplains are in the highest need for preservation, followed by agricultural land and ridgelines.
- believes that the most significant issues in the Town are related to dense development, need for economic development, jobs, year-round presence, aesthetics, infrastructure, traffic, taxes and the environment.
- believes that the most significant assets the Town has are its schools, the Neversink River, the summer businesses, the environment, proximity to attractions, tourism, and rural character.
- believes that in pursuit of a healthy community, the Town should prioritize programs for nutritious and affordable food, active playgrounds and trails for all ages, safe/walkable streets, with a lesser priority (but still important) focus on public spaces for programs and community health-oriented education.

A summary of the public survey responses by question is provided in **Appendix A**.

Appendix B includes the results of the CPC Questionnaire.

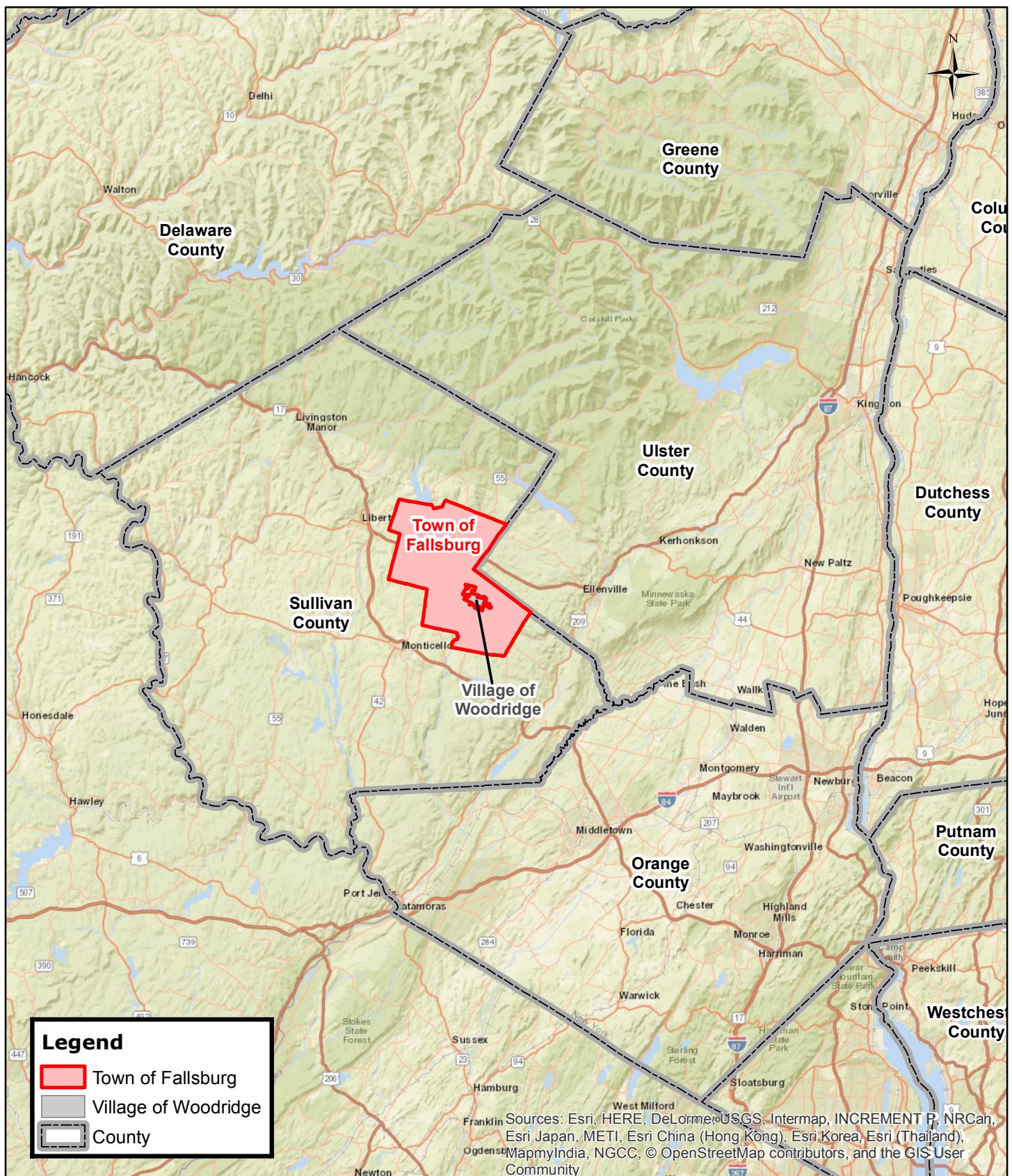
1.3 Organization of the Comprehensive Plan Update

The Organization of the Comprehensive Plan Update is as follows:

- Section 1.0, Introduction, 2018 Comprehensive Plan Update, provides an overview of the comprehensive planning process, including citizen participation.
- Section 2.0, Issues and Opportunities, describes those issues and opportunities identified by the Comprehensive Plan Committee which should be addressed in the Plan Update.
- Section 3.0, Vision Statement, Goals and Objectives, presents the 2018 Vision of the Community, based on CPC and community input, and summarizes the Goals and Objectives guiding the Town over the next ten years.
- Section 4.0, Conceptual Land Use Plan, provides an overview of the land use areas of the Town, based on discussions with the preferences of the CPC members and the community, and a review of baseline conditions.

- Section 5.0, Baseline Inventory, presents background data regarding demographics, environmental resources, land use and zoning, agriculture, transportation, and infrastructure that informed the CPC and the planning process.
- Section 6.0, Recommendations, is a summary matrix of the various recommendations which have been identified through the planning process.

Note that this 2018 Comprehensive Plan Update did not reevaluate and include the previous categories that were included in the 2006 Plan Update. This Plan incorporates the relevant recommendations related to scenic and historic facilities, and community facilities and services where appropriate, including in Section 6.0.



**Figure 1-1
Regional Location**

Source: ESRI Web Mapping Service;
NYS GIS
Scale: 1 in = 55,000 feet

**Town of Fallsburg
2018 Comprehensive
Plan Update**

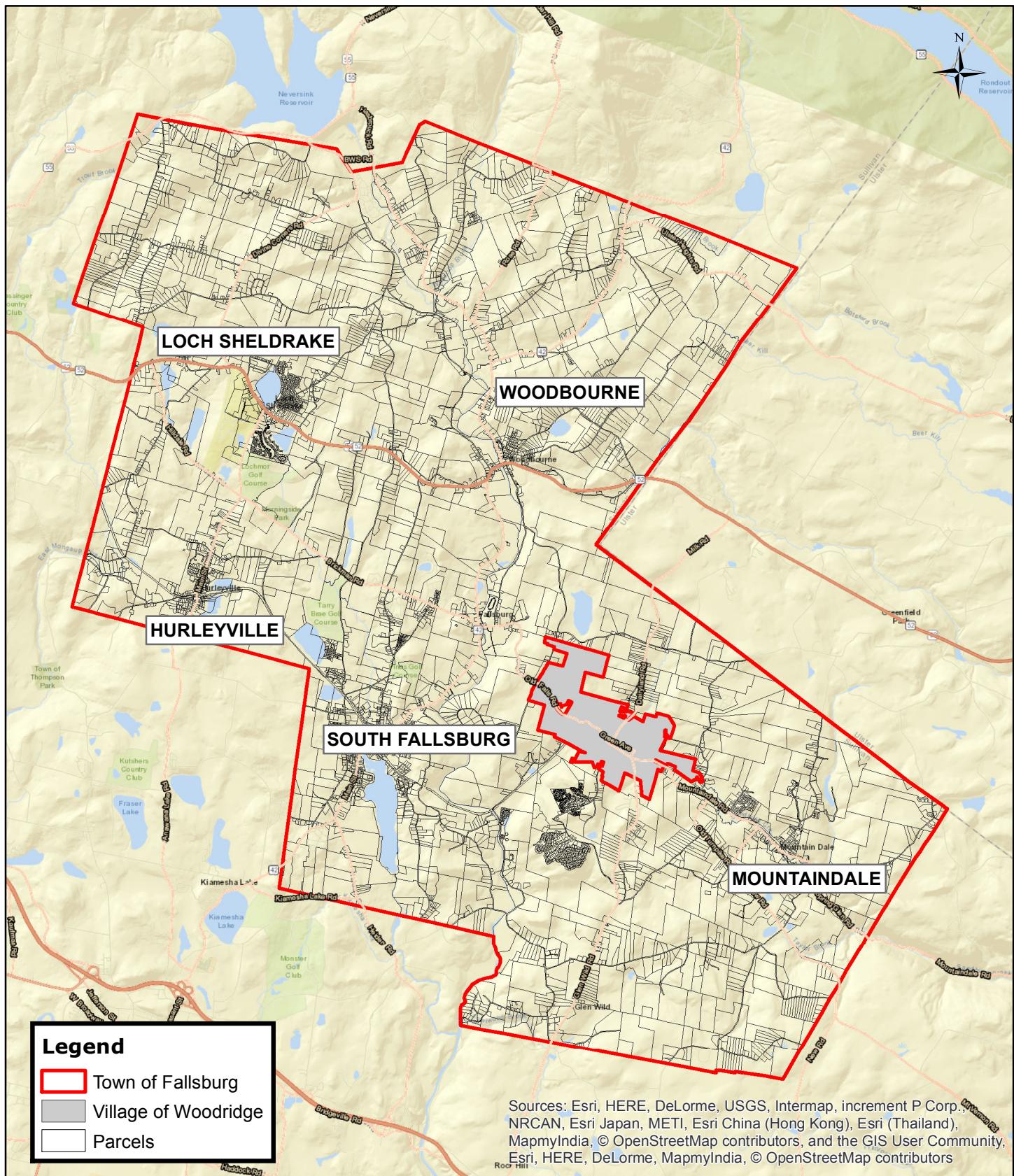


Figure 1-2
Town of Fallsburg

**Town of Fallsburg
2018 Comprehensive
Plan Update**

2.0 ISSUES AND OPPORTUNITIES

2.1 Issues

At the January 5th, 2017 meeting with the Comprehensive Plan Committee, committee members were asked what they believe are the most pressing issues that need to be addressed in this Comprehensive Plan Update, and what Opportunities exist which can assist the Town in achieving its overall vision. The following lists, not in order of importance, the issues and opportunities identified by the CPC.

- Traffic issues in Woodbourne, necessitating a bypass road and large parking lots to accommodate visitors and traffic.
- Preservation of wildlife and nature.
- Population growth and the need to provide better control of the location and amount of development.
- The inability of the Town's existing infrastructure, including roads, water, and sewer, to handle the peak demands placed on these systems in the summer months.
- Providing opportunities for social and other activities during winter month.
- Encouraging year-round private businesses and employment within the hamlet main street areas and elsewhere in the Town.
- The need to pursue economic development activities.
- Concern that taxes are becoming unwieldy.
- The unknown effects of the impending casino in Thompson.
- Better zoning that fits with the Town's resource
- Overdevelopment and high-density housing in areas not suited for such development.
- The need to beautify the Town, especially its hamlets and major transportation corridors.
- The need to improve building aesthetics and standards.
- Need to clean up zombie properties and remove run-down buildings.
- Improve communication within the Town.
- Reduction in open space/farmland due to existing land use regulations.

2.2 Opportunities

The majority of the opportunities that were recognized by the Comprehensive Plan Committee revolved around the Town's natural beauty and natural assets, and promoting better year-round use of its hamlets.

- The Town can become a beautiful Catskill vacation and resort town with proper planning.
- Preserve and improve the attractiveness of the Town's hamlets through appropriate design standards and appearance districts.
- Preserve river, stream, and lake water resources and water quality and encourage responsible recreation use of these assets.
- Capitalize on the presence of the Sullivan County Community College in the Town, and work with them to promote start-up businesses.
- Create an interconnected community with extension of trails and sidewalks which link the hamlets to major resources in the Town.
- Promote ecotourism as part of an economic development plan that capitalizes on the Town's natural assets.
- Preserve and promote the Town's existing golf courses and parks and create additional parks.
- Preserve expanses of open space for its many benefits, including visual beauty, passive recreation, hunting and fishing.
- Preserve the Town's natural resources through appropriate mechanisms, including purchases, conservation easements, and other means.
- Acknowledge the Town's housing affordability as a way to attract diverse households.
- Capitalize on the influx of visitors and purchases made during the summer months.
- Encourage and promote Townwide social events to encourage neighborhood interactions.

3.0 VISION, GOALS & OBJECTIVES

3.1 Vision Statement

Community visioning is the process of developing consensus about what future the community wants, and then determining what is necessary to achieve it. This Vision Statement captures what community members most value about the Town of Fallsburg - the shared image of what they want their community to become. The Vision typically focuses on a wide variety of issues and opportunities to provide a comprehensive vision for the future and to inspire everyone to work together to achieve the vision.

The Vision Statement gives the town's boards, agencies, and organizations the long-term, comprehensive perspective and direction necessary to make rational and disciplined decisions on community issues as they arise. When reviewing a plan or proposal, the town's boards and agencies will ask – is it consistent with the Vision? This Vision Statement has been crafted through a collaborative process that involved the participation of community residents, stakeholders, elected officials and the CPC. Additionally, the public survey administered to solicit public input included questions regarding the Vision from the 2006 Comprehensive Plan and what should be included in the updated Vision Statement.

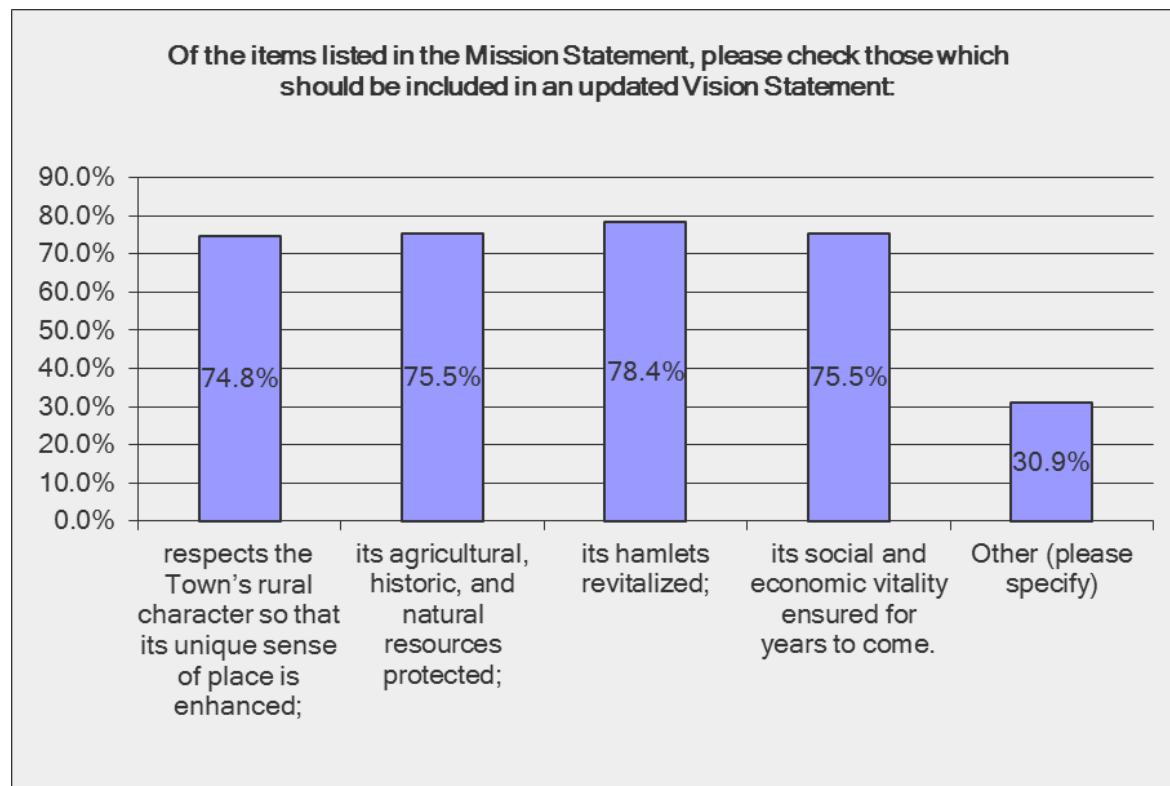
Updating the Comprehensive Plan provides an opportunity for the Town to evaluate its existing Vision and determine what sections need to be modified based on changing community conditions and community goals for the future. Public input was critical to updating the Town of Fallsburg Vision expressed in the 2006 Comprehensive Plan.

The Comprehensive Plan Committee was consulted about their ideas for the updated Vision for the Town of Fallsburg during the January 5, 2017, CPC meeting. The CPC emphasized the importance of a Vision that retained the existing rural and low-density character in the Town with a focus on protecting the numerous natural and scenic resources. Additionally, the CPC noted the importance of attracting year-round businesses to provide a wider range of activities, attractions, and shopping opportunities for residents, as well as visitors. The results of the CPC Visioning exercise are shown in the accompanying word cloud.



In addition to the CPC Visioning exercise, a public survey administered to Town residents and stakeholders included questions regarding the Vision from the 2006 Plan and how residents would like the Vision to be changed for this Plan update. When asked if they believed that the Vision Statement from the 2006 Plan Update was still appropriate, the majority of residents indicated that the 2006 Vision was still relevant and appropriate. More specifically, 88.1% or 126 respondents indicated the 2006 Vision was still relevant, while 17 respondents (11.9%) indicated it was not still applicable. Additionally, respondents were asked how well they think the 2006 Vision Statement is being achieved. Most residents indicated that the Vision has not yet been achieved.

Survey respondents were asked about specific sections of the 2006 Vision and asked to determine if they think a section should be included in the updated Vision. The results of this survey question are shown in the accompanying chart.



Each of the answer choices received over 100 votes in favor of these principles remaining in the updated Vision Statement. Respondents were also given the opportunity to write in their own suggestions for the Updated Vision. Forty-three (43) respondents wrote in their own suggestions and the major themes identified in the “other” category included environmental protection and natural resources, economics, aesthetics of the Town, limiting density, supporting year-round businesses and residents, and increasing community involvement.

Based on the input received through the various public outreach meetings and surveys, the Vision for the Town of Fallsburg has been updated for this Plan Update as follows:

“The Town of Fallsburg has a wealth of natural, historic, scenic, and agricultural resources that attract people to live, work, and raise a family in Fallsburg, while also making the Town a viable location as a tourist destination. The 2018 Vision for the future of Fallsburg is:

- guide future growth and development within the Town of Fallsburg in a manner that respects and preserves the Town’s rural character and promotes the Town as a scenic tourist destination;***
- protect its agricultural, historic, and natural resources;***
- revitalize its hamlets, including aesthetically; and***
- increase the social and economic vitality of the Town with an emphasis on year-round businesses and attractions, while promoting a sense of community.”***
- develop a “Complete Streets” network that enables access to healthy, safe, livable spaces while building environments that take into consideration the needs of all roadway users including: pedestrians, cyclists, motorists, and citizens of all ages and abilities, while supporting the Town’s economic development and preserving its rural character.***

3.2 Goals and Objectives

The goals and objectives of the Comprehensive Plan are intended to guide the Town of Fallsburg in achieving its Vision, and to address issues presently confronting it. “Goals” are value statements that describe the aspirations of the community, and “objectives” are methods by which to achieve the goals. The goals and objectives have been formulated through review of the conclusions of the baseline conditions analyses, comments received by the CPC, boards and agencies that represent and serve the Town, and public participation.

3.2.1 Land Use

Goal: Promote a Town land use pattern where the highest residential densities and mix of commercial uses in the Town are within hamlets that support year-round and seasonal uses,

and are well-served by existing utility and transportation infrastructure. Allow fewer uses and lower densities in the outlying areas of the Town that are distant from transportation and utility infrastructure and within sensitive environmental areas. Support economic development locations, such as a business parks, along Town's major transportation corridors, including state and some county roads, where traffic can be accommodated.

1. Create an appropriate hierarchy of residential land use density in keeping with the Town's capability to accommodate development, based on distance from hamlets and village, availability or public sewer and water, and distance from road arterials to serve traffic generated by same. Hierarchy would be based on 5 acre, 3 acre, 1 acre, and higher than one acre density, with highest densities in the hamlets, and lowest densities in the agricultural areas.
2. Allow higher density residential as well as nonresidential land uses along the Town's primary state corridors where water and sewer are available.
3. Promote and regulate land uses within the immediate hamlets which encourage year-round use.
4. Allow duplex dwellings in the immediate hamlet (HR-1) areas and in "transitional" districts that surround the hamlet centers, with provisions for architectural review, and adjusted standards for buffers and pedestrian connections, in order to promote integration with the hamlet streetscapes.
5. Remove the REC-1 overlay which provides incentives for cluster development. Provide the Planning Board the ability to require cluster development under the appropriate circumstances, e.g., agricultural and natural resource preservation, and at a density and with housing types that would otherwise be allowed in the applicable zoning district.
6. Consolidate REC-1 and REC-2 zones into one REC zone with a density of one dwelling unit/3 acres, in those areas where public water and sewer are not available.
7. Rezone areas to R-1 immediately outside the hamlets where seasonal uses and other higher density uses would be allowed on the periphery of the hamlets and village and where sewer and water are available.

8. As an alternative to the above recommendations, expand the R-1 zoning district or create a new district, as necessary, to allow higher density and seasonal-style housing within the transitional areas surrounding the hamlet centers and village.
9. Allow a mix of nonresidential uses within Loch Sheldrake hamlet which builds upon the strength of having Sullivan County Community College in close proximity.
10. Promote hunting, fishing, and other passive outdoor recreational activities in low density Recreation/Residential and Agricultural areas of the Town.

3.2.2 Natural Resource Protection

Goal: Protect interconnected and contiguous expanses of open space in the Town which encompass the Town's woodlands, wetlands, floodplains, lakes, steep slopes, and important ecological habitat which lend the Town its rural and scenic character, and which also support economic activity within it.

1. Protect the Neversink River by creating a zoning overlay zone which limits uses and development in close proximity to the River to protect water quality since the Neversink overlies the Town's primary aquifer, includes much of the Town's prime farmland soils, and provides habitat for the bald eagle.
2. Protect other habitats which serve endangered species outside the Neversink River corridor, including habitat found along the Town's lakes, including Pleasure Lake. Promote the preservation of connected open space area, so unified blocks of protected land provide corridors for wildlife.
3. Protect the quality of the Town's biological resources, surface waters and sources of public drinking water supply from contamination, pollutants and aquatic invasive species, beyond the Neversink River Overlay.
4. Protect the Town's aquifer and other surface waters, including lakes, by creating a zoning overlay which limits uses and development immediately atop or adjacent to the aquifer area or lakes.
5. Protect water quality by improving stormwater management, and establishing buffers, particularly along stream corridors, that feed directly into surface water bodies.

6. Promote the use of green infrastructure to filter and absorb stormwater runoff before it can pollute surface or groundwater resources.
7. Support public and private efforts to prevent the introduction of aquatic invasive species into Town surface waters, including its lakes and streams, and to eradicate any infestations.
8. Require that new development integrate undisturbed open space into any development to limit the scale and visibility of large developments, and to limit expansive views of development.
9. Ensure that the regulations not only limit development density and intensity where environmental constraints are prevalent, but also require that these resources be avoided.
10. Incorporate floodplain provisions that do not permit principal residential or nonresidential buildings to be located within the 100-year floodplain.

3.2.3 Transportation

Goal: Create an interconnected transportation system which supports a variety of households and people of all ages and abilities, while accommodating motorists, bicyclists, and pedestrians alike, based on “Complete Street” principles.

1. Coordinate with NYSDOT, or require applicants to prepare a traffic study, where the traffic is likely to pass through a hamlet, in order to obtain summer traffic counts and determine traffic levels of service within the hamlets where the roads are over capacity.
2. Pursue the creation of bypass routes in the Woodbourne and South Fallsburg hamlets which are crowded during the summer months.
3. Provide for wider roads and alternate routes within Woodbourne and South Fallsburg to accommodate the summer traffic where a bypass is not feasible.

4. Fund a study to analyze the feasibility of a bypass or other capacity improvements, and determine the cost of the improvements. Develop a mitigation program where applicants who will impact these key areas will pay for a fair share of improvements.
5. Create a coordinated and interconnected system of parking lots for uses within Woodbourne and where possible, limit parking on primary arterials.
6. In coordination with SUNY Sullivan County Community College, encourage creation of a bike path which extends from Loch Sheldrake to Hurleyville.
7. Extend sidewalks, as necessary, to link developments on the outskirts of hamlets to the hamlet centers. Improve sidewalks within hamlets to provide full and safe pedestrian access and circulation, and establish additional funding mechanisms in Chapter 257 or elsewhere in the Town Code, if needed.
8. Create an interconnected transportation system, with a design that supports safe and convenient access to people of all ages and abilities, and includes modes of transportation for motorists, pedestrians, bicyclists and transit riders, based on “Complete Streets” principles.

3.2.4 Scenic, Cultural, Recreational & Historic Resources

Goal: Protect the scenic, cultural, recreational and historic resources of the Town to preserve its unique sense of place and improve its visual quality.

1. Expand design and architectural review to most developments, including residential developments, to ensure that new or revitalized buildings and parcels are designed to be aesthetically pleasing and an asset to the community.
2. Adopt new lighting regulations that are applied to nonresidential and residential uses.
3. Promote rural Fallsburg as a Catskill sustainable agricultural and resort community and beautify and promote the hamlets in keeping with this theme.
4. Adopt scenic or improvement districts which encompass the hamlets and require that developments meet specific design guidelines for buildings and streetscapes. Hamlet-specific studies would be prepared for each hamlet to determine the streetscape

improvements to be implemented. Develop specific standards for each hamlet, acknowledging and preserving the unique historic and aesthetic features, and enhancing their aesthetics for future generation.

3.2.5 Community Facilities and Services

Goal: Support the expansion and accessibility of Community Facilities and Services, as necessary, to serve the population and businesses of the Town as they diversify and expand.

1. Expand water and sewer facilities, as necessary, to meet demand.
2. Select locations for parks that serve the Town's hamlet centers and are available to the general public.
3. Continue to extend and improve the full length of the O&W Rail Trail.
4. Explore consolidation of services with other jurisdictions when feasible, to improve efficiency and lower costs to taxpayers.

3.2.6 Agricultural Resources

Goal: Protect and support existing and future farms by preserving the resources upon which they depend now and in the future, including soils and vegetation, within appropriate locations in the Town including existing Town and State agricultural districts within Fallsburg, and make agriculture the priority use in these areas, rather than non-agricultural development.

1. Expand the Agricultural zoning district to include areas which are very low density residential, and have a prevalence of prime farmland soils, soils of statewide significance, state agricultural districts, existing farmland (as per tax roll and vegetation), and areas with 480-a Real Property exemptions.
2. Limit the number of uses that are allowed in the Ag district to ensure that agriculture, agricultural-related, forestry, and very low density residential uses are permitted.
3. Promote agribusiness uses within the Ag zoning district.

4. Encourage the maintenance of the existing Official Agricultural District by Town landowners (Sullivan County No. 4), established under Article 25AA of the State of New York Agriculture and Markets Laws. Support modifications or enlargements of the State Agricultural District, or establishment of additional Agricultural State Districts as needed during the recurring review process.

3.2.7 Economic Development

Goal: Protect existing businesses in the Town which support the Town's ratable base and provide employment opportunities, dedicate and prioritize areas of the Town with adequate infrastructure exclusively for nonresidential economic development, and support the types of economic development which can benefit from the Town's assets, including natural resources.

1. Existing infrastructure should be prioritized for uses that expand the ratable base, generate year-round jobs, and promote economic development.
2. Establish a floating zone that would allow for the creation of a business park in appropriate locations, e.g., state or county roads and with public sewer and water.
3. Focus nonresidential development along the Route 52 and Route 42 corridors, as these are state routes which can better accommodate traffic from nonresidential development, and can be more readily upgraded than local roads. Specifically, zone areas for nonresidential use only.
4. Provide for better formal interaction and coordination with large institutions in Fallsburg which could induce economic development opportunities, including but not limited to SCCC and the Center for Discovery.
5. Promote ecotourism style developments at the appropriate density, scale and location.
6. Expand the Ag-1 and REC-2 districts for purposes of promoting hunting, fishing, and other passive outdoor recreational activities.
7. Fund an economic development analysis to identify and promote a “magnet” which can draw businesses and/or visitors to the Town.

3.2.8 Other

Goal: Support activities which benefit Townwide communications, improve social interactions, and improve the overall quality of the Town's environs.

1. Promote better communication throughout the Town through a single source for information.
2. Expand and improve the Town's website by posting background materials provided to Board and Committee members for each agenda item, so that they may be available for review by interested members of the public prior to each meeting.
3. Establish a standing Comprehensive Plan Implementation Committee to ensure implementation of the recommendations of this Plan after its adoption, by continually monitoring progress and communicating with the Town Board, staff, and relevant Boards and Committees.
4. Support public or private efforts to expand access to broadband internet service.
5. Promote Townwide social events for all residents.
6. Continue to support, and if necessary, expand code enforcement within the Town to ensure that properties are cleaned up, and hazards removed.
7. Participate as a member of the county and region, seeking and maintaining involvement in review of projects in neighboring communities or in Sullivan County that may impact the Town of Fallsburg.

4.0 CONCEPTUAL LAND USE PLAN

4.1 Conceptual Land Use Plan

The primary purpose of this 2018 Plan Update is to express the community's preferences for land use – the types, pattern, intensity and density for the residential, nonresidential, and open space areas within the unincorporated Town. This pattern is based on a consideration of the relationship of uses to one another, the underlying environmental foundation on which development occurs, transportation system and utility availability, and input expressed by Town residents and stakeholders. This pattern should not and is not based on one factor, e.g., sewer availability, but by all factors that are considered collectively to develop the Conceptual Land Use Plan (**Figure 4-1**).

The Conceptual Land Use Plan for Fallsburg serves as the basis for the Town's long-term future growth and development, consistent with its expressed Vision Statement. Inherent to the community's expressed preferences with regard to the land use pattern within the unincorporated area is that it sees the hamlets as the location where retail and personal service commercial uses and higher density residential development should occur, because the hamlets have the utility and transportation infrastructure necessary to support mixed and higher density uses. Beyond the hamlets, the unincorporated area transitions from suburban residential to recreation/residential to agricultural and open space areas at the outskirts of the Town. The Town has limited areas which can support larger-scale taxable nonresidential development, and these nonresidential areas are to be located adjacent to or along the major state or county arterials serving the Town as described below.

Ultimately, the land use categories below will be implemented by adoption of revisions to Chapter 310, Zoning. The Conceptual Land Use Plan is intentionally drawn to have generalized and non-specific boundaries, so that flexibility and discretion can be used at the time that the Town translates the conceptual land use areas into distinct zoning districts. In addition, this Plan Update acknowledges that the Town has "grandfathered" certain developments which have already advanced through the land use process, and that the zoning map will need to reflect these developments.

The following descriptions identify the land use areas that constitute the Town.

4.1.1 Agricultural Area

The Agricultural Area of the Town has been identified using the Agricultural Features map, which includes lands that have a prevalence of farmland soils, agricultural vegetation, existing farms, and the presence of the State-certified Sullivan County Agricultural District No. 4. The vast majority of the Agricultural Area is located to the north of State Route 52, and north of the hamlets of Loch Sheldrake and Woodbourne. It also encompasses other environmentally sensitive areas, including the large segment of the Neversink River as it exits the reservoir,

and lands within the New York City watershed area. In addition, it includes large, mostly undeveloped areas of the Town with parcels where timber harvesting is occurring (based on the number of parcels with 480-a exemptions). Another larger area of the Town which would be included in this land use category is an area along the eastern end of the Town, along its border with the Town of Mamakating. The state designated Sullivan County Agricultural District No. 4 extends to this area of the Town below the Mountaintdale hamlet. The Agricultural Area is an extension of the existing Agricultural zoning district located in the vicinity of Denison Hill Road which is also located in the county agricultural district.

In the vicinity of Hurleyville, the Agricultural area would encompass most lands to the west of the hamlet on both sides of the East Mongaup River. These areas are mostly contained in the County agricultural district. Lastly, an area to the north of Woodridge would be in the Agricultural land use area, given the presence of agricultural features in this area.

When translated to zoning, these areas are intended to be zoned to the Agricultural zoning district. The density for single family dwellings in the Agricultural zoning district would be reduced from one dwelling unit per five (5) acres to one dwelling unit per ten (10) acres. This density may be less, once environmental constraints are considered. Agricultural operations, commercial selective timber harvesting, hunting and fishing, wildlife and game preserves, vineyards, and stables would be allowed. In addition, commercial agricultural operations and agribusiness would be allowed by special use permit to ensure that any use takes into consideration pre-existing residential dwellings and neighborhoods. Maintenance, modification and expansion of the existing special Agricultural District Sullivan County No. 4, established by landowners under New York State's Agriculture and Markets Law, Article 25-AA, should be encouraged. Agribusiness would not include concentrated animal feeding operations (CAFO) or other that may be considered noxious and inappropriate to the Town. Uses that are presently allowed by special use permit that may not be consistent with the intent of the district would no longer be allowed in the agricultural district, e.g., camps and sleep away camps, but would be allowed in other locations, e.g., the Recreational Residential land use area. Community facilities, schools, and other types of institutional facilities should be in closer proximity to hamlets where sewer and water is available. Public/central sewer and water should not be extended into this land use area unless it supports a cluster development, where a package sewage treatment plant could serve a smaller lot single family neighborhood where the majority of the property is preserved for agriculture and other open space purposes.

This land use area also includes land that is either protected for open space and recreation by conservation ownership or easement, or is owned by public agencies for conservation, parks or recreational purposes. It also includes unprotected private lands that are currently zoned AG-1. These areas should be further linked together, to the extent possible, by open space corridors that include sensitive environmental resources that are preserved as part of future developments. This open space network will encompass portions of properties that are in private ownership and which include environmentally sensitive resources such as: lakes,

ponds and waterbodies; 100-year floodplain; streams; freshwater wetlands; steep slopes; ridgelines; and the woodland habitat that links all these resources and properties together.

Development applications would be specifically reviewed to determine whether cluster development should be pursued to ensure that open space is protected on the relevant property – the submission of a cluster layout would be encouraged for larger subdivisions, and preservation of agricultural features and other sensitive environmental features would be pursued to the maximum extent. A cluster development would allow single family detached dwellings on individual lots. However, the lots would be clustered to be smaller than a five-acre minimum lot size otherwise required for a conventional development.

New residential development needs to be constructed in a manner which blends harmoniously with the wooded, rural landscape. Any new residential development that proposes to clearcut a site, and grade the majority of it to accommodate roads, dwellings and structures, is wholly inconsistent with this objective. While existing topography and vegetation will require some tree clearing and grading to accommodate new roads and create a building pad, the goal will be achieved by adhering to the objective that undisturbed natural areas, especially woodland, be preserved to maintain a percentage of the site with existing tree canopy.

The State Designated Agricultural District (Sullivan County #4) should be added to the Zoning Map so residents are made aware of its location.

4.1.2 Recreational Residential Area

This land use area encompasses large portions of the Town that are transitional between the Agricultural land use area and the residential land use areas that are more closely associated with hamlets, i.e., Medium Density Residential and Hamlet Residential land use areas. This land use area is intended to accommodate a mix of passive and active recreation areas, and low density residential development. These areas are not intended to be served by central sewer or water facilities and when translated into zoning, this area would allow single family dwellings at a density of one dwelling per three (3) acres or more. If public sewer is available at present, density could be increased to one dwelling per two (2) acres or more. Like the Agricultural land use area, it would also allow agricultural uses, hunting and fishing, wildlife and game preserves, horse stables and riding academies, and camps in support of the area's intent to allow recreational activities as primary uses. Some consideration should be made for allowing resort hotels only, where much of the land is preserved for open space and passive and active recreation. The Town's PRD zoning district provides a mechanism for the reuse of former hotel and resort properties. When zoned, this area would become the REC zoning district. This Comprehensive Plan Update recommends that the existing REC-1 and REC-2 zoning districts be consolidated. Note that combining these districts was recommended in the 2006 Plan. The REC-1 overlay, which provides a density bonus for cluster developments, would also be eliminated, as it is not supported by this Plan Update. Like the Agricultural land

use area, cluster developments for larger subdivisions would be encouraged, and a property would be evaluated as to whether the cluster development would provide a more beneficial layout which preserves sensitive natural resources.

Like the Agricultural land use area, new residential development needs to be constructed in a manner which blends harmoniously with the wooded, rural landscape. While existing topography and vegetation will require some tree clearing and grading to accommodate new roads and create a building pad, the goal will be achieved by adhering to the objective that undisturbed natural areas, especially woodland, be preserved to maintain a percentage of the site with existing tree canopy. Public/central sewer and water should not be extended into this land use area unless it supports a cluster development, or where a package sewage treatment plant could serve a smaller lot single family neighborhood where the majority of the property is preserved for environmental protection and other open space purposes.

4.1.3 Medium Density Residential

The Medium Density Residential land use area is the residential area located just on the periphery of a hamlet, but outside the higher density Hamlet Residential land use area. The intent of this district is to allow more diverse housing, including seasonal housing. When translated into zoning, this land use area would translate into the R-1 zoning district. Single family detached dwellings on individual lots, with or without sewer, duplex developments, and townhome developments would be allowed in this land use area. As these are medium density neighborhoods of the hamlets, uses that support residential uses, including schools, places of worship, and other institutional uses, would be allowed here. Densities would be one dwelling unit per half acre with public sewer and water, and three acres without public sewer and water. The Medium Density Residential Area is especially prevalent around the Fallsburg hamlet. Here, there has been a trend of building seasonal housing developments, and sewer and water infrastructure are in close proximity to this hamlet. In the more conventional hamlets of Hurleyville, Mountaintdale, South Fallsburg and Woodbourne, the Comprehensive Plan Update recommends that the Town grow its year-round residential base by expanding the Hamlet Residential neighborhoods that would help support and grow these revitalized hamlet centers. To support a healthy neighborhood within the Medium Density Residential land use area, active recreational uses and pocket parks should be encouraged, and trails and sidewalks should be integrated to link these neighborhoods to the hamlet centers. Proposed new residential developments should be designed with a mix of housing types, and building clusters should be buffered from other clusters through preservation of woodland and natural buffers. Clearcutting of land for any residential development would not be allowed to achieve this objective. Minor expansion of the Medium Density Residential is recommended to encourage new residential development at medium densities. Public/central sewer and water services should be extended into this land use area whenever it is practical.

4.1.4 Hamlet Residential

The Hamlet Residential land use area includes those areas which represent the neighborhoods of the Town's historic hamlets. Hamlet Residential land use areas are found in Mountaintdale, Hurleyville, South Fallsburg, Fallsburg, Loch Sheldrake, and Woodbourne. Design standards for traditional hamlets recommend that a denser hamlet, made up of a mixed use⁴ "core" and supporting higher density residential densities, be encompassed generally within an approximately one-half mile radius around the hamlet's center.⁵ This radius is a guide, but can be altered to reflect the realities of topography and other natural barriers, e.g., lakes. The Hamlet Residential land use area would be expanded around each of the hamlets to accomplish this objective.

The intent of the Hamlet Residential land use area is to grow the residential neighborhoods around the hamlet centers with dwellings on more compact lots, served by public streets and sidewalks. Insular residential communities are not favored in these areas. Single family detached and two-family dwellings on fee simple lots (two family dwellings could be side-by-side or up-and-down arrangements), townhomes on fee simple lots, and multifamily buildings would be allowed, provided the housing is connected to other neighborhoods and the hamlet center. Hamlet Residential land use areas are prioritized for central sewer and water service. New residential developments should be developed with small pocket parks and other recreational amenities that serve the hamlet. Recreational trails or sidewalks will be installed to connect the residential neighborhoods with the hamlet center. Some consideration should be given to requiring residential developments within Hamlet Residential land use areas to be subject to design review, so that the intent of creating attractive, interconnected, walkable compact neighborhoods with parks is achieved. To protect the fabric of the hamlet for pedestrians which will be prioritized, garages and vehicles should not dominate the streetscape, but should be relegated to side or rear yards behind the front façade of a dwelling or building. In this land use area, the most significant concern is community character and protecting the visual character of neighborhoods. Measures to protect the character of existing development in these areas from being overwhelmed by the scale of large new buildings will be important. Commercial uses are not appropriate for inclusion in this category, due to the proximity of these areas to existing hamlet shopping areas.

The Comprehensive Plan Update recommends that duplex developments, which have been constructed as separate, self-contained neighborhoods which stand apart from other residential neighborhoods, be allowed in the Hamlet Residential land use areas, only with requirements that they be fully integrated into the Hamlet streetscapes, with architectural review and pedestrian connections. The Hamlet Residential land use area is intended to accommodate year-round housing with diverse housing types. The Hamlet Residential land use area will be zoned to Hamlet Residential, and densities are proposed to remain the same

⁴ Mix of commercial and residential land uses.

⁵ Visions for a New American Dream, Anton Clarence Nelessen, 1994.

as presently regulated. Public/central sewer and water services should be extended into this land use area whenever it is practical.

4.1.5 Mixed Use

The Mixed Use land use area encompasses the existing hamlet centers. The Mixed Use land use area coincides with the Mixed Use zoning district. The existing locations for this category will remain within Hurleyville, Loch Sheldrake, Mountaintdale, Woodbourne and South Fallsburg. The zoning district was created to recognize traditional hamlet centers and to limit incompatible commercial uses within them. This zoning district allows a diversity of housing units including single family detached, artist live/work units, living over the store dwelling, townhouses, and rowhouse structures. Given the size of the hamlet centers, and the adjacency of the Hamlet Residential areas, some consideration could be given to limiting rowhouse and townhouses in this area in the future, and prioritizing commercial uses with above ground dwellings. The Mixed Use areas also allow professional offices, retail uses, restaurants, galleries and studios, and other uses which support the adjoining Hamlet Residential and Medium Density residential neighborhoods. The Mixed Use areas are prioritized for public sewer and water.

As stated in the 2006 Plan, it is important to require that development respect the hamlet streetscape which prioritizes the pedestrian. Off-street parking should be located behind buildings wherever feasible. Parking standards should be relaxed to allow for the reuse of existing mixed use buildings where often, the building footprint occupies most of the property. However, it is noted that some hamlets, during summer months, suffer from parking shortages that create traffic problems and delays on the main roads serving them. To that end, the Town could consider a “fee in lieu” of parking, which requires that a sum of money be provided in lieu of parking which would go into a parking fund to construct municipal parking lots – this could be pursued in the hamlets which are most impacted by traffic and parking delays.

Design is most important within the Mixed Use land use areas. The use of alleyways between buildings to link the Main Street to the off-street parking areas is recommended to help facilitate the safe and efficient movement of pedestrian traffic. Storefronts are required for the first floor in which at least 75% of the first floor storefront is transparent. Large display windows within a downtown business district enhance the shopping experience for pedestrians and create a warm and inviting environment.

Buildings are to be built to match the front yard setback requirements of existing traditional buildings in the area. There should be a relationship between the building and the sidewalk within the Mixed Use area to promote pedestrian use. Building massing should also match comparable traditional buildings. If a hamlet is made up primarily of row-style buildings, new buildings should match this massing. However, some hamlet mixed use areas are made up of buildings that have small front yards and manicured side yards – in this case, a new building

should fit with that pattern. Public/central sewer and water services should be extended into this land use area whenever it is practical.

Because each hamlet is unique, the Comprehensive Plan update recommends that individual hamlet plans be developed for each hamlet, which would address the unique attributes of each community, in terms of design, building massing, parking needs, pedestrian connectivity, recommended park locations, pedestrian and other linkages to major nearby institutions, and other considerations. These hamlet plans could guide future infill and new developments.

Lastly, the Mixed Use land area coincides with the Mixed Use zoning district. The Comprehensive Plan update recommends that during a review of the zoning, some consideration be given to whether or not some portions of the Business area, described below, should become Mixed Use areas, especially within the hamlet centers.

4.1.6 Business and Neighborhood Business Areas

A sustainable community is one that has a thriving and flourishing economy, with diverse employment opportunities. A key factor that influences the location of commercial uses is the availability of roads to accommodate the level of vehicular and in some instances, truck trips, generated by the use. Generally, areas which can accommodate nonresidential uses are found along or in close proximity to NYS Route 52 or NYS Route 42, where relatively easy access to a major route, such as Route 17, is available. Public sewer and water service is prioritized for these areas.

The Business land use area is an extensive “corridor” area extending along Route 42 and Route 52, and is limited to the Loch Sheldrake, Woodbourne, South Fallsburg, and Fallsburg hamlets. The Business land area, like the Mixed Use area, allows a mix of residential and nonresidential uses, including dwellings over the store, and multifamily dwellings. Because of the areas’ location along the Town’s major state roads, automotive-related uses are also allowed in this land use area. The Comprehensive Plan Update recommends that the Town limit residential uses to locations within a defined distance of an existing hamlet so as not to spread higher density residential development along the corridors. This will serve to limit the need for residents in these communities to have to drive to and from hamlet and other areas to meet their local commercial needs. Public sewer and water services should be extended into this land use area whenever it is practical.

In comparison, the Neighborhood Business Land Use area is limited to Loch Sheldrake and South Fallsburg and does not allow residential uses. Allowable nonresidential uses are comparable to those allowed in the Mixed Use land use area.

All Business land use areas are proposed to be regulated in accordance with architectural, landscape, and lighting design standards that ensure that new or renovated buildings and properties enhance the positive aspects of the Town’s visual character.

Note that within the Business or Mixed Use areas, efforts should be made to relocate certain industrial uses which may generate odors, noise, and have other deleterious effects on adjoining properties to be relocated to one of the Town's Industrial land use areas. Certain uses located on small lots within the hamlet centers cannot be accommodated as there is insufficient area to buffer and screen them from uses that may be impacted by their operation.

4.1.7 Industrial Areas

The Conceptual Land Use Plan identifies locations for Industrial use. When converted to zoning, these land use areas would be zoned either I- or I-2 and would be located in the same areas as at present; the Comprehensive Plan Update recommends that these two zones be consolidated. The Comprehensive Plan Update does not propose expansion of the existing I zoning districts, or introduction of different uses.

4.1.8 Planned Resort and Planned Unit Development Areas

This Comprehensive Plan acknowledges the existing Planned Resort and Planned Unit Developments that exist within the community and are specifically zoned for those uses. The Comprehensive Plan Update specifically recommends that the PUD provisions remain in the zoning as a way to achieve flexibility in design. Development within a PUD should not exceed the density that would otherwise be allowed in the base zoning districts which are included in the PUD district. As per the intent expressed in the existing zoning regulations, Planned Resort Development regulations should be applied to existing resorts, but are discouraged from being applied, as a floating zone, to other areas, especially the Agricultural areas.

4.1.9 O&W Rail Trail Overlay

The O&W Rail Trail Overlay shown on the conceptual plan is located along the right-of-way of the former O&W Railroad. The Comprehensive Plan Update recommends that the existing regulations associated with the overlay be retained, and that the overlay be specifically mapped on the Town's zoning map.

4.1.10 Adult Business Overlay

The zoning regulations address areas for accommodating adult-oriented businesses. This Conceptual Land Use Plan retains these areas in their present location.

4.1.11 Neversink River and Watershed Protection Overlay

The Neversink River overlay is a proposed new land use area which would include lands within a minimum distance of three-hundred (300) feet of the centerline of the Neversink River and

all areas located in the 100-year floodplain adjoining it, which often extends hundreds of feet beyond the minimum 300 foot distance, when the river travels through a flatter valley area. The purpose of the overlay is to protect and prioritize the river corridor for open space, recreation, and ecological habitat purposes. Much of the lands adjoining the Neversink River are unsuitable for development given the presence of the 100-year floodplain. The river corridor is also a major component of the Town's aquifer which supplies potable water to its water districts, and is also a major ecological resource with habitat that supports the bald eagle, a state-threatened and federally protected species. The distance is based in part on the U.S. Fish and Wildlife Service's Bald Eagle Management Guidelines and Conservation Measures which recommend a buffer of at least 660 feet between a project activity and a bald eagle nest (including active and alternate nests). The minimum width of the overlay is 600 feet, in areas where the floodplain is confined in a narrow portion of the river valley with steep topography. While it is acknowledged that bald eagle nests are not located the entire length of the corridor, bald eagles have been observed up and down the river corridor and use it for feeding and other portions of their life cycle as well. In addition, the overlay is also intended to protect water quality and prioritize it for recreational and open space purposes.

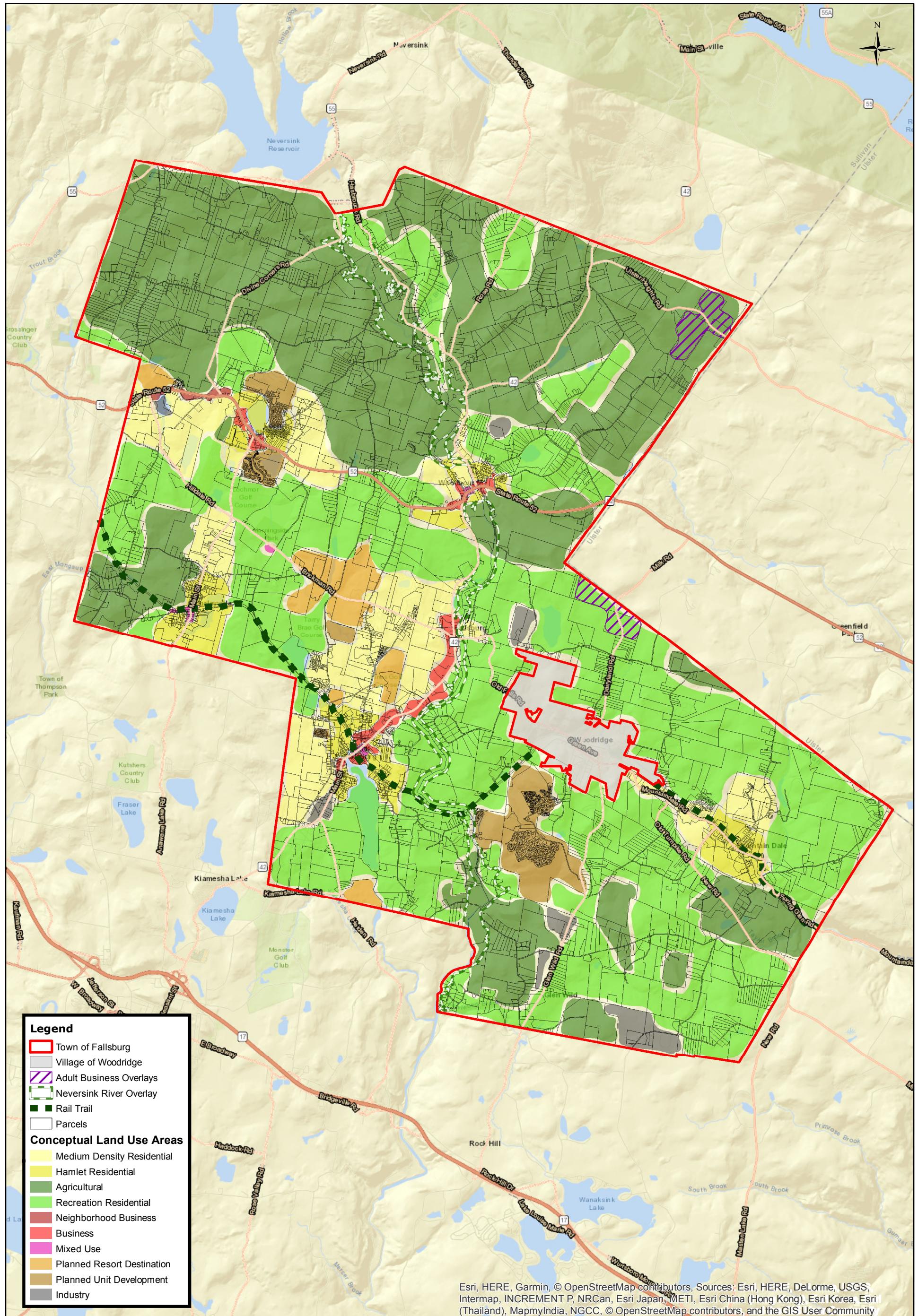
When translated into zoning, it would not be applied to the Hamlet Residential, Business or Mixed Use areas. The intent is to limit, to the maximum extent practicable, development within this area through relocation of development outside the overlay area, reduction of density and impervious surface area within the overlay, and limits on certain higher density uses allowed in the underlying base zoning district.

It is also recommended that the Town adopt the Watershed Protection Overlay that was contemplated in the 2006 Comprehensive Plan to protect the Town's water supply. Adoption of the Watershed Protection Overlay was not included in the local law amending the zoning code that was considered concurrently with the adoption of this Plan, but is scheduled for implementation in the long term.

4.1.12 Business Park Option

Although not mapped, the Comprehensive Plan Update supports the concept of creating a business park within the Town which is dedicated to office and nonresidential uses in a park like setting. Potential locations where a business park could be introduced include Route 42, between the Town's southern border and South Fallsburg, and Route 52, between the Town's western border and Loch Sheldrake. These locations are closest to NYS Route 17 interchanges, are on roads that can accommodate additional traffic, and are within or in proximity to public sewer and water. Entering the adjoining Town's those communities also have major nonresidential developments in close proximity to the interchanges located there.

Future uses for this area could include office, assembly and light industrial uses. Residential uses, and other uses which exclusively serve residential uses, would not be allowed, in order to accomplish the Town's economic development objectives.



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Figure 4-1
Conceptual Land Use

Source: ESRI Web Mapping Service;
Sullivan County GIS; Town of Fallsburg
Scale: 1 inch = 6,500 feet

**Town of Fallsburg
2018 Comprehensive
Plan Update**

5.0 BASELINE INVENTORY

5.1 Historical and Regional Context⁶

The Town's historic and regional context is well summarized in the 2006 Comprehensive Plan, and is restated and summarized in this section as background. The Town of Fallsburg was created by an act of the New York State Legislature on March 9th, 1826. The area that comprises the Town of Fallsburg was taken from the adjoining Towns of Thompson and Neversink. The name of the Town came from the Falls on the Neversink River near the present-day hamlet of Fallsburg.

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

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

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

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

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

⁶ Source: 2006 Comprehensive Plan

Feed and Grain was formed in Woodridge and provided an economic boost to the area for many years. A prosperous poultry industry also grew in the Town.

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

Although the railroad spawned the rapid growth of the tourism industry, by the 1920’s and 30’s more and more of the summer guests were arriving by automobiles or busses. The Town of Fallsburg’s big resort era of the 1940’s and 50’s had its foundation laid by the railroad, but Route 17 consummated it. After many years of struggling, passenger service was discontinued on the O&W in 1953. As the trucking industry proved to be more versatile and economic, the train’s freight service also failed. The O&W ceased operations on March 29, 1956, making it the first major American railroad company to be abandoned. With the development of air conditioners and the advancement of the aviation industry, fewer and fewer tourists came to the Catskills.

Although the hotel industry is all but gone, the area still enjoys a large influx of summer visitors. Numerous bungalow colonies are still in operation and many people have second homes here. Although some of the hotel buildings are still standing, most of the great stucco buildings that once lined our roads have been destroyed. Others have been converted to new uses including summer camps.⁷

5.2 Demographics

5.2.1 Population Characteristics

The characteristics of the existing and anticipated population of Fallsburg have been evaluated to assess population, employment, and housing trends, as well as to plan for the future needs of the community, including anticipated demand for community facilities and services. The 2006 Comprehensive Plan Update was based on 1990 and 2000 Census data. In order to adequately examine the existing population of the Town of Fallsburg and population changes since the 2006 Plan Update, the 2010 and 2015 American Community Survey 5-Year Estimates, as well as the 2000 and 2010 Census were utilized. The American Community

⁷ This brief history of Fallsburg is a condensed version of Judy Magie’s “The History of the Town of Fallsburg” from the Sullivan County Historical Society. The complete history can be found at www.sullivancountyhistory.org/fallsburg.htm.

Survey (ACS) is an ongoing survey conducted by the United States Census Bureau and includes data on a wide range of topics including population, employment, and housing.

Table 5-1 presents the historic and current population estimates for the Town of Fallsburg and Sullivan County from 1900 to 2010. Both the Town and the County have experienced significant growth since 1900, with 1920 and 1930 being the only instances of a decrease in population for Fallsburg and Sullivan County, respectively. The Town of Fallsburg has grown from a town with a population slightly under 3,000 in 1900 to nearly 13,000 residents in 2010, while Sullivan County has grown from 32,000 residents to over 77,000 residents. In the Town of Fallsburg, particularly high growth (over a 20 percent increase) was observed in 1910, 1920, and 1980.

Table 5-1
Historical Population

Year	Town of Fallsburg		Sullivan County	
	Population	% Change	Population	% Change
1900	2,974	-	32,306	-
1910	3,782	27.2%	33,808	4.6%
1920	4,769	26.1%	33,163	-1.9%
1930	4,716	-1.1%	35,272	6.4%
1940	5,682	20.5%	37,901	7.5%
1950	6,321	11.2%	40,731	7.5%
1960	6,748	6.8%	45,272	11.1%
1970	7,959	17.9%	52,580	16.1%
1980	9,862	23.9%	65,155	23.9%
1990	11,445	16.1%	69,277	6.3%
2000	12,231	6.9%	73,966	6.8%
2010	12,870	5.2%	77,547	4.8%

Source: Wikipedia, includes the Village of Woodridge.

Table 5-2 demonstrates the population trends for the Village of Woodridge, South Fallsburg CDP, and the Town of Fallsburg. The South Fallsburg CDP is a Census Designated Place according to the United States Census Bureau and therefore there are associated demographic data available for the area. Census data are available only for 2000 and 2010 for the South Fallsburg CDP and over this time period, the area has experienced nearly a 40 percent increase from 2,061 residents to 2,870 residents. Since 1970, the Village of Woodridge has experienced a declining population size from over 1,000 residents in 1970 to 847 residents in 2010. The largest decline in population was observed in 1980 when there was a 24.5 percent decrease in population size for the Village. In the Town of Fallsburg, population has continued to increase since the 1970s from a population of nearly 8,000 to nearly 13,000. The largest change in population was observed between 1970 and 1980 with an approximately 24 percent increase.

Table 5-2
Population Trends

	1970	1980		1990		2000		2010	
	# of People	# of People	% Change 1970-1980	# of People	% Change 1980-1990	# of People	% Change 1990-2000	# of People	% Change 2000-2010
Village of Woodridge	1,071	809	-24.5%	783	-3.2%	902	15.2%	847	-6.1%
South Fallsburg CDP	-	-	-	-	-	2,061	-	2,870	39.3%
All of Fallsburg	7,959	9,862	23.9%	11,445	6.3%	12,231	6.8%	12,870	5.2%

Source: 2000 and 2010 Census.

The age distribution for the Town of Fallsburg, according to the 2000 and 2010 Census, is shown in **Table 5-3**. The total population of Fallsburg increased by approximately 5.2 percent over the ten-year time period. In both 2000 and 2010, the largest age groups were the 20-34 and 5-19 groups, indicating a large youth and young adult population which should be considered when planning for the future conditions of Fallsburg.

The largest increases in growth were observed in the 55-64 age group (estimated 45.5 percent growth) and the under 5 age group (nearly 34.7 percent increase). The only age groups that experienced a decrease in population were the 35-44 and 65-84 age groups. The 85 and over age group and the 45-54 age group both increased by approximately 12-13% while the 5-19 age group increased by 3.6 percent. The 20-34 age group remained about the same with only a 1.2 percent increase.

The median age in the Town of Fallsburg increased slightly by approximately 1.4 percent from 36.6 in 2000 to 37.1 in 2010. Additionally, according to both Census Reports, there are more males than females in the Town of Fallsburg. In 2000, the population of Fallsburg was 42.8 percent female and 57.2 percent male. By 2010, the female population was 44.6 percent while the male population was 55.3 percent. While both the male and female populations grew between 2000 and 2010, the female population grew more with a nearly 10 percent increase while the male population increased by 1.8 percent.

Table 5-3
Population by Age

Age Cohort	2000		2010		% Change
	Population	%	Population	%	
Total	12,234	100%	12,870	100%	5.2%
Under 5	714	5.8%	962	7.5%	34.7%
5 - 19	2,471	20.2%	2,561	19.9%	3.6%
20 - 34	2,541	20.8%	2,574	20.1%	1.3%
35 - 44	2,222	18.2%	1,820	14.1%	-18.1%
45 - 54	1,839	15.0%	2,085	16.2%	13.4%
55 - 64	1,100	9.0%	1,601	12.5%	45.5%
65 - 84	1,250	10.2%	1,158	9.0%	-7.4%
85 and over	97	0.8%	109	0.8%	12.4%
Median Age	36.6	-	37.1	-	1.4%
Female Population	5,233	42.8%	5,746	44.6%	9.8%
Male Population	7,001	57.2%	7,124	55.3%	1.8%

Source: 2000 & 2010 Census.

Table 5-4 displays the changes in median age for the Town of Fallsburg, Village of Woodridge, and Sullivan County according to the 2010 and 2015 ACS 5-Year Estimates. The median age in Sullivan County increased slightly from 41.2 years to 42.2 years, which is an increase of 2.4 percent. Both the Town of Fallsburg and Village of Woodridge experienced a decreased in median age between 2010 and 2015. The Town of Fallsburg median age decreased from 38.3 years to 36.7 years (4.2 percent decrease) while the Village of Woodridge median age decreased from 45.5 years to 42.5 years (6.6 percent decrease). Out of the three geographies studied, the Town of Fallsburg has the youngest median age.

Table 5-4
Median Age

	2010	2015	% Change
Sullivan County	41.2	42.2	2.4%
Town of Fallsburg	38.3	36.7	-4.2%
Village of Woodridge	45.5	42.5	-6.6%

Source: 2010 and 2015 American Community Survey 5-Year Estimates Demographic and Housing Characteristics.

Table 5-5 provides information regarding the race and Hispanic origin of residents of Sullivan County, Town of Fallsburg, Village of Woodridge, and the South Fallsburg CDP per the 2015 ACS estimates. At each geography studied, the population was mostly white with a range of

67.9 percent in Fallsburg to 81.2 percent in Sullivan County. In the Town of Fallsburg and Sullivan County, the second most common response was black, followed by some other race, two or more races, Asian, American Indian or Alaska native. In the Village of Woodridge and the South Fallsburg CDP, some other race was the second most common response followed by black, two or more races, Asian, and American Indian and Alaska native. In these four geographies, no resident reported being a Native Hawaiian or Pacific Islander.

The Hispanic or Latino resident population was largest in the South Fallsburg CDP with 36.4 percent of residents. The Town of Fallsburg and the Village of Woodridge have similar percentage of Hispanic and Latino residents at 23.9 percent and 24.3 percent respectively. Approximately 14.6 percent of residents in Sullivan County are Hispanic or Latino.

Table 5-5
Race and Hispanic Origin: 2015

	Sullivan County		Town of Fallsburg		Village of Woodridge		South Fallsburg CDP	
	Population	%	Population	%	Population	%	Population	%
Total	76,330	-	12,879	-	732	-	3,571	-
White	62,006	81.2%	8,751	67.9%	523	71.4%	2,455	68.7%
Black	6,560	8.6%	1,767	13.7%	64	8.7%	326	9.1%
American Indian and Alaska Native	175	0.2%	62	0.5%	0	0%	10	0.3%
Asian	1,248	1.6%	268	2.1%	36	4.9%	62	1.7%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%	0	0%
Some other race	3,451	4.5%	1,371	10.6%	68	9.3%	524	14.7%
Two or more races	2,890	3.8%	660	5.1%	41	5.6%	194	5.4%
Hispanic or Latino (of any race)	11,160	14.6%	3,074	23.9%	178	24.3%	1,300	36.4%

Source: 2015 American Community Survey 5-Year Estimates Demographic and Housing Characteristics.

Table 5-6 indicates the educational attainment of residents over 25 in the Village of Woodridge, South Fallsburg CDP, Town of Fallsburg, and Sullivan County in 2010 and 2015. Note that for the Educational Attainment data for 2010, the 5-Year ACS Estimates only includes percentages but in 2015 both the estimate and percentages were reported and are included in the table. The percentage of residents that had obtained a high school diploma in 2015 was 77.6% in Woodridge, 63.2% in South Fallsburg, 79.8% in Fallsburg, and 86% in Sullivan County. All geographies except for the South Fallsburg CDP experienced an increase in the percentage of residents obtaining a high school diploma between 2010 and 2015. The percentage of residents that earned a bachelor's degree remained about the same in Fallsburg at slightly under 20 percent, increased slightly in Woodridge and Sullivan County, and decreased significantly in South Fallsburg from 24.6% in 2010 to 13.9% in 2015. Within the Town of Fallsburg, educational attainment for residents that attended high school but do not have a diploma, some college, and graduate or professional degrees increased between 2010 and 2015. The percentage of residents that have less than a 9th grade education decreased significantly, the percentage that are high school graduates decreased slightly, and the percentage of residents with bachelor's degrees declined.

Table 5-6
Educational Attainment

	Village of Woodridge		South Fallsburg CDP		Town of Fallsburg		Sullivan County	
	2010	2015	2010	2015	2010	2015	2010	2015
Total Population Over 25	649	508	1,428	1,764	8,694	8,253	53,448	53,118
Less than 9 th grade	19.3%	56 (11%)	8.4%	143 (8.1%)	10.0%	463 (5.6%)	5.7%	2,161 (4.1%)
9 th – 12 th grade, no diploma	9.1%	58 (11.4%)	24.2%	507 (28.7%)	12.4%	1,200 (14.5%)	10.4%	5,270 (9.9%)
High school graduate	34.1%	127 (25%)	26.7%	518 (29.4%)	32.9%	2,658 (32.2%)	34.4%	18,084 (34%)
Some college, no degree	14.3%	118 (23.2%)	11.5%	282 (16%)	18.1%	1,634 (19.8%)	19.2%	10,208 (19.2%)
Associate's degree	4.9%	45 (8.9%)	4.6%	69 (3.9%)	7.0%	675 (8.2%)	10%	5,598 (10.5%)
Bachelor's degree	10.9%	60 (11.8%)	10.7%	78 (4.4%)	12.2%	718 (8.7%)	11.4%	6,552 (12.3%)
Graduate or professional degree	7.4%	44 (8.7%)	13.9%	167 (9.5%)	7.5%	905 (11%)	8.8%	5,245 (9.9%)
Percent high school graduate or higher	71.6%	77.6%	67.4%	63.2%	77.6%	79.8%	83.9%	86%
Percent bachelor's degree or higher	18.3%	20.5%	24.6%	13.9%	19.6%	19.7%	20.3%	22.2%

Source: 2010 and 2015 American Community Survey 5-Year Estimates Educational Attainment.

5.2.2 Employment Characteristics

Table 5-7 demonstrates the employment characteristics for residents over 16 in the Town of Fallsburg and Sullivan County. Within the Town of Fallsburg and Sullivan County, the number of residents in the workforce declined slightly from 2010 to 2015. There was an approximately 4.7 percent decrease in Fallsburg and a 3 percent decrease in Sullivan County in the labor force. The percentage of residents 16 years and older that were unemployed rose from 4.8 percent in 2010 to 6.8 percent in 2015 in Fallsburg. Similarly, the percentage of unemployed residents in Sullivan County rose to 6.8 percent in 2015 from 5.4 percent in 2015.

In both 2010 and 2015, the educational services, health care, and social care industry was the largest source of employment for residents in the Town of Fallsburg and Sullivan County by a significant margin. Nearly 30 percent of residents in Fallsburg were employed in this industry in 2010 which rose to over 35 percent of residents in 2015. Within Sullivan County, this industry grew from employing 28.3 percent of residents to nearly 31 percent of residents. Although these industries are already the largest source of jobs, they continued to grow from 2010 to 2015 with Fallsburg experiencing a 5.9 percent growth rate and Sullivan County experiencing a 2.1 percent growth rate.

Other industries that employ a significant number of residents in Fallsburg include retail trade; manufacturing; services except public administration; and arts, entertainment, recreation, accommodation and food services. Within Sullivan County, retail trade was the second most common industry followed by arts, entertainment, recreation, accommodation, and food services, then construction, and public administration.

It is also important to analyze how these different industries have grown or shrunk between 2010 and 2015. In both the Town and the County, the wholesale trade industry experienced the most growth (130.9 percent increase in Fallsburg and 32.1 percent increase in Sullivan County). However, the total amount of jobs provided in this industry is still rather small. Within the Town of Fallsburg growth was also observed in the retail trade (21.1%), professional, scientific management, administrative, waste management (18.2%), and education services, health care, social assistance industries (5.9%). Within Fallsburg and Sullivan County, the agriculture, forestry, fishing, hunting, and mining industry decreased the most with an 81.1 percent decrease in the Town and nearly 33 percent decrease in the County. Other industries in Fallsburg that also experienced a large decrease over 20 percent included information; services except public administration; transportation, warehousing, and utilities; finance, insurance, real estate, rental and leasing; and construction.

Table 5-7
Employment Characteristics by Industry (Age 16 and Over)

	Town of Fallsburg				% Change	Sullivan County				% Change	
	2010		2015			#	%	2010		% Change	
	#	%	#	%				#	%		
Population 16 Years and Older	10,416	-	9,862	-	-5.3%	62,078	-	61,736	-	-0.6%	
In Labor Force	5,475	52.6%	5,220	52.9%	-4.7%	37,623	60.6%	36,485	59.1%	-3%	
Civilian Labor Force	5,475	52.6%	5,220	52.9%	-4.7%	37,596	60.6%	36,453	59%	-3%	
Employed	4,973	47.7%	4,545	46.1%	-8.6%	34,273	55.2%	32,243	52.2%	-5.9%	
Unemployed	502	4.8%	675	6.8%	34.5%	3,323	5.4%	4,210	6.8%	26.7%	
Armed Forces	0	0%	0	0%	-	27	0%	32	0.1%	18.5%	
Not in Labor Force	4,941	47.4%	4,642	47.1%	-6.1%	24,455	39.4%	25,251	40.9%	3.3%	
Agriculture, forestry, fishing, hunting, mining	90	1.8%	17	0.4%	-81.1%	620	1.8%	416	1.3%	-32.9%	
Construction	285	5.7%	214	4.7%	-24.9%	3,405	9.9%	2,610	8.1%	-23.3%	
Manufacturing	404	8.1%	330	7.3%	-18.3%	1,657	4.8%	1,926	6%	16.2%	
Wholesale trade	81	1.6%	187	4.1%	130.9%	863	2.5%	1,140	3.5%	32.1%	
Retail trade	374	7.5%	453	10%	21.1%	3,843	11.2%	3,812	11.8%	-0.8%	
Transportation, warehousing, utilities	251	5%	147	3.2%	-41.1%	1,691	4.9%	1,578	4.9%	-6.7%	
Information	60	1.2%	16	0.4%	-73.3%	686	2.0%	576	1.8%	-16%	
Finance, insurance, real estate, rental and leasing	275	5.5%	194	4.3%	-29.5%	1,811	5.3%	1,412	4.4%	-22%	
Professional, scientific, management, administrative, waste management services	297	6%	351	7.7%	18.2%	2,242	6.5%	2,191	6.8%	-2.3%	
Educational services, health care, social assistance	1,520	30.6%	1,610	35.4%	5.9%	9,699	28.3%	9,899	30.7%	2.1%	
Arts, entertainment, recreation, accommodation, food services	355	7.1%	349	7.7%	-1.7%	3,520	10.3%	2,662	8.3%	-24.4%	
Other services, except public administration	661	13.3%	371	8.2%	-43.9%	1,808	5.3%	1,595	4.9%	-11.8%	
Public administration	320	6.4%	306	6.7%	-4.4%	2,428	7.1%	2,456	7.6%	1.2%	

Source: 2010 and 2015 American Community Survey 5-Year Estimates Selected Economic Characteristics.

Table 5-8 indicates the employment characteristics by occupation for residents over 16 in the Town of Fallsburg and Sullivan County. In both geographies analyzed, the management,

business, science, and arts occupations employed the largest percentage of residents (over 30%) but this occupation also experienced a 15 percent decrease in both Fallsburg and Sullivan County between 2010 and 2015. The services occupations and the sales and office occupations employed between 22 and 23 percent of residents in both Fallsburg and Sullivan County. The services occupation experienced positive growth of 6.1 percent in Fallsburg and 4.8 percent growth in Sullivan County while the sales and office occupations declined by approximately 3 and 5.4 percent, respectively. The production, transportation, and material moving occupation experienced a decline in the Town of Fallsburg but an increase in Sullivan County, while the natural resources, construction, and maintenance occupations decline in both the Town and County.

Table 5-8
Employment Characteristics by Occupation (Age 16 and Over)

	Town of Fallsburg					Sullivan County					% Change	
	2010		2015		% Change	2010		2015				
	#	%	#	%		#	%	#	%			
Civilian Employed Population 16 Years and Older	4,973	-	4,545	-	-8.6%	34,273	-	32,243	-	-5.9%		
Management, business, science, and arts occupations	1,733	34.8%	1,462	32.2%	-15.6%	11,513	33.6%	9,761	30.3%	-15.2%		
Service occupations	1,019	20.5%	1,081	23.8%	6.1%	7,105	20.7%	7,447	23.1%	4.8%		
Sales and office occupations	1,091	21.9%	1,059	23.3%	-2.9%	7,714	22.5%	7,295	22.6%	-5.4%		
Natural resources, construction, and maintenance occupations	522	10.5%	419	9.2%	-19.7%	4,591	13.4%	4,086	12.7%	-11%		
Production, transportation, and material moving occupations	608	12.2%	524	11.5%	-13.8%	3,350	9.8%	3,654	11.3%	9.1%		

Source: 2010 and 2015 American Community Survey 5-Year Estimates Selected Economic Characteristics.

Table 5-9 reports the income characteristics for Fallsburg and Sullivan County according to the 2010 and 2015 ACS 5-Year Estimates. Median income levels grew for per capita income, household income, family income, and nonfamily income for both the Town and County, although income increased the most significantly for per capita income. The per capita

income in Fallsburg is less than the per capita income in Sullivan County but there was higher growth in Fallsburg by approximately 11.4 percent, compared to 9.9 percent growth in Sullivan County. Median household and family income levels grew slightly within the Town by approximately 0.8 percent and 0.3 percent respectively, which is less than the growth rates for the County. Median nonfamily income was significantly less than the values for household and family income in both the Town and the County, but it did experience a higher growth rate in Fallsburg than in Sullivan County.

Table 5-9
Income Characteristics

	Town of Fallsburg			Sullivan County		
	2010	2015	% Change	2010	2015	% Change
Per Capita Income	\$16,614	\$18,509	11.4%	\$23,422	\$25,742	9.9%
Median Household Income	\$43,009	\$43,340	0.8%	\$48,103	\$50,710	5.4%
Median Family Income	\$48,684	\$48,824	0.3%	\$57,388	\$62,222	8.4%
Median Nonfamily Income	\$27,520	\$29,300	6.5%	\$29,095	\$29,545	1.5%
Source: 2010 and 2015 American Community Survey 5-Year Estimates Selected Economic Characteristics.						

5.2.3 Housing Characteristics

This Comprehensive Plan Update also considers the existing housing stock for the Town of Fallsburg to anticipate the future housing stock and demand. **Table 5-10** demonstrates the median household size for Sullivan County, the Town of Fallsburg, and the Village of Woodridge based on occupancy. In 2010, housing units that were renter-occupied had a larger median household size for all three geographies studied. However, by 2015 Sullivan County had the same median household size for both owner and renter occupied units at 2.54 persons. Within the Town of Fallsburg, renter-occupied units had a larger median household size at 3.10 persons compared to 2.54 persons in owner-occupied units, but owner-occupied units experienced a larger percent increase in household size. In the Village of Woodridge, owner-occupied household size increased significantly by over 41 percent while renter-occupied units decreased by nearly 30 percent.

Table 5-10
Median Household Size

	2010	2015	% Change
Sullivan County	-	-	-
Owner-Occupied	2.41	2.54	5.4%
Renter-Occupied	2.50	2.54	1.6%
Town of Fallsburg	-	-	-
Owner-Occupied	2.40	2.54	5.8%
Renter-Occupied	3.06	3.10	1.3%
Village of Woodridge	-	-	-
Owner-Occupied	1.91	2.70	41.4%
Renter-Occupied	2.81	1.98	-29.5%

Source: 2010 and 2015 American Community Survey 5-Year Estimates
Selected Housing Characteristics.

Table 5-11 indicates the population living in group quarters in 2010 and 2015. Group quarters includes persons living in institutional facilities, including the correctional facility. In the Town of Fallsburg, Village of Woodridge, South Fallsburg CDP, and Sullivan County, the population living in group quarters declined between 2010 and 2015. In the Town of Fallsburg, the group quarters population declined from 2,902 residents to 2,066 residents, which is a 28.8 percent decrease. This was a larger percent decrease than Sullivan County but a smaller percent decrease than the Village of Woodridge and South Fallsburg CDP.

Table 5-11
Group Quarters Population

	2010 Population	2015 Population	% Change
Sullivan County	5,069	4,157	-18%
Town of Fallsburg	2,902	2,066	-28.8%
Village of Woodridge	101	36	-64.4%
South Fallsburg CDP	137	35	-74.5%

Source: 2010 and 2015 American Community Survey 5-Year Estimates Group
Quarters Population.

Table 5-12 demonstrates the median household income for occupied units in 2010 and 2015. Within all geographies studied and for 2010 and 2015, the median income for owner-occupied units was higher than the median income for renter-occupied units. Within Sullivan County and the Town of Fallsburg the difference between household incomes based on occupancy status was much greater than the difference in the Village of Woodridge. In the Town of Fallsburg in 2010 the owner-occupied household income was \$58,258, while the renter-

occupied household income was \$28,397. In 2015, the Town of Fallsburg household income rates grew by 3.2 percent for owner-occupied units and 6 percent for renter occupied units. Income levels increased for all groups except the Village of Woodridge renter-occupied units. The largest growth rate was observed in the Village of Woodridge owner-occupied household income which grew nearly 98 percent from \$33,472 to \$66,250.

Table 5-12
Median Household Income for Occupied Units

	2010	2015	% Change
Sullivan County	-	-	-
All Occupied Units	\$48,103	\$50,710	5.4%
Owner-Occupied Units	\$60,272	\$61,015	1.2%
Renter-Occupied Units	\$27,140	\$31,314	15.4%
Town of Fallsburg	-	-	-
All Occupied Units	\$43,009	\$43,340	0.8%
Owner-Occupied Units	\$58,258	\$60,149	3.2%
Renter-Occupied Units	\$28,397	\$30,087	6%
Village of Woodridge	-	-	-
All Occupied Units	\$30,324	\$32,426	6.9%
Owner-Occupied Units	\$33,472	\$66,250	97.9%
Renter-Occupied Units	\$24,408	\$20,500	-16%
Source: 2010 and 2015 American Community Survey 5-Year Estimates Financial Characteristics.			

Table 5-13 shows the median housing value for owner-occupied units in 2010 and 2015. The Town of Fallsburg was the only geography analyzed that experienced an increase in housing value, although it was a very small increase of approximately 0.5 percent, or about \$800. Sullivan County, the Village of Woodridge, and South Fallsburg CDP all experienced declining median housing values from 2010 to 2015. Within the South Fallsburg CDP median housing values decline by 5.3 percent, while Sullivan County and the Village of Woodridge declined by 11.2 percent and 38.9 percent respectively.

Table 5-13
Median Housing Value for Owner Occupied Units

	2010	2015	% Change
Sullivan County	\$186,900	\$165,900	-11.2%
Town of Fallsburg	\$155,000	\$155,800	0.5%
Village of Woodridge	\$166,700	\$101,800	-38.9%
South Fallsburg CDP	\$176,400	\$167,100	-5.3%

Source: 2010 and 2015 American Community Survey 5-Year Estimates Selected Housing Characteristics.

The number of owner-occupied and renter-occupied housing units for the Town of Fallsburg and Sullivan County are shown in **Table 5-14**. The number of occupied housing units increased in Fallsburg from 3,701 units in 2010 to 3,864 units in 2015; a 4.4 percent increase. During the same time period the number of housing units in Sullivan County declined by 4.4 percent from 29,722 to 28,404 units. The percentage of owner-occupied and renter-occupied units remained fairly constant throughout the Town, with Fallsburg experiencing approximately 54 percent of owner-occupied units and 45 percent renter-occupied units. In Sullivan County, there is a higher percentage of owner-occupied units (between 65 and 67 percent for 2010 and 2015, respectively).

Table 5-14
Housing Units by Occupancy

	Town of Fallsburg				% Change	Sullivan County				% Change	
	2010		2015			#	%	2010		% Change	
	#	%	#	%				#	%		
Owner Occupied	2,026	54.7%	2,100	54.3%	3.7%	20,073	67.5%	18,611	65.5%	-7.3%	
Renter Occupied	1,675	45.3%	1,764	45.7%	5.3%	9,649	32.5%	9,793	34.5%	1.5%	
Total Occupied Units	3,701	-	3,864	-	4.4%	29,722	-	28,404	-	-4.4%	

Source: 2010 and 2015 American Community Survey 5-Year Estimates Selected Housing Characteristics.

Table 5-15 shows housing tenure data for Fallsburg and Sullivan County based on the 2000 and 2010 Census. The total housing units in Fallsburg and Sullivan County increased from 2000 to 2010 by 27.6 percent in the Town and 10 percent in the County. Most of this growth in the Town was due to an increase in vacant properties, which includes housing used for seasonal, recreation, or occasional use. Approximately 80.8 percent of the vacant units in Fallsburg in

2015 were used for some type of seasonal or intermittent use – the seasonal housing stock is approaching nearly half of the Town's entire housing stock. Additionally, within the Town, the amount of renter-occupied housing units increased more than owner-occupied units, although there are still more owner-occupied units within the Town. Most of the growth in the County can be attributed to an increase in renter occupied housing units with a 12.5 percent increase in renter-occupied units and a 7.3 percent increase in owner-occupied units.

Table 5-15
Housing Units by Tenure

	Town of Fallsburg					Sullivan County				
	2000		2010		% Change	2000		2010		% Change
	#	%	#	%		#	%	#	%	
Total Housing Units	6,661	-	8,497	-	27.6%	44,730	-	49,186	-	10.0%
Occupied	3,761	56.5%	4,225	49.7%	12.3%	22,661	61.8%	30,139	61.3%	33.0%
Owner Occupied	2,213	58.8%	2,387	56.5%	7.9%	18,834	68.1%	20,207	67.0%	7.3%
Renter Occupied	1,548	41.2%	1,838	43.5%	18.7%	8,827	31.9%	9,932	33.0%	12.5%
Vacant	2,900	43.5%	4,272	50.3%	47.3%	17,069	38.2%	19,047	38.7%	11.6%
Seasonal, recreational, or occasional use	2,190	75.5%	3,450	80.8%	57.5%	13,309	78%	14,343	75.3%	7.8%

Source: 2000 and 2010 Census.

Table 5-16 provides an analysis of the Fallsburg and Sullivan County housing units based on the number of units within the structure. Within the Town and the County, one-unit detached dwellings was by far the most common type of housing structure. Within Fallsburg, mobile homes were the second most common dwelling type followed by 5-9 unit structures, 2 unit structures, one-unit attached dwellings, 3-4 units, 10-19 units, and 20 or more units. A significant percent increase was observed for 5-9 unit structures (94.5 percent increase), 2 units (81.8 percent increase), and one-unit detached (29.9 percent increase) in Fallsburg. There was also a large percent decrease for 3-4 units (45.3 percent decrease), 20 or more units (19.9 percent decrease), and one-unit attached (19 percent decrease).

Table 5-16
Housing Units by Number of Units in Structure

	Town of Fallsburg					Sullivan County				
	2010		2015		% Change	2010		2015		% Change
	#	%	#	%		#	%	#	%	
Total Housing Units	7,140	-	8,486	-	18.9%	48,675	-	49,548	-	1.8%
1-unit, detached	3,638	51%	4,725	55.7%	29.9%	32,790	67.4%	34,232	69.1%	4.4%
1-unit, attached	706	9.9%	572	6.7%	-19%	2,093	4.3%	1,526	3.1%	-27.1%
2 units	375	5.3%	679	8%	81.8%	2,610	5.4%	2,549	5.1%	-2.3%
3 or 4 units	591	8.3%	323	3.8%	-45.3%	2,170	4.5%	2,295	4.6%	5.8%
5 to 9 units	436	6.1%	848	10%	94.5%	2,132	4.4%	2,544	5.1%	19.3%
10 to 19 units	269	3.8%	253	3%	-5.9%	783	1.6%	633	1.3%	-19.2%
20 or more units	211	3%	169	2%	-19.9%	740	1.5%	913	1.8%	23.4%
Mobile home	914	12.8%	917	10.8%	0.3%	5,357	11.0%	4,856	9.8%	-9.4%
Boat, RV, van, etc.	0	0%	0	0%	-	0	0%	0	0%	-

Source: 2010 and 2015 American Community Survey 5-Year Estimates Selected Housing Characteristics

Table 5-17 summarizes the bedroom mix for Fallsburg and Sullivan County. The most common number of bedrooms in a housing unit for both Fallsburg and Sullivan County was 3 bedrooms, followed by 2 bedrooms. The number of 1 bedroom and 4 bedrooms units was about the same in Fallsburg between 1,000 and 1,200 units and the number of 1 bedroom and 4 bedroom units was the nearly same in Sullivan County, as well, with approximately 6,000 units. Housing units with 5 bedrooms or more or no bedrooms were the least common housing types in Fallsburg and Sullivan County. The largest percent increase in Fallsburg was in the 3 bedroom housing category. In Fallsburg, there was also an increase in the amount of 1 bedroom and 4 bedroom units, while the no bedroom, 2 bedroom, and 5 or more bedroom housing types decreased.

Table 5-17
Number of Bedrooms in a Housing Unit

	Town of Fallsburg					Sullivan County				
	2010		2015		% Change	2010		2015		% Change
	#	%	#	%		#	%	#	%	
Total Housing Units	7,140	-	8,486	-	18.9%	48,675	-	49,548	-	1.8%
No Bedroom	240	3.4%	166	2%	-30.8%	1,106	2.3%	1,616	3.3%	46.1%
1 Bedroom	1,071	15%	1,272	15%	18.8%	6,039	12.4%	6,329	12.8%	4.8%
2 Bedrooms	1,950	27.3%	1,771	20.9%	-9.2%	14,546	29.9%	12,621	25.5%	-13.2%
3 Bedrooms	2,120	29.7%	3,492	41.2%	64.7%	18,617	38.2%	20,099	40.6%	8%
4 Bedrooms	1,217	17%	1,285	15.1%	5.6%	6,336	13%	6,317	12.7%	-0.3%
5 or more Bedrooms	542	7.6%	500	5.9%	-7.7%	2,031	4.2%	2,566	5.2%	26.3%

Source: 2010 and 2015 American Community Survey 5-Year Estimates Selected Housing Characteristics.

5.3 Natural Resources

A major component of developing this Comprehensive Plan Update involves an assessment of existing natural resources within the Town. These resources represent the various environmental systems which, through time, may be affected by human activities. Because of the sensitive natural balance of these systems, it is important that the planning process carefully analyze each system and consider what levels of human development should occur within each.

The 2006 Plan Update indicated that participants spoke of the Town's natural beauty and rural surroundings as an important aspect of the community that they loved. The Neversink River, with its fishing opportunities and scenic beauty, was specifically identified. At that time, concern was expressed that these resources were being threatened. A desire existed to "contain" development to preserve more open space. The 2016 Plan Update considers whether these concerns are still relevant.

5.3.1 Geology, Topography & Soils

A community's geology, topography and soils present opportunities and constraints to development patterns. Areas constrained by shallow bedrock are less likely to be developed due to the cost to remove these features to accommodate building development. Steep slopes also present challenges to creating the "pads" on which buildings can sit – larger building pads on steeper slopes will require more earthwork to accommodate the building. Soils can be deep and loamy and suitable for agricultural use, while wet soils can be indicative of wetlands which are unsuitable for development, and regulated by outside agencies. The following describes geologic, topographic and soil conditions in the unincorporated Town of Fallsburg.

Geology can be defined as the science that deals with the earth's physical structure and substance, its history, and the processes that act on it. **Bedrock** is the parent material for the unconsolidated surficial material and soils laying atop it – bedrock is classified as igneous, sedimentary, or metamorphic.⁸ Bedrock that extends up out of the land's surface is an outcrop.

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

⁸ Refer to <http://geomaps.wr.usgs.gov/parks/rxmin/rock.html> for description of rock types.

geologic erosion and deep dissection of this elevated mass by the action of numerous streams.

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

All the rocks of the Catskills and Fallsburg are referred to as being of the Devonian age and they consist almost entirely of sandstones, shales and conglomerates. **Figure 5-1, Bedrock**, indicates that the Town's underlying bedrock is composed of shale.

The area's geology has given rise to several economic resources in the sand and gravel pits and in quarry operations although few are found within the Town of Fallsburg itself. Materials produced from the quarries include aggregate, paving stone and ballast used in construction of roadways and highways. Utilization of these resources is generally related to development within the area, as materials are seldom transported more than 20 miles.

The underlying bedrock has implications for development, in terms of its depth, hardness, rippability, and capacity to hold groundwater. In addition, certain bedrock materials are more soluble, and constituents including pollutants can make their way more readily into the soils and underlying groundwater.

Surficial geology relates to the land's form and the unconsolidated sediments that lie beneath it. **Figure 5-2, Surficial Geology**, presents surficial geology for the Town of Fallsburg. An explanation of these materials is provided in **Table 5-18**.

Table 5-18
Surficial Geology

Name	Description
Bedrock	No overburden. Bedrock is at the surface at several locations, scattered throughout the Town.
Kame Deposits	Low steep sided shaped hill of stratified glacial drift, the origin of which is the accumulation of stream assorted sand gravel and till material from a retreating glacier, deposited on the land surface with further melting of the glacier.
Outwash Sand and Gravel	Sand and gravel deposited by running water from the melting ice of a glacier.
Recent Alluvium	Clay, silt, sand, gravel or similar unconsolidated detrital material, deposited during comparatively recent geologic time by a stream or other body of running water, as a sorted or semi-sorted sediment.
Till	Derived from the underlying crystalline bedrock, are mostly stony and bouldery sands with some silt and little or no clay. Till covers most of the surface area within the Town.
Source: Geotechnical Design Manual, Chapter 3, Geology of New York State, NYSDOT, 2013. See https://www.dot.ny.gov/divisions/engineering/technical-services/geotechnical-engineering-bureau/geotech-eng-repository/GDM_Ch-3_Geology_of_NY.pdf	

Recent alluvial deposits are associated with the Neversink River. Outwash sand and gravel are also associated with the river, as well as several streams throughout the town. The vast majority of the Town is covered by till.

Topography is a measure of the elevations found in the community. The Town's character is formed in part by the undulating terrain, with its high peaks and low valleys, within the community. Topographic elevations are measured in relation to mean sea level (msl), and are shown on **Figure 5-3, Topography**. The highest point in the Town is found in the northeast corner, and is approximately 1820 feet above msl. The lowest point is 820 feet above mean sea level, and associated with the Neversink River valley. Many of the hills within the Town are at an elevation of approximately 1,475 feet above mean sea level. The 2006 Plan expressed that the hills and valleys that predominate in the area have created superb scenery that has long been a tourism resource. The Neversink River Valley is a spectacular example. Prominent ridgelines within the Town are shown in **Figure 5-4, Ridgelines**.

Slope is related to topography, and can be measured as a percent that expresses the change in elevation over a measured distance. For example, a change in elevation of 10 feet over a

distance of 100 feet, would be: $10 \text{ feet} \div 100 \text{ feet} = 0.1$ - or a ten percent slope. The slope of land has implications for land management. Relating land use to topography can help to minimize damage to the environment and to avoid extensive site alterations that can cause destabilization of banks and erosion. To put it in perspective, a vertical cliff has a slope of 100 percent, while a flood plain has a slope closer to zero. Areas of slight slope usually present the fewest limitations to development and can be developed with few engineering problems or harm to the environment. Development on steep slopes, however, can mean higher construction costs, unstable soils, and sewage disposal problems.

In Fallsburg's case, steep slopes have limited development in some areas of the Town. Those areas with a slope of greater than 15% are generally considered to have steep slopes for development purposes. The 2006 Plan recommended that development on slopes that are greater than 15% should be discouraged throughout the Town to avoid bank destabilization, drainage problems, and erosion. Uncontrolled disturbance to steep slopes and vegetation on slopes can result in:

- Increased stormwater runoff, erosion, sedimentation and siltation, including to nearby streams and an increase in potential flood issues;
- decreased stability of the slope which requires significant engineered solutions, increasing the cost of development and encroaching into areas with higher degree of potential failure. In extreme cases, slope failure can result in loss of property and life.

The slope ranges within the Town are shown on **Figure 5-5, Slope Ranges**. As is evident from the map, the steepest slopes are associated with the hillsides throughout the Town. The Town's existing zoning regulations limit the development density on lands which are constrained by steep slopes. Specifically, Section 310-5.4 of the Zoning Chapter applies to the subdivision of land into two or more residential building lots, the development of lots for multifamily residential uses or nonresidential uses requiring site plan or special use permit approval. When calculating development yield, the following areas must be subtracted from the gross acreage of a parcel to establish the minimum lot area the following:

“C. Steep slopes (applicable prior to development).

- (1) *Not more than 50% of the land area of that portion of each lot may be counted as part of any lot area if subject to the following:*
 - (a) *For residentially zoned properties, slopes over 20%.*
 - (b) *For nonresidential zoned properties, slopes over 15%.*
- (2) *No construction shall be permitted on that portion of a lot with a slope in excess of 35%.”*

Soil has been defined as “a natural body comprised of solids (minerals and organic matter), liquid, and gases that occurs on the land surface, occupies space, and is characterized by one or both of the following: horizons, or layers, that are distinguishable from the initial material

as a result of additions, losses, transfers, and transformations of energy and matter or the ability to support rooted plants in a natural environment".⁹ Soil characteristics have a strong relationship to land use suitability. Every land use, whether it involves the construction of roads or buildings, or production of agriculture crops or forestry, is affected by soil characteristics. The ability of the land to accommodate a land use and infrastructure that serves it is influenced by the suitability of soils to accommodate these activities. The United States Department of Agriculture, Natural Resources Conservation Service (NRCS), manages a web-based system called "Web Soil Mapper" where soil types for a particular area can be viewed. The Soil Mapper provides detailed characteristics and limitations of each soil type for different categories such as road and building construction, agricultural and silvicultural use. The Survey ranks the soils from slight to severe; severe soil limitations are not insurmountable, but reflect the need to come up with engineered solutions to overcome soil limitations. Soils reflect an inherent level of suitability to unsuitability for particular uses. **Figure 5-6, Soils**, illustrates the soil mapping units found within the Town, which is useful for general planning purposes. However, the soil survey should not be used in lieu of detailed soil testing during the review of site-specific development plans.

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

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

- Silt Loams - These soils tend to be characterized by inadequate permeability and seasonal high water tables.
- Stony Loams - These soils have various limitations but all tend to be characterized by inadequate permeability. They also are generally more difficult to work with because of their stoniness.
- Gravelly Loams - These soils are subject to a variety of limitations including flooding, slopes and seasonal high water tables, but some soils are usable for subsurface sewage disposal.
- Sandy Loams - These soils are generally subject to flooding and, in some cases, too rapid permeability. They are generally found in the valley areas.

⁹ Soil Taxonomy, A Basic System of Soil Classification for Making and Interpreting Soil Surveys, 2002.

As stated in the 2006 Plan, the New York State Department of Health Standards suggests that soils with the following characteristics be excluded from consideration for subsurface sewage systems:

- Soils with a Depth to Seasonal High Water of Less Than 48 inches: These include Pompton, Red Hook, Swartswood, Scriba, Neversink, Morris, Wurtsboro, Mardin, Willowemoc, Wallington, Scio, Raynham, Alden, Suny, Onteora, Greenwood and Ossipee soils.
- Soils with depth to bedrock of less than 48 inches: Arnot, Lordstown, Manlius, Mongaup, and Oquaga soils.
- Floodplain Soils: Suncock, Pope and Fluvaquents soils.
- Soils with Seasonal High Water Tables and slopes greater than 15%: Steep Smartswood, Lackawana and Lewbeach soils.

Two soil grouping have been mapped that have implications for land development and agricultural use, respectively. **Figure 5-7, Hydric Soils**, illustrates areas of the Town within which hydric soils are located. A hydric soil is defined as having been "formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part". Hydric soils are indicative of the presence of freshwater wetlands within the Town, and these areas may be federally or state regulated.

Figure 5-8, Soil Farmland Classification, illustrates areas within the Town where the soils have been identified as "prime farmland" or "farmland of statewide importance." Prime farmland is a designation assigned by U.S. Department of Agriculture defining land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. Farmland of statewide importance is land, in addition to prime farmlands, that is of statewide importance for the production of food, feed, fiber, forage and oilseed crops. Criteria for defining and delineating this land are to be determined by the State agency. Generally, farmland of statewide importance includes those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmland if conditions are favorable. Prime farmland soils are especially found in association with the Neversink River valley. Farmland of statewide importance soils are found scattered throughout the Town.

5.3.2 Ecology

Ecological Habitat. A specific, comprehensive ecological habitat map for the unincorporated area does not exist. Thus, for purposes of this baseline inventory, data prepared by the United States Geological Survey (USGS) in association with the Gap Analysis Program have been used to document habitats. The map legend is based on NatureServe's Ecological Systems Classification (<http://www.natureserve.org/publications/usEcologicalsystems.jsp>). A gap analysis is used in conservation planning to identify gaps in conserved lands (e.g., protected

open space) where significant plant and animal species and their habitat or important ecological features occur. The data can serve as a basis for decision making, e.g., determining land with highest ecological value in a conservation subdivision, improving the effectiveness of protected areas so that these areas provide the best value for conserving biological diversity. The boundaries of protected areas may be designed to include ‘gaps’ containing significant populations of wildlife species that can enhance the long-term survival of a larger population of species, or to include a diversity of wildlife species or ecosystems that merit protection but are inadequately represented in an existing protected network. The above sources are used for general planning purposes, as the Town has not commissioned a comprehensive inventory of ecological habitat found within it. Site-specific analyses conducted for development applications and other purposes should utilize the document entitled “Ecological Communities of New York State” (2nd edition, 2014, Edinger et al), published by the NYSDEC Natural Heritage Program.¹⁰

Figure 5-9, National GAP Analysis Land Use Ecological Systems, presents the ecological systems identified in the USGS Gap Analysis Program. A description of the various habitat types can be found by using the viewer.¹¹ In addition, for those interested in conducting additional research regarding a particular species and whether it may be present in a given area, the Gap Analysis Program (GAP) Species Viewer is available for planning purposes.¹²

Much of the land area of the Town consists of various types of hardwood forest. The significance of preserving existing woodland has been elevated with the increased awareness of climate change. Cornell University’s Climate Change website describes the importance of forested lands as the world experiences the worsening effects of climate change, and their own susceptibility to this change: “One great concern is the continued ability of forests to absorb excess carbon dioxide from the atmosphere and store it. Trees are one of our best defenses against worsening climate change as they are effective storage units for carbon, the most common greenhouse gas causing global warming.” The United Nation’s Climate Summit 2014 resulted in the New York Declaration on Forests, a non-legally binding political declaration wherein world leaders, including the United States, endorsed a global timeline to cut natural forest loss in half by 2020, and strive to end it by 2030. It also calls for restoring forests and croplands of an area larger than India. Meeting these goals would cut between 4.5 and 8.8 billion tons of carbon pollution every year – about as much as the current emissions of the United States.

The Town’s forested areas, in addition to the carbon sequestration benefits, provide: wildlife habitat; stabilize soils; slow storm water runoff; control noise pollution; aid in cleansing the air by intercepting airborne particles and pollutants such as carbon monoxide, sulfur dioxide, and nitrogen dioxide; lower surrounding air temperature through respiration and by providing

¹⁰ http://www.dec.ny.gov/docs/wildlife_pdf/ecocomm2014.pdf

¹¹ http://gis1.usgs.gov/casas/gap/viewer/land_cover/Map.aspx

¹² <http://gapanalysis.usgs.gov/species/viewer/>

shade; act as wind breaks to reduce the effects of wind; and help to increase real estate value by beautifying a property and the surrounding neighborhood. The aesthetic values of forests and large specimen trees are also extremely important and highly valued by Town residents. Clearing of woodlands for development and other purposes fragments the forest, affects its habitat value, and has been implicated in the decline of migratory songbirds in the region. Many species require large areas of intact forest habitat. Forest fragmentation results in a reduction in habitat diversity due to invasion by invasive species, and increased wildlife mortality, predation, and parasitism. Wildlife mortality rates are higher when habitats are fragmented.

The Town does regulate commercial timber harvesting in accordance with Chapter 278 of the Town Code. The Town's Zoning Chapter also requires that any land area not developed shall be preserved in natural landscape.

Significant Species. In 2016, the NYSDEC Natural Heritage Program and the U.S. Fish and Wildlife Service were consulted to determine whether rare, threatened, endangered, or species of special concern are present in or in close proximity to the Town.

According to the NYSDEC Natural Heritage Program, rare and state-listed animals or plants, and significant natural communities, occur within or in very close to the Town of Fallsburg. Species documented in the Town are presented in **Table 5-19**.

Table 5-19
Significant Species and Natural Communities – Natural Heritage Program

Location	Common Name	Species Name	State Listing
Nesting along the Neversink River and lakes; wintering along the Neversink River	Bald Eagle	<i>Haliaeetus leucocephalus</i>	Threatened
Nesting in wet fields near Woodbourne	Sedge Wren	<i>Cistothorus platensis</i>	Threatened
Found in the Neversink River	Brook Floater	<i>Alasmidonta varicosa</i>	Threatened

Source: NYSDEC Natural Heritage Program, 2017.

A U.S. Fish and Wildlife Service IPaC Trust Resources Report was prepared to identify potential species within the Town of Fallsburg that are listed in the federal database. The report results are listed in **Table 5-20** below.

Table 5-20
Significant Species and Natural Communities – USFWS

Location	Common Name	Species Name	Federal Listing
Town	Dwarf Wedgemussel	Alasmidonta heterodon	Endangered
Town	Indiana Bat	Myotis sodalis	Endangered
Town	Northern Long-eared Bat	Myotis septentrionalis	Threatened
Town	Various Migratory Birds – refer to iPaC Report		

Source: USFWS, 2016.

5.3.3 Groundwater Resources

Groundwater can be defined as the water found underground in the cracks and spaces in soil, sand and rock. It is stored in and moves slowly through geologic formations of soil, sand and rocks called aquifers.

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

Figure 5-10, Aquifers, illustrates the location of the Town's primary aquifer. In 2006, the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Geological Survey (USGS) cooperatively funded a Brownfield and Groundwater GIS Program as required by the 2003 legislation that established a Brownfield Cleanup Program (NYS Assembly Bill 9120). One action required by the program was the development of aquifer maps published by the U.S. Geological Survey Detailed Aquifer Mapping Program. As part of this mapping, the aquifer boundaries were drawn to include adjacent areas of permeable material hydraulically connected to the primary or principal aquifer. The South Fallsburg-Woodbourne area primary aquifer characteristics are documented in a report entitled "Atlas of Eleven Selected Aquifer" published by the USGS (Water Resources Investigations Open-File Report 82-553).

According to the Report, the aquifer is one-half mile wide, within the upper end of the Neversink River valley. Saturated sand and gravel layers that make up the aquifer are thickest (more than 100 feet) between Woodbourne and South Fallsburg. The geologic sections in Figure 12D of that report depict the makeup of the aquifer system in this area. At Woodbourne, the principal aquifer is in the upper 80 feet of the valley fill. The lower 80 to 180 feet, according to seismic studies (New York State Geological Survey, unpublished data), consists of highly compact gravel and clay that is less permeable and therefore less favorable

for aquifer development. A moderately thick layer of lake sediment separates the upper and lower units in most places. A 1982 drilling program for the Woodbourne Correctional Facility may delineate the potential of the deeper aquifer more closely. Southward toward Fallsburg and South Fallsburg, the deeper aquifer is highly permeable. At Fallsburg, the valley becomes constricted, which inhibits some of the groundwater underflow southward and increases the aquifer discharge to the Neversink River.

Stream valleys tributary to the Neversink River lack subsurface data but probably contain less than 50 feet of drift, which may not have sufficient saturated sand and gravel for large yields. Although these deposits are largely unsaturated, they act as catchment areas for recharge to the valley floor.

Well yields in this part of the valley may be as large as 400 gallons per minute. The highest known yields are obtained from wells tapping the lower gravel aquifer between Fallsburg and South Fallsburg. However, this deeper aquifer does not have a good hydraulic connection with the river, which results in variable yields depending upon river stage and extent of pumping. The shallow aquifer, which is in hydraulic contact with the river, probably has more consistent yields throughout the year. Well yields decrease as sand and gravel deposits thin out in tributary streams and near the valley walls. Also, the narrowness of the valleys limits the number of large-capacity wells. Wells tapping sedimentary bedrock in the upland area beyond the aquifer produce significant yields also. Drilled wells in Sullivan County produce an average yield of 21 gallons per minute, although yields as high as 120 gallons per minute have been recorded.

Highly permeable soils overlie this sand and gravel aquifer. Most soils in the lowlands are highly permeable also, which enables rapid recharge to the aquifer. The most permeable soils are those derived from stratified sand and gravel deposited in the form of kames and outwash; these soil groups have moderate to high permeability. Soils with the lowest permeability are those overlying silt, clay, and till deposits. Soils in the Neversink River valley, where the aquifer is widest and thickest, are highly permeable so that recharge from rainfall, snowmelt, and river flooding readily infiltrates to at least the upper layers of gravel in the aquifer.

The 2006 Plan noted that it is important that this natural resource be protected and that the Town enact water supply protection measures. Such measures include ensuring that development is buffered from important water resources. The Town should also adopt a Watershed Protection Overlay Zone to protect these resources. An overlay has not yet been adopted.

5.3.4 Surface Water Resources

Watersheds & Streams. Surface water resources are illustrated in **Figure 5-11, Water Resources.** Surface water resources within the Town include lakes, ponds, and streams. **Figure 5-12, Watersheds,** illustrates the subwatersheds within the Town of Fallsburg that are

drained by these surface waters. A watershed is an area of land where all of the water that falls within it drains to a common outlet. The watersheds are as follows:

Table 5-21
Watershed within Fallsburg

Watershed	Acres
Bear Kill	2,391
East Mongaup River	6,561
Gumaer Brook – Basher Kill	214
Neversink Reservoir	155
Rondout Reservoir-Rondout Creek	1,085
Sandburg Creek	9,844
Sheldrake Stream	8,542
Upper Neversink River	21,846
Total (including Village)	50,368

Source: 2006 Town of Fallsburg Comprehensive Plan Update, updated to 2016.

Fallsburg has several natural and manmade lakes scattered throughout the Town. The largest of these is Pleasure Lake. Others include Loch Sheldrake, Morningside Lake, Evans Lake, Hillside Pond, Luzon Lake, South Wind Lake, Wohl Lake, East Pond, Conklin Pond, Echo Lake, and Katz Pond. The CPC has expressed concern that the Town's lakes, and contributing streams, which are major recreational and environmental assets in the Town, are not protected sufficiently, and are experiencing problems associated with milfoil and other invasive species.

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

All waters in New York State are assigned a letter classification that denotes their best uses. Letter classes - AA, A, B, C, and D - are assigned to fresh surface waters. Best uses include: source of drinking water, swimming, boating, fishing, and shellfishing. The letter classifications and their best uses are described in regulation 6 NYCRR Part 701. **Table 5-22** summarizes best uses and **Figure 5-11** provides the classification of waters within the Town.

Table 5-22
Water Quality Classifications

Classification	Description
AA	A source of water supply for drinking, culinary or food processing purposes; primary and secondary contact recreation; and fishing. The waters shall be suitable for fish, shellfish and wildlife propagation and survival.
A	A source of water supply for drinking, culinary or food processing purposes; primary and secondary contact recreation; and fishing. The waters shall be suitable for fish, shellfish and wildlife propagation and survival.
B	The best usages of Class B waters are primary and secondary contact recreation and fishing. These waters shall be suitable for fish, shellfish and wildlife propagation and survival.
C	The best usage of Class C waters is fishing. These waters shall be suitable for fish, shellfish and wildlife propagation and survival. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.
D	The best usage of Class D waters is fishing. Due to such natural conditions as intermittency of flow, water conditions not conducive to propagation of game fishery, or stream bed conditions, the waters will not support fish propagation. These waters shall be suitable for fish, shellfish and wildlife survival. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.
(T)	Waters that provide habitat in which trout can survive and grow within a normal range on a year-round basis, or on a year-round basis excepting periods of time during which almost all of the trout inhabiting such waters could and would temporarily retreat into and survive in adjoining or tributary waters due to natural circumstances.
(TS)	Trout spawning waters are trout waters in which trout eggs can be deposited and be fertilized by trout inhabiting such waters (or connecting waters) and in which those eggs can develop and hatch, and the trout hatched therefrom could survive and grow to a sufficient size and stage of development to enable them to either remain and grow to adult trout therein, or migrate into and survive in other trout waters. When these conditions exist or have been met a water may be classified as a trout spawning water.

Source: 6 NYCRR Part 701, Classifications – Surface Waters and Groundwaters, 2016.

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

Streams and riparian areas provide vital habitat for fish, amphibians, birds and reptiles, and are integral to clean water and erosion control. Bacteria and fungi living on rocks and sediment in a stream uptake and transform excess nitrogen and phosphorus into less harmful

forms. Excess nitrogen provides fuel for harmful algal blooms, which depletes water of oxygen, leading to fish kills and dead zones in waterbodies downstream. Small streams assist in flood prevention by absorbing rainwater and snow melt and recharging groundwater which can be the primary source for a community's water supply system. Riparian buffers are vegetated areas that protect water resources from nonpoint source pollution, provide bank stabilization and aquatic and wildlife habitat. Streams and their associated riparian buffers provide natural beauty and maintain wildlife corridors.

Streams and small water bodies located in the course of a stream with a classification of AA, A, or B, or with a classification of C with a standard of (T) or (TS) and higher are collectively referred to as "protected waters," and are subject to the protection provisions of the NYSDEC Protection of Waters regulations. The NYSDEC regulates activities within 50 feet of any regulated stream. However, the NYSDEC does not protect disturbances to lesser and intermittent streams, which may be equally important to protecting water quality as they also recharge groundwater supplies and waterbodies.

According to the NYSDEC, stormwater runoff is generated when precipitation from rain and snowmelt events flows over land or impervious surfaces such as paved streets, parking lots and rooftops and does not seep into the ground. Consequently, it accumulates and transports chemicals, nutrients, sediment or other pollutants and debris. If the runoff is not captured or it is discharged without first being treated, it can adversely affect water quality in the receiving lakes, rivers and estuaries. Stormwater can be collected by closed systems, such as catch basins and pipes, and conveyed to a surface water body or retention or detention pond. Such runoff can also be collected in an open system of swales. Green infrastructure is a category of stormwater management where landscape features are installed that mimic nature's filtering functions. These include bioswales, rain gardens and constructed wetlands.

The impact from stormwater runoff increases as the amount of impervious surfaces in a community increase. Urban stormwater runoff is identified as a major source in 37% of all waterbodies assessed as impaired in New York State. In another 40% of impaired waterbodies, urban stormwater runoff is a contributing source (though not the most significant source). In addition, for 35% of the waters with less severe minor impacts or threats, urban stormwater runoff is noted as a major contributing source of impact. The impact is especially significant, when stormwater runoff enters surface waters used for drinking water supplies.

The Federal Clean Water Act requires states to periodically assess and report on the quality of waters in their state. Section 303(d) of the Act also requires states to identify "impaired waters", where specific designated uses are not fully supported. For these Impaired Waters, New York must consider the development of a Total Maximum Daily Load (TMDL) or other strategy to reduce the input of the specific pollutant(s) that restrict waterbody uses, to restore and protect such uses. In 2016, none of the surface waters in the Town were classified as impaired waters.

Freshwater Wetlands. Freshwater wetlands are addressed here under this Surface Water Resources section, but it is important to note that wetlands also represent sensitive ecological habitat. **Figure 5-11, Water Resources**, illustrates the locations of freshwater wetlands. Wetlands shown on the map have been identified from two sources - the NYSDEC and the U.S. Fish and Wildlife Service. The United States Fish and Wildlife Service publishes a series of National Wetland Inventory (NWI) maps that illustrate the location of smaller wetland systems - these wetlands are typically regulated by the U.S Army Corps of Engineers (ACOE). As defined by the ACOE and U.S. Environmental Protection Agency, freshwater wetlands are “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are some of the most productive ecosystems, and provide nesting, spawning, and breeding habitat for a diverse variety of wildlife and plants. They perform vital ecosystem services, such as water filtration and storage, which can assist in reducing flood impacts and improve water quality by absorbing pollutants and reducing turbidity. Additionally, wetlands provide groundwater discharge; assist in maintaining base flow in streams and rivers and support ponds and lakes. They also provide opportunities for recreation, education and research, and provide natural open space. There may be additional smaller wetlands within the Town which are also regulated. At the time any development application is submitted before the Town, they are reviewed for the presence of wetlands. One indicator of potential additional wetland locations are hydric soils (see **Hydric Soils** map). Hydric soils are one of three parameters that must be present to be regulated by the U.S. Army Corps of Engineers, along with hydrology and hydrophytic vegetation.

The NYSDEC and the U.S. Army Corps of Engineers (ACOE) regulate activities that occur within or adjacent to freshwater wetlands. NYSDEC-designated wetlands are generally 12.4 acres and larger and are regulated by both the NYSDEC and ACOE. There are numerous NYSDEC wetland complexes within or partially within the unincorporated area. There are many potentially ACOE wetlands present. Note that NYSDEC designated wetlands are also regulated by the ACOE.

NYSDEC regulates activities in freshwater wetlands and in the associated 100-foot adjacent areas to prevent or minimize impairment of wetland functions. Wetlands are categorized by the types of vegetation present. The regulations identify classifications of uses, procedures for conducting activities in wetlands and requirements for conducting activities in wetlands. The NYSDEC regulates activities within the wetland itself, and a 100-foot adjacent area immediately surrounding a wetland. The ACOE determines wetlands based on vegetation, soils and hydrology, and regulates activities within the wetland – it does not regulate an adjacent area.

Regulated activities which require a permit from the NYSDEC include but are not limited to: construction of buildings, roadways, septic systems, bulkheads, dikes, or dams; placement of fill, excavation, or grading; modification, expansion, or extensive restoration of existing structures; drainage, except for agriculture; and application of pesticides in wetlands.

Development activities should minimize disturbances to freshwater wetlands, and buffers should be provided to protect these ecologically important habitats. Activities that may occur within a NYSDEC or ACOE wetland may require permits and may be prohibited to the extent that alternatives to a proposal would eliminate the need to disturb a wetland.

Chapter 141, Wetlands, regulates the larger state wetlands at the Town level. As per the regulations, and pursuant to § 24-0501 of the New York State Freshwater Wetlands Act (Article 24 of the Environmental Conservation Law), “the Town of Fallsburg shall fully undertake and exercise its regulatory authority with regard to activities subject to regulation under the Act in freshwater wetlands, as shown on the Freshwater Wetlands Map, as such map may from time to time be amended, filed by the New York State Department of Environmental Conservation pursuant to the Act, and in all areas adjacent to any such freshwater wetland up to 100 feet from the boundary of such wetland. Such regulatory authority shall be undertaken and exercised in accordance with all of the procedures, concepts, and definitions set forth in Article 24 of the Environmental Conservation Law and Title 23 of Article 71 of such law relating to the enforcement of Article 24, as such law from time to time be amended.”

Floodplains

The National Flood Insurance Program (“NFIP”) was established with the Federal legislature’s adoption of the National Flood Insurance Act of 1968. The NFIP is a program that enables property owners in participating communities to purchase flood insurance as protection against flood losses, while requiring State and local governments to enforce floodplain management regulations that reduce future flood damages. By law, the Federal Emergency Management Agency (“FEMA”) can only provide flood insurance to those States or communities that adopt and enforce floodplain management regulations that meet or exceed minimum NFIP requirements.

The NFIP requirements apply to areas mapped as Special Flood Hazard Areas (“SFHA”) on Flood Insurance Rate Maps (“FIRMs”) issued by FEMA. The SFHA is the area that would be flooded by the “base flood” (defined as the flood that has a 1 percent chance of occurring in any given year; also known as the “100-year flood”) – it is also referred to as the 100-year floodplain. The NFIP requirements include but are not limited to:

- Elevation of new and substantially improved residential structures above the base flood level.
- Elevation or dry floodproofing (made watertight) of new or substantially improved non-residential structures.

- Prohibition of development in floodways, the central portion of a riverine floodplain needed to carry deeper and faster moving water.

The FEMA Flood Insurance Rate Maps that provides coverage within the unincorporated Town of Fallsburg have an effective date of February 18, 2011, and are available for review at an interactive map available online and sponsored by FEMA¹³. The FEMA floodplains are also shown in **Figure 5-13, FEMA Flood Zones**. The 100-year floodplain encompasses the Neversink River, lakes and streams that feed these lakes.

Flood Zone A corresponds to the 100-year floodplain. It includes areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no base flood elevations (BFEs) or flood depths are shown.

Flood Zone AE also corresponds to the 100-year floodplain. Areas subject to inundation by the 1-percent-annual-chance flood event have been determined by detailed methods. Base flood elevations (BFEs) are shown.

Lastly, Flood Zone X represents areas outside the 100- and 500-year floodplains and have minimal flood hazard risk. They have elevations higher than the elevation of the 0.2-percent-annual-chance flood (500-year flood).

The Federal Emergency Management Agency has identified potential flood hazard areas along the East Branch of the Mongaup River, Sheldrake Stream, Sandburg Creek and the Neversink River. Very small portions of these flood hazard areas (including part of South Fallsburg) fall within developed areas. Based upon review of the FEMA maps, it is clear that the flood prone areas are not extensive because of the steep ridges paralleling the river. While physical constraints make development in these areas unlikely, it is important that the Town carefully consider the types of land uses that are appropriate within floodplains. A large portion of the Woodbourne Correctional Facility complex, particularly the agricultural fields, lies within the 100-year flood zone.

Activities within the floodplain are regulated locally in accordance with Chapter 137, Flood Damage Prevention. A floodplain development permit is required for all construction and other development that is undertaken in areas of special flood hazard in the Town of Fallsburg. The purpose of these regulations is to protect residents and property owners from increased flood hazards by ensuring that new development is constructed in a manner that minimizes its exposure to flooding. In some communities, land use regulations do not allow any dwellings to be constructed in the floodplain – the Town of Fallsburg has no such regulations at this time.

¹³<http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30&ext=-74.26989410644521,41.30937834551419,-74.10372589355481,41.3519161400565>

5.4 Land Use and Zoning

5.4.1 Existing Land Use Pattern

The existing land use pattern in the Town of Fallsburg is shown in **Figure 5-14**. The land use pattern was determined by using the land use classification codes that are provided in the Town of Fallsburg tax assessment roll and were grouped into categories to better illustrate broad patterns. **Table 5-23** summarizes land use by acreage. Certain categories are highlighted in the discussion below.

Table 5-23
Existing Land Use

Land Use	# of Parcels	Acres	% of Total
Agriculture	11	760.0	1.5%
Single Family Residence	2,894	11,461.2	23.0%
Single Family Residence with Accessory Apartment	14	17.2	0.0% (nominal)
Two Family Residence	113	194.4	0.4%
Three Family Residence and Multifamily	98	708.0	1.4%
Seasonal Residences	388	3,220.9	6.5%
Mobile Homes	363	1,867.7	3.7%
Residences, Multiple	198	3,400.9	6.8%
Retail and Commercial	144	152.7	0.3%
Hotel and Motel	6	263.3	0.5%
Commercial Recreation	35	1,545.9	3.1%
Public Recreation and Parks	52	1,047.7	2.1%
Religious, Social, Health and Cultural Organizations	36	1051.4	2.1%
Community Services	17	35.0	0.1%
Education	17	954.4	1.9%
Open Space	27	1334.8	2.7%
Cemeteries	23	49.2	0.1%
Transportation	35	50.9	0.1%
Storage, Warehouse and Distribution Facilities	39	145.9	0.3%
Industrial	11	238.5	0.5%
Utilities	75	864.2	1.7%
Vacant	2,349	18,848.1	37.8%
Rights-of-Way and Other Land Not in Tax Parcels		1,651.7	3.3%
Total	6,945	49,863.7	100.0%

Source: Town of Fallsburg Tax Assessment Roll, 2016.

Vacant Land. Vacant land encompasses approximately 37.8 percent of the Town's land area, and most of the properties are in private ownership. However, as per the land use codes, although some are identified as vacant, they could also be considered open space as they are owned by New York State and New York City, and have been acquired for water supply protection purposes. Properties in public ownership are discussed in further detail below.

Open Space. Properties identified as open space are scattered throughout the Town, and account for approximately 2.7 percent of the Town's land area. These lands are protected, and in various ownerships, including but not limited to the State of New York. Several of the Town's lakes are also identified as being open space. Land uses that fall within this category include wild, forested lands, private hunting and fishing clubs, state owned forest lands, and public parkland, except for those public parks which contain active recreation.

Public Recreation and Parks. Approximately 2.1 percent of the Town is identified as public recreation and parks. Among the uses, these lands include the Town's two golf courses – Lochmor and Tarry Brae – and Morningside Park.

Commercial Recreation. Commercial recreation includes land uses in the following categories: social organization recreation lands, ski centers, and private golf courses, outdoor swimming pools, camps, camping facilities, and resort complexes. This land use category includes the Davos ski area, and various camps.

Religious, Social, Health and Cultural Organizations. This is a broad land use category which includes institutional uses such as places of worship, health and cultural uses. This land use category also includes the Sullivan County Correctional Facility, the largest of the institutional property holdings, totaling 880 acres. Although the prison complex is an institutional use, much of the acreage of the parcel is either woodland or in agricultural use. This land use category constitutes 2.2 percent of the Town's total land area.

Cemeteries. According to the Sullivan County Historical Society, there are approximately 28 cemeteries within the Town of Fallsburg. Many of these cemeteries are family plots or located on the same property as a church. Within the Town, there are 23 parcels, totaling approximately 49.2 acres, which are dedicated to cemetery use. The largest cemetery in the Town is the Congregation Chesed Shel Emes cemetery (19.25 acres). The Hurleyville Cemetery is 5.4 acres. A cemetery along Marsh Road is actually a complex of cemeteries in individual ownership, including the Calhoun Alexander, Workmens Circle, Congregation Ohave Sholem, and Hebrew Congregation of South Fallsburg cemeteries.

Community Services. Community facilities include governmental organizations, e.g., the Town Hall, Highway garage, fire district facilities, and similar facilities. The land area for these uses totals 35 acres, or 0.1 percent of the Town land area.

Education. Several large public and private educational landholdings are present in the Town and educational uses total approximately 954 acres. These include the Sullivan Community College complex, the Center for Discovery, and facilities associated with the Fallsburg Central School District. The Center for Discovery assists people with severe forms of medical disabilities like autism. The Fallsburg campus totals approximately 298 acres. SCCC is located on an approximately 371-acre campus. The Fallsburg Central School District owns approximately 90 acres, and the Town is home to the district's junior/senior high school and the Benjamin Cosor Elementary School. Sullivan County Head Start has a complex in Woodbourne, and Sullivan ARC operates a maintenance facility in South Fallsburg. Several private yeshivas are also located throughout the Town of Fallsburg. The New Hope Community is identified as an educational use, although it has day and residential programs, and provides education and other services with intellectual and other developmental disabilities.

Agriculture. According to the land use classification codes, 11 parcels, totaling approximately 760 acres, are in residential use. However, the tax assessment roll does not nearly represent the total acreage in the Town devoted to agricultural uses. For example, the prison is an institutional use. However, much of the acreage associated with the use is in agricultural production along the Neversink River. Because of the value that the community places on its agricultural uses and heritage, agriculture is addressed in more detail and separately in this Comprehensive Plan Update.

Residential. Approximately 48.1 percent of the Town land area, or 20,870 acres, is in residential use. The majority of the parcels and acreage devoted to residential use is occupied by single family detached dwellings. The Town's housing stock is diverse, and includes two-, three-, and multifamily residences. The land use classification code also identifies seasonal residences within the Town. In most instances, these dwellings are cabins or bungalows which are not winterized. Recent construction of seasonal dwellings, e.g., duplex developments, are identified as multiple dwellings on the land use map, as there are multiple dwelling buildings on an individual property and in condominium ownership.

According to the tax assessment roll, there are 363 mobile home properties within the Town, on approximately 1,868 acres. Most mobile homes in the Town are located on individual properties, and not within a mobile home park.

Residential Values and Trends: The Hudson Gateway Association of Realtors (HGAR) and the Sullivan County Board of Realtors publish real estate trends data for Sullivan County. For all of Sullivan County, the median housing value for a single-family residence in the first quarter of 2017 was \$125,931. In comparison, the median housing value in the second quarter of 2014 was \$192,302. Since that peak, median housing values have been declining.

In terms of the affordability housing index, the Board of Realtors also publishes data on housing affordability by measuring an affordability housing index. An index of 120, for

example, means that the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability. In Sullivan County, in the first quarter of 2017, the affordability index was 257. This is lower than the two preceding quarters (291 in 2015 and 312 in 2016), but Countywide, housing is affordable.

Retail and Commercial; Hotel and Motels. Retail and commercial land uses are located on 144 parcels in the Town, and make up 0.3 percent of its land area, encompassing 152.7 acres. Retail uses are almost exclusively found along the primary transportation corridors in the Town and within the Town's hamlets. Uses are diverse and include convenience stores, gas stations, banks, bakeries, food stores, restaurants, automotive repair, apparel stores, wine and liquor stores, party goods, and other commercial uses. The notable aspect of the commercial and retail uses located in the Town is that they are small scale – the Town does not have any “big-box” retailers or commercial shopping centers. Hotels and motels, a subset of commercial uses, occupy approximately 263 acres in the Town on approximately six parcels.

Storage, Warehouse and Distribution Facilities; Industrial. These two categories of land use total 384.4 acres. These uses are scattered throughout the Town.

Utilities. There are approximately 75 utility parcels in the Town totaling approximately 1.7 percent of the Town's land area. This category also includes land area that is associated with the Neversink Reservoir. Water supply, wastewater treatment, utility and electric substations are included in the category.

Transportation, Utility Rights of Way and other non-parcel areas. Rounding out the remaining acreage within the Town are lands which are not included within tax parcel. This includes transportation and utility public rights-of-way – these areas total approximately 3.3 percent of the Town's land area.

5.4.2 Zoning

Table 5-24 provides the total land area of the unincorporated Town by zoning district. **Figure 5-15** illustrates zoning without the underlying land use pattern; land use and zoning are presented in **Figure 5-16**. Note that the overlay districts are “overlaid” on top of the base zones and the regulations governing the districts are “in addition” to the base zoning district. The majority of the Town's land area is zoned REC-1, or 53.8 percent of the entire Town. The Agricultural District represents the second largest zone encompassing 16.8 percent of the Town. The REC-2 is the third largest base zoning district, with 11.1 percent of the land area. In terms of overlay districts, the REC-1 overlay district includes 11.2 percent of the Town. The REC-1 overlay district encompasses a land area that is north of the O&R Rail Trail, south of Route 52, east of Hurleyville Road, and west of Dairyland and River Road, and has been used by applicants to increase the density within the REC-1 zoning district. This is discussed further

below. With the exception of the I-1, I-2, and NB zoning districts, all other zoning districts allow residential uses. The I-1, I-2, and NB zones account for 1.5 percent of the entire Town. Several zoning districts exhibit a discernible pattern for their locations. The MU and HR-1 zoning districts are centered around the Town's hamlets and lake communities, namely Hurleyville, Loch Sheldrake, Mountaintdale, and South Fallsburg. The R-1 districts are intended to be "transitional" zoning districts which are less dense than the hamlet zoning districts, but more dense than the REC and AG districts. An area on the south side of Morningside Lake has also been zoned for hamlet and business use, although the property is not developed. The B-1, NB, and I zones are located along the Town's major transportation corridors. The AG district encompasses limited areas of properties within the NYS Agricultural and Markets agricultural district. However, the zone does not capture all of the agricultural properties within the Town. Lastly, the REC-1 and REC-2 zoning districts do not have a discernible pattern with regard to their location, and are found scattered throughout the Town. Lastly, the PUD and PRD zoning districts are also scattered throughout the Town, but generally occur in the locations of where former resort properties are located, and the zoning allows for the adaptive reuse of these properties. It should be noted that there are parcels shown on the Town's official zoning map which are not situated within any zoning. Among these properties are the golf courses and parks within the Town. The active adult business overlay districts are mapped, and regulated by Section 310-29.3. The O&W Rail Trail Overlay district is not mapped, but it regulates the former O&W rail trail corridor and activities within 200 feet of the center line of the trail.

Table 5-24
Fallsburg Zoning Districts

District	Acres	% Without Overlay Total
AG Agricultural	8,373.6	16.8%
B-1 Business	455.8	0.9%
HR-1 Hamlet Residence	1,795.5	3.6%
I Light Industry	611.7	1.2%
I-2 Heavy Industry	100.0	0.2%
MX Mixed Use	58.6	0.1%
NB Neighborhood Business	64.6	0.1%
PRD Planned Resort Development	907.6	1.8%
PUD Planned Unit Development	1,310.2	2.6%
R-1 Residence	3,495.1	7.0%
REC-1 Low Density Residential/Recreation	26,825.8	53.8%
REC-2 Low Density Residential/Recreation	5,511.9	11.1%
SCCC (REC-1)	353.3	0.7%
Adult-Oriented Business 1 Overlay	244.9	0.5%
Adult- Oriented Business 2 Overlay	191.8	0.4%
REC-1 Residential Overlay District	5,575.9	11.2%
O&W Rail Trail Overlay District	---	---
Total for all Districts	55,876.3	
Total without Overlay Districts	49,863.7	100.0%

Source: Town of Fallsburg Zoning Map, 2017.

Chapter 310, Zoning, of the Code of the Town of Fallsburg, regulates the types of lands uses allowed within the unincorporated area of Town. The unincorporated area is mapped into a series of zoning districts, as listed above, and each zoning district is regulated by a set of use and bulk requirements. The use requirements establish the types of uses that are allowed within the applicable zoning district. The bulk regulations establish dimensional standards which control the intensity or density of these uses and the buildings within which they may be conducted. Certain uses have additional standards, as set forth in the Zoning Chapter.

Table 5-25 provides a summary of the land uses allowed within each residential zoning district. Note that the zoning regulations define whether a use is “permitted” by right, is allowed subject to a special use permit, or is considered an accessory use or building, i.e., is accessory to the primary or principal use on the lot. A review of the uses throughout the zoning district reveals items that should be made consistent internally – this will be addressed as part of the zoning amendment process.

Table 5-25
Schedule I – Table of Use Requirements

Uses	Districts										
	REC-1	REC-2	R-1	HR-1	B-1	MX	NB	I-1	I-2	AG	PRD
	Residential Uses										
One-family residence		P								P	
One-family dwellings											P
One-family residence (w/public/central/municipal water and sewer)(1)	P		P	P		P					
One-family residence (w/o public/central water and sewer)	P		P								
Two-family				P							
Two-family dwellings											P
Duplex Homes			SP								SP
Farm worker housing (two units per farm)										P	
Living-over-the-store dwelling					P	P					
Manufactured home		P									
Manufactured home parks (w/o public water and sewer)		P-SP									
Multifamily (3-4 units)				P							
Multifamily (more than 4 units)				P-SP	P-SP						
Row house structures (with public sewer and water)						SP					
Townhouse time-share											SP
Townhouse dev. (with public sewer and water)			SP	SP		SP					
Townhouse structures			SP	SP		SP					SP
	Nonresidential and Institutional Uses										
Adult home, skilled nursing facility or nursing home (3)				P						P(3)	
Agricultural Operation - Class 1	P	P	P					P		P	
Agricultural Operation - Class 2	P	P								P	
Artist gallery or artist studio					P-SP	P	P-SP				
Artist live/work units						P					
ATV, motorcycle, snowmobile racing and practice tracks								P-SP			
Automobile and machinery repair shops								P-SP			
Automobile sales and service					P-SP			P-SP			
Baking plants								SP			
Banks					SP	SP	SP				
Banquet facilities										P-SP	
Bed-and-breakfast	SP	SP		SP	SP	SP	SP		SP	SP(4)	
Bed-and-breakfast (w/o public sewer and water)			SP								
Bulk fuel storage and distribution								SP			
Campgrounds - vacation	SP	SP							SP	SP	

Uses	Districts										
	REC-1	REC-2	R-1	HR-1	B-1	MX	NB	I-1	I-2	AG	PRD
Camps - day	SP	SP								SP	SP
Camps - sleep-away	SP	SP								SP	SP
Car wash					SP			SP			
Cemeteries	SP	SP								SP	
Colleges and universities	SP	SP				SP					P-SP
Commercial forestry and timber processing	P	P								P	
Commercial recreation facilities	SP	SP			SP						P-SP
Conference center											P-SP
Day-care center	SP	SP	SP	SP	SP		SP			SP	
Day-care home	P	P	P							P	
Distribution center								SP			
Elementary and secondary schools	SP	SP		SP	SP	SP	SP			SP	SP
Fairgrounds and amusement parks								SP			
Family or group care facilities	SP	SP	SP	P	SP						
Farm/contractor equipment sales and services									P-SP		
Fitness center or gymnasium					P-SP	P-SP	P-SP				
Freight and trucking terminal								SP			
Fuel storage < 500 gallons for permitted use						SP					
Funeral home					P-SP		P-SP				
Gasoline service stations/repair garage					SP			SP			
Golf course											P-SP
Greenhouse - commercial	P-SP	P-SP					P-SP	P-SP		P-SP	
Greenhouses					P-SP						
Home occupation	P-SP	P-SP	P-SP	P-SP	P-SP	P-SP	P-SP			P-SP	
Home sales lot								P-SP			
Hospitals and medical diagnostic centers			SP		SP						
Hospitals and medical diagnostic centers/children's comprehensive care center (2)				P(2)						P-SP	
Hotels and resort hotels	SP	SP				SP	SP				SP
Hotels, motels, and motor lodges					SP						
House of worship	P-SP	P-SP	SP	SP	P-SP	P-SP	P-SP			P-SP	P-SP
Hunting and fishing cabins	P	P								P	
Institutional uses					P-SP						
Kennels	SP	SP						SP		SP	
Light industrial and manufacturing								SP			
Light industrial offices								SP			
Lumber yards					P-SP			P-SP			
Motels and motor lodges	SP	SP					SP				
Nonprofit organizations		P-SP		P-SP		P-SP			P-SP		
Not-for-profits											P-SP
Nursery	P-SP	P-SP		P-SP		P-SP	SP		P-SP		
Nursing homes	P-SP	P-SP		P-SP							
Outdoor café						SP					

Uses	Districts										
	REC-1	REC-2	R-1	HR-1	B-1	MX	NB	I-1	I-2	AG	PRD
Outdoor storage of machinery and equipment								P-SP			
Personal service establishments					P-SP	P-SP	P-SP			P-SP	
Pharmacy					P-SP	P-SP	P-SP				
Plumbing Supplies								P-SP			
Printing and publishing						P-SP		P-SP			
Professional Office(s)					P-SP	P-SP	P-SP	P-SP		P-SP	
Public parks and playgrounds	P	P	P	P	P	P	P		P		
Public utilities	SP	SP			P-SP	SP	SP		SP		
Public utility generating plants								SP			
Quarry operations	SP	SP						SP		SP	
Recycling facility									SP		
Religious retreat	P-SP									P-SP	
Research laboratories and related offices								SP			
Reservoirs and impoundments								P-SP			
Restaurant (s)								P-SP		P-SP	
Restaurant and drinking establishments					P-SP	P-SP	P-SP				
Retail										P-SP	
Retail Establishments						P-SP					
Retail shopping center					P-SP						
Retail store							P-SP				
Sanitation operation									SP		
Self-storage facilities					SP			SP			
Stable and riding academies	P-SP	P-SP							P-SP		
Storage and processing of scrap metal									SP		
Telecommunications companies						SP					
Theater, drive in								P-SP			
Theaters						P-SP					
Theaters, other than drive in					SP						
Transmission towers - cellular, radio and TV	SP	SP			SP			SP	SP	SP	
Veterinary hospital	SP	SP			SP		SP	SP		SP	
Warehouses					SP			SP			
Wildlife and game preserves	P	P								P	
Winery and vineyard	P-SP	P-SP								P	
Accessory structures Section 310-4.7 and Article V	X	X	X	X	X	X	X	X	X	X	X
Off-street parking Article VIII	X	X	X	X	X	X	X	X	X	X	X

P = Permitted Use; SP - Special Permit Use; P-SP – Permitted Use with Site Plan Approval

*The I-2 district allows all uses permitted in the I-1 District by Special Permit Uses (SP)

(1) REC-1 indicates "central" water/sewer. MX refers to "municipal" water/sewer. Others indicate "public" water/sewer.

(2) Hospitals and medical diagnostic centers/children's comprehensive care center (has "P", but under Special Permit Uses").

(3) Adult home, skilled nursing facility or nursing home (has "P", but under "Special Permit Uses")

(4) Bed and breakfast identified as "nonresidential" in the AG district.

Source: Chapter 310, Zoning, 2017.

Allowable uses are further regulated in accordance with dimensional standards set forth in Schedule I. Each individual use has its own set of dimensional standards. For general planning purposes, **Table 5-26** provides a list of the typical lot sizes/densities by zoning district. The typical lot sizes and densities for residential uses are compared to the stated purpose of the zoning district. Of note is that the zoning map includes a REC-1 overlay district, with no stated purpose in the tables or the regulations. Within this district, cluster developments are mandatory – however, a generous bonus of two dwelling units per acre is provided to any development, within a zoning district which otherwise has been established as a low density residential district. Residential densities within the REC-1 zone are 1 dwelling unit per 1.5-3 acres. The AG, REC-1, REC-2, and R-1 districts all have a minimum density of one dwelling unit per 3 acres in the absence of central or public sewer. However, for other types of dwelling units, the density is increased. Within the R-1 zoning district, duplex developments can be constructed at a density of 1 dwelling unit per 14,500 square feet, and a townhouse requires only 10,890 square feet per dwelling. As the residential zoning density increases from the AG to the REC to the R-1 and HR-1 zoning districts, the types of allowable housing types are expanded. The HR-1 zoning district, which encompasses the hamlet districts, allows single family dwellings, duplexes, two-family dwellings, townhomes, multifamily dwellings, and dwellings over ground level nonresidential uses.

TABLE 5-26
Residential Lot Sizes/Densities by Zoning District

Use	AG	REC-1	REC-1 Overlay	REC-2	R-1	HR-1	B-1	MX	PRD
District Purpose	To preserve large areas of open space and existing agricultural activities and to density while preserving the right to farm.	To conserve open space by encouraging a very low density development pattern while permitting clustering at higher densities, provided that central water and sewer service is provided and common open space provided.	No purpose stated	To conserve open space while allowing for very low density development.	To allow for low-medium development.	To provide areas adjacent to hamlet centers residential use at higher densities.	To provide for the development of small commerce to serve the traveling public as well as the local residents.	To provide for a mix of commercial and residential land uses within the hamlet centers.	To facilitate proper development on large tracts by fostering continuance of existing uses, while encouraging adaptive reuse and innovative mixed use, compatible with the rural character of the Town of Fallsburg.
Residential Uses									
Cluster Development (allowed in all districts) PB may allow	(no minimum lot size)	35 ac min to allow cluster	2 du/ac – mandatory cluster	35 ac min to allow cluster	15 ac min to allow cluster	15 ac min to allow cluster	(no minimum lot size)	(no mention of minimum lot size)	NA (no minimum lot size)
One-family residence (w/public/central water & sewer)		1 per 1.5 ac							1.5 per 1 gross ac.

One-family residence (w/o public/central water & sewer)		1 per 3 ac							
One-family residence	1 per 5 ac			1 per 3 ac					1 per 0.75 ac
One-family (with public sewer & water)					1 per 0.5 ac	1 per 12,500 sf			
One-family (w/o public sewer & water)					1 per 3 ac				
One-family (with municipal sewer & water)								1 per 12,500 sf	
Two-family (public sewer & water)						1 per 20,000 sf			1.5 per 1 gross ac
Duplex developments (10 ac min)					1 per 14,500 sf	1 per 14,500 sf			1 per 14,500 sf
Manufactured home				1 per 3 ac					
Manufactured home parks (w/o public water & sewer)				10 ac min. - 2 per acre					
Townhouse dev. (with public sewer and water)					10,890 sf/du	5 ac min; 10,890 sf/du		1 per 2,500 sf	1 per 14,500 sf
Townhouse, timeshared									3 per gross ac
Multifamily (3-4 units)						35,000 sf, or 1 du/8,750 sf			
Multifamily (more than 4 units)						50,000 sf (no density restriction)	50,000 sf (no density restriction)		
Living-over-the-store dwelling							No density	--	

PRDD (existing resorts only)									Allowed
PUD (residential – any use allowed in the zoning chapter) Zone change approved by TB	25 ac min	25 ac min		25 ac min					

Source: Chapter 310, Zoning, of the Town of Fallsburg Code, 2017.

5.4.3 Property Valuation Trends

The Town of Fallsburg Tax Assessor's office provided data on the total assessed value of property within the Town, and the number of property tax exemptions issued. The total assessed value of the Town in 2016 was \$1,371,394,482. Of this total, approximately 1,048 property tax exemptions were allowed, totaling \$540,271,751, or 39.4 percent of the total Town assessment roll. Approximately 18.8 percent of the exemptions allowed are for New York State owned properties, e.g., the Sullivan Correctional Facility. The second largest class of exemptions are for religious uses, which total \$102,637,134, or 7.48 percent of value exempted.

5.4.4 Public Uses

Figure 5-17 illustrates various parcels in public ownership within the Town, based on a review of the Town's tax assessment roll. Publicly owned lands (not including utilities) accounts for 3,867 acres of the Town's land area, or 7.8 percent of the total land area. The largest public landholder of property in the Town of Fallsburg is the Town – it controls approximately 1,354 acres. The majority of this acreage consists of the Town's two golf courses, and Morningside Park. The second largest landholder is the State of New York, which includes various open space parcels and the Sullivan County Correctional Facility. The third largest landholder is Sullivan County, and their ownership includes the Sullivan County Community College campus. Lastly, the City of New York (City of New York and City of NY DEP Manager) controls approximately 11.2 percent of the land area – these include lands within the Neversink Reservoir watershed and act as a buffer to protect the quality of the City's water supply system. Other public landholders are listed in **Table 5-27**.

Table 5-27
Publicly-Owned Lands in Fallsburg

Owner	# of Parcels	Acres	% of Total
City of New York	8	244.68	6.3%
City of NY DEP Manager	3	188.80	4.9%
Sullivan County IDA	3	9.07	0.2%
Sullivan County	58	514.02	13.3%
Fallsburg & Neversink	1	1.38	0.0%
Fallsburg Central School	3	93.15	2.4%
Fallsburg Fire Dept. #1	1	2.21	0.1%
Fallsburg Fire	1	0.14	0.0%
Hurleyville Fire District	1	3.72	0.1%
Hurleyville Water District	3	7.10	0.2%
Laurel Park Sewer District	1	0.05	0.0%
Loch Sheldrake Water District	2	44.77	1.2%
Loch Sheldrake Fire Co 1	1	11.65	0.3%
Loch Sheldrake Fire District	1	8.12	0.2%
Loch Sheldrake Sewer District	1	4.61	0.0%
Mountaintdale Fire	1	0.36	0.0%
Old Falls Water District	4	8.47	0.2%
So Fallsburg Fire	1	0.40	0.0%
So Fallsburg Sewer	3	19.53	0.5%
So Fallsburg Water	4	7.61	0.2%
State of New York	20	969.84	25.1%
Sullivan County Community	1	19.70	0.5%
Town of Fallsburg	83	1,353.61	35.0%
United States Postal Service	1	1.22	0.0%
Village of Woodridge	5	353.10	9.1%
Total	211	3,867.31	100.0%
Source: Town of Fallsburg Tax Assessment Roll, 2017.			

5.5 Agriculture

Consistent with the previous Plan, the CPC and public participants want to preserve the rural heritage of the Town, and protect the Town's agricultural base. This Plan Update takes a long-range view of agriculture – while certain types of industry may have declined in more recent years, e.g., the dairy industry in Fallsburg, other farms have been purchased and are in active production. Food security and fuel costs associated with long-haul transportation may become issues in the future. If all the soils and resources necessary for agricultural production are developed with non-agricultural uses, the Town will forego future opportunities for agricultural growth. It is a goal of this Comprehensive Plan Update to take a holistic, multidimensional approach to the protection of agricultural resources in the Town of Fallsburg.

For this Comprehensive Plan Update, the CPC gave consideration to a number of sources of data available for purposes of determining the extent to which farmland exists in the Town, and those areas which should be protected for future agricultural use. **Figure 5-18, Agricultural Features**, provides a map of the resources that were considered, which include:

- The extent and location of certified Sullivan County Agricultural District No. 4;
- The Town of Fallsburg tax roll, which indicates which properties are currently enrolled in the agricultural district program. These properties are cultivated and receiving the various benefits of being enrolled in the program;
- The National Gap data which shows existing agricultural vegetation within the Town. There are numerous smaller farms that are not enrolled in the agricultural district program, but nonetheless are cultivated for agricultural purposes including crops and livestock.
- Soils. Soils that are conducive to agricultural production are identified in the U.S. Department of Agricultural (USDA) Sullivan County Soil Survey, and include prime farmland soils and soils of statewide importance.

Agricultural Districts. Article 25-AA of the New York State Agriculture and Markets Law authorizes the creation of local agricultural districts through local landowner interest, preliminary county review, county adoption, and subsequent state certification. As per the NYS Department of Agriculture and Market, 210 agricultural districts existed statewide, containing approximately 25,632 farms and over 8.8 million acres (about 30 percent of the State's total land area) as of January 1, 2016. The purpose of an agricultural district is to encourage and promote the continued use of farmland for agricultural production. Participation in the program provides a combination of landowner incentives and protections designed to forestall the conversion of farmland to non-agricultural uses. Properties in State-certified Agricultural Districts receive partial real property tax relief (agricultural assessment and special benefit assessments), and protections against overly restrictive local laws

including zoning, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.

As per the 2016 Agricultural District map, there are approximately 12,769 acres contained within the official State Sullivan County Agricultural District No. 4, or approximately 26 percent of the Town's land area. The official Sullivan County District No. 4 was established in October 1975, and is subject to review by Sullivan County every eight years, with the next anniversary date of October 5, 2023. The districts are highlighted in **Figure 5-19, Agricultural Districts**. The majority of the district is located in the northern portion of the Town, north of Route 52. An additional area is located on the west side of the Hurleyville hamlet. There are also agricultural district areas in the southern portion of the Town in the vicinity of Glen Wild.

Agricultural parcels as per Town of Fallsburg tax assessment roll. The Town's assessment roll was reviewed to determine which parcels were identified by land use code as being in agricultural use, or those properties which have been receiving agricultural exemptions. The properties are highlighted in **Figure 5-19**. These properties total approximately 1,847 acres.

At present, there are no dairy or poultry farms remaining in the Town of Fallsburg. It is estimated there are 5 or fewer large horse farms, 5 or fewer small beef farms, and 5 or fewer goat farms. There is one small alpaca farm located on Dennison Road. There are approximately 10 small horse farms. In terms of hay farms, there is one hay farm larger than 100 acres, about 20 that are within the 20-100 acre size, and about 30 that are less than 20 acres in size. There are about 5 Christmas tree farms in the Town. As noted in the 2006 Plan, the Center for Discovery and the Open Space Institute joined forces to acquire a large farm outside the hamlet of Hurleyville. The land has been brought back into agricultural production and are one of the few farms in the County growing winter vegetable crops. These crops are being sold in the metropolitan New York green markets. There is also an indoor horse training rink, *Maple Grove Horse Farm*, off of Muthig Road in the Divine Corner's portion of Town. This farm boards and trains horses, and provides riding practice for area residents. There are also a variety of smaller farming operations involving the raising of goats, sheep, or the growing of other specialty crops. Finally, there are many hay fields in the Town that are still mowed each year.

One of the largest active farming operations in the Town is operated by the Woodbourne Correctional Facility. The facility has several hundred acres of prime farmland in production.

National Gap Analysis Data. As described in the Environmental Resources section, a gap analysis is used in conservation planning to identify gaps in conserved lands (e.g., protected open space) where significant plant and animal species and their habitat or important ecological features occur. Agricultural vegetation is a vegetative type that is mapped by the program. Within the Town of Fallsburg, approximately 2,988 acres of land exhibit agricultural vegetation. What is obvious from the data and a review of **Figure 5-18** is that there are various properties that are in agricultural use that are not necessarily identified as an agricultural use

on the Town tax roll, or receiving an agricultural exemption, located throughout the Town. However, the majority of the agricultural vegetative areas are found in the northern portion of the Town, north of Route 52. These areas are also clustered on the west side of Hurleyville Road, in the southern end of Town near Glen Wild, and along the Neversink River.

Farmland Soils. As per the USDA Field Office Technical Guide, three farmland classes are recognized in New York:

- Prime Farmland – within Fallsburg, they encompass 3,170 acres
- Prime Farmland if Drained – within Fallsburg, 503 acres
- Farmland of Statewide Importance – within Fallsburg, 16,216 acres

In total, agricultural soils total 19,889 acres, or approximately 40 percent of the Town's land area.

The parameters for prime farmland are national. Soils must meet specific criteria with respect to a number of soil properties, including temperature, moisture regime, erodibility, pH, water table, permeability, rock fragment content, and others. Criteria are described in National Soil Survey Handbook section 622.03 / Farmland Classification. Soils that are designated as "Prime Farmland if Drained" meet all the prime farmland criteria except for depth to seasonal high water table, and are suitable for drainage. In New York, somewhat poorly drained soils are designated as prime farmland if drained, if they meet all criteria for prime farmland other than depth to water table.

Criteria for farmland of statewide importance can be established within each state. In New York, farmland of statewide importance soils are the soils that do not meet all the criteria for prime farmland or prime farmland if drained, but are mineral soils in land capability classes 2e, 2s, 2w, 3e, 3s, 3w, or 4w¹⁴.

Soil classifications are shown in **Figures 5-8 and 5-18**. The majority of prime farmland soils are found along the floodplains and adjoining lands associated with the Neversink River and its tributaries. Soils of statewide importance are also found throughout the Town, and prevail along valley floors and stream corridors.

The fact that prime farmland soils and soils of statewide importance are easier to cultivate also means that they are more readily developed for non-agricultural uses. As such, many areas with agricultural soils are also already developed, including the locations for the Town's hamlets. Going forward, this Comprehensive Plan Update recommends that a more balanced

¹⁴ Land capability classification is a system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time.

approach be pursued which ensures that future development be designed in a manner which preserves existing agricultural resources, as well as areas for future use.

Additional benefits. An added benefit to preservation of farmland is the open space benefit it provides to the Town. It has been well-documented through numerous cost benefit analyses that farm operations have the least impact on the local tax base and provide the greatest economic multiplier of any industry. The preservation of farmland helps to maintain the rural landscape of the Town which also benefits the eco-tourism industry. The sale of produce from local farms, through local farmers markets, can also attract visitors to the Town.

This Comprehensive Plan Update acknowledges and includes the same recommendations set forth in the 2006 Plan, namely:

- *The Town should work with Cornell Cooperative Extension and Sullivan County to support existing farming operations in the Town.*
- *Pursue the purchase of development rights (PDR program) for area farmers.*
- *Inform Town farmers and agri-businesses of the County's Agri-Business Revolving Loan Fund.*
- *Explore opportunities with the County and Cornell Cooperative Extension to create value-added products in the Town.*
- *Develop a Farmers Market in the Town of Fallsburg.*
- *Take steps to adopt a Town of Fallsburg right-to-farm law and proactively work with County with respect to updating NYS Ag & Markets District 4 in 2007. This has been achieved through 2016, and will continue.*
- *Preserve historic barns by encouraging property owners to seek funding through the New York State Historic Preservation Office's Barn Restoration Program. This program remains in effect in 2018.*

In addition to the above recommendations, this 2018 Update recommends the following:

- *Agricultural zoning district.* The 2006 Comprehensive Plan recommended expansion of the Town's locally designated agricultural zoning district, although this had not occurred to the extent envisioned. Based on a review of all the agricultural resources presented in **Figure 5-18**, the conceptual land use plan illustrates an expanded locally designated Agricultural Land Use Area that more closely aligns with the Town's agricultural resources. Minimum lot area should be increased from 5 to 10 acres. Within this locally designated Agricultural Land Use Area, landowners should be encouraged to maintain, modify or enlarge the existing State agricultural district (Sullivan County No. 4), established under Article 25-AA of the New York State Agriculture and Markets Law, as described above. Going forward, the zoning should be amended to allow the submission of a cluster development simultaneously with a conventional development, and cluster development should be strongly encouraged where, among other resources, agricultural resources can be preserved. In addition,

the allowable uses within the district should be refined to reflect the intent of the district, and to limit uses that are incompatible with this intent.

- Allow *agribusiness uses in the AG zoning district*. Based on public input, it is recommended that agribusiness uses be allowed within the Agricultural District, rather than being relegated to an Industrial zoning district. Any zoning amendment needs to account for the fact that certain agribusinesses may be less compatible with surrounding land uses, even low density residential uses, and it may be appropriate to require that some uses obtain a special use permit, with additional setbacks, land area, and other safeguards incorporated into the special use standards.
- *Development applications should acknowledge presence of agricultural soils*. During review of development applications, a subdivision or site plan should highlight prime farmland, and farmland of statewide importance, so that if there are areas to remain as open space, some consideration can be given to avoiding a portion of these soil areas. In addition, site and subdivision plans that adjoin existing agricultural operations should include a “right to farm” note that places future residents on notice that they are within a community that supports agricultural uses.
- *Cluster development*. The most significant method for retaining areas for agricultural use is through clustering development in a manner which preserves the important natural attributes of a parcel, including agricultural soils. As a threshold, at least 50 percent of that area with agricultural soils should be set aside as open space. The cluster development regulations need to be revised so that the need to protect these soils and resources is highlighted, and that they need to be protected to as much an extent as other resources. It is important that a cluster development not simply preserve “undevelopable” areas, e.g., wetlands, as the sole set aside for open space. Meaningful contiguous areas of open space, including agricultural land and soils, need to be preserved to create unified blocks of protected lands to promote wildlife. Compared to the previous Plan, this Plan greatly reduces density bonuses as they are unnecessary to effectuate the purpose of the cluster development enabling legislation, and in fact are contrary to the intent of the district to limit development which can be incompatible with agricultural operations.
- *Prime farmland soils in REC district*. In the REC district, prime farmland soils that could be used now or in the future for agricultural purposes, should be protected from residential development to the greatest extent practical. When cluster development occurs, such soils should be included in open areas precluded from development.
- *Sewer and water extensions*. Similar to the previous plan, this Update does not support sewer and water extensions into the agricultural zoning district, regardless of the presence of prime or farmland soils. The intent of the zoning district is to preserve agricultural resources in their totality, and to not allow higher density or intensity residential uses that are incompatible with the intent of the zoning district.

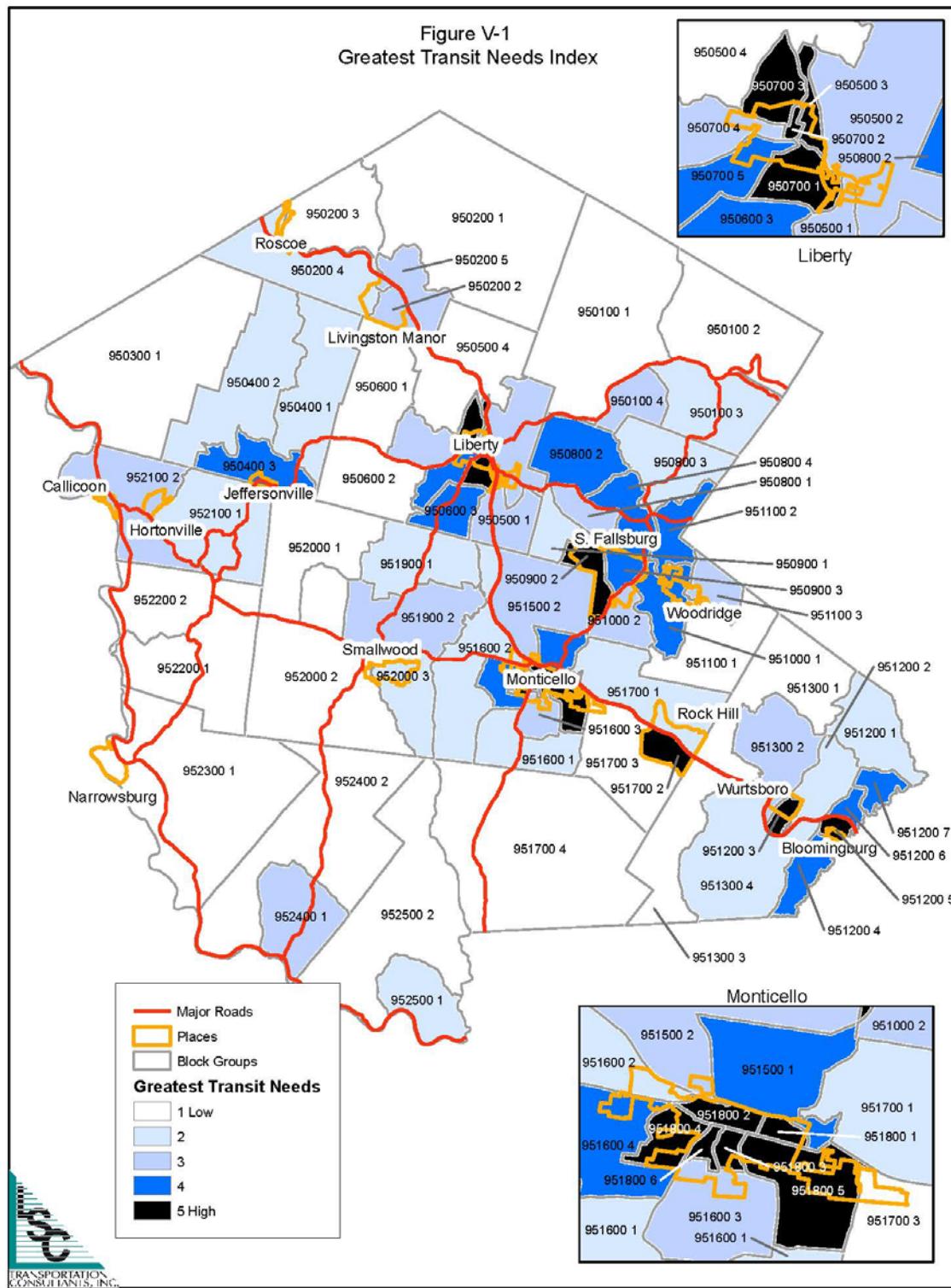
5.6 Transportation

5.6.1 Transportation Plans

The following provides a review of transportation related plans prepared by other agencies and identifies items specific to the Town of Fallsburg that are considered in the development of recommendations for this Plan Update.

Sullivan County Coordinated Transportation Services Plan. In 2015, the Sullivan County Coordinated Transportation Services Plan, prepared by LSC Transportation Consultants Inc., was approved by Sullivan County. The purpose of the Plan was to increase coordination between transportation services within the County, identify opportunities for increasing efficiency and reducing waste, and to address unmet transportation needs. The Plan identified some parts of the Town of Fallsburg within South Fallsburg as having a high need for increased transit options. Parts of the Village of Woodridge within the Town and sections in the northwest portion of the Town were also identified as having a high need for increased transit opportunities. Figure V-1 on the following page from the Sullivan County Coordinated Transportation Services Plan indicates the locations of areas with the greatest transit needs. Specific recommendations were prepared for the transportation systems operating within the Town of Fallsburg including:

- The expansion and extension of the Shopper Bus Services provided by the Sullivan County Office of Aging to the general public and the addition of new routes through and near the Town of Fallsburg.
- The implementation of a commuter route from Monticello to Mountaintdale through South Fallsburg and Woodridge to link residential areas with employment centers.
- The implementation of a fixed bus route that would provide a stop in South Fallsburg at Murray's Chicken. The bus route would provide increased opportunities for community residents to access employment and other needed services.
- The implementation of a regional commuter route to connect Sullivan County with Ulster County and Orange County which would include a route through Loch Sheldrake.



Sullivan County 2020 Comprehensive Plan (Transportation Related Items). The Sullivan County 2020 Comprehensive Plan consists of a toolbox how-to guide to achieve certain major goals and objectives, including transportation goals. The overall goal of the transportation section of the 2020 Comprehensive Plan is to enhance the efficiency of the highway system and increase the use of public transit, walking, and bicycling. In order to achieve these goals, it was recommended that selective modifications to the highway network be made to address capacity limitations, facilities should be properly maintained, affordable and accessible public transportation should be provided, bicycling and walking should be promoted as viable forms of transportation by providing safe facilities, multi-use trails, bicycle lanes, and sidewalks, and environmental impacts should be minimized. The Comprehensive Plan also provides fact sheets detailing park-and-ride development guidelines, the benefits of commuting by bicycle, and complete streets information.

Complete Streets. On August 15, 2011, the Senate Bill S5411A regarding “Complete Streets” was signed by the Governor and amended the current highway law to add Section 331. The Complete Streets addition was intended to achieve a cleaner, greener transportation system and to consider the needs of all users including pedestrian, bicyclists, motorists, users of public transportation, and citizens of all ages and abilities. All state, county, and local transportation projects that are undertaken by the State Department of Transportation and all projects that receive federal and state funding, are subject to this law and must utilize complete street design features in planning, design, construction, reconstruction, and rehabilitation of streets. The legislation is intended to provide health benefits from increasing active forms of transportation while decreasing congestion and air pollution.

Complete Streets are designed and operated to enable safe access for all users of roads. In 2014, motor vehicle traffic injuries were the fourth leading cause of injury related deaths in Sullivan County. According to the New York State Department of Health, during 2014 there was an estimated 3,750 traffic accidents in Sullivan County which led to 556 emergency department visits, 30 hospitalizations, and 13 fatalities. By incorporating Complete Streets practices, Sullivan County and the Town of Fallsburg can attempt to increase safety on the roads.

Complete Streets are inclusive designs that consider the needs of all users rather than heavily focusing on motorists and there are many different techniques that can be utilized to create more complete streets. Some examples of complete street techniques include sidewalks, bike lanes, wide paved shoulders, special bus lanes, road diets, accessible public transportation stops, frequent and safe crosswalks, median islands, curb extension, and roundabouts. Complete Street design is a sustainable practice that can improve safety, encourage walking and bicycling which can improve health, lower transportation costs by providing more cost-effective options, and create strong and livable communities.

5.6.2 Census Data

Commuting Patterns

The U.S. Census Bureau collects data on commuting or “journey to work” characteristics, including the “means of transportation to work” through the American Community Survey (ACS). While the trip to work data does not encompass all travel trips made by people within the Town of Fallsburg, the data can assist in understanding the modal preferences and patterns of people within the Study Area for one of the largest users of transportation: commuters. **Table 5-28** below demonstrates commuting data from the 2010 and 2015 American Community Survey Five-Year Estimates for the Town of Fallsburg.

According to the 2010 and 2015 ACS 5-Year Estimates, the most common means of transportation for commuting trips was to drive alone and the percentage of people driving alone to work increased from 59.7% in 2010 to 68.6% in 2015. The percentage of Town of Fallsburg residents that carpooled to work increased slightly from 2010 to 2015 by a percent increase of 2.4%. The number of residents utilizing public transportation, working from home, bicycling to work, and walking to work all decreased between 2010 and 2015 in the Town of Fallsburg. The percentage of residents utilizing other means of transportation including motorcycles and taxis increased from 0.9% to 2.0%. Overall, the data indicated a slight shift towards driving alone and carpooling while other means of transportation decreased.

Table 5-28
Means of Transportation to Work

Means of Transportation	2010 ACS 5-Yr Est.	2015 ACS 5-Yr Est.	Percent Change
	Percentage	Percentage	
Drove alone	59.7%	68.6%	+14.91%
Carpooled	12.5%	12.8%	+2.40%
Public Transportation	1.9%	1.2%	-36.84%
Bicycle	1.8%	0%	-100%
Walk	10.1%	8.8%	-12.87%
Other Means	0.9%	2.0%	+122.22%
Worked at Home	13.0%	6.7%	-48.46%
Total	99.9%	100.10%	-

Source: 2010 5-Year ACS, 2015 5-Year ACS Commuting Characteristics.

Travel Time to Work

The American Community Survey collects data regarding residents’ travel time to work and this data for Fallsburg is shown in **Table 5-29**. Within Fallsburg, the average travel time to

work decreased from 22.4 minutes in 2010 to 18.4 minutes in 2015 (a change of 4 minutes or a nearly 18% decrease). In 2010, a commute time of 10-19 minutes was the most common with approximately 35% of residents, followed by less than 10 minutes (27.4%), 20-29 minutes (nearly 16%), 30-44 minutes (10.7%), 45-59 minutes (6.0%), and finally over 60 minutes (8.3%). According to the 2015 ACS data, a commute time of 10-19 minutes was still the most common commute length (41.2%), followed by less than 10 minutes (27.3%), 20-29 minutes (16.0%), 30-44 minutes (7.6%), over 60 minutes (6.4%), and finally 45-59 minutes (1.6%). In 2015, the travel time to work in Fallsburg could be characterized as a large amount of relatively short trips since approximately 84.5% of all commuting trips are under a half hour.

Between 2010 and 2015, commute times of less than ten minutes and 20 to 29 minutes remained relatively stable at approximately 27% and 16%, respectively. The 10 to 19-minute commuting category increased the most by approximately 17%. The percentage of residents with commutes over a half hour decreased among all categories. The data indicates that shorter commute times are becoming more common for residents of Fallsburg. As methods of transportation and commuting change, it is expected that changes will occur with regards to commuting time. Additionally, commuting time reflects where employment is found and can be useful to include when examining job opportunities and locations.

Table 5-29
Travel Time to Work

Travel Time	2010 ACS 5-Yr Est.	2015 ACS 5-Yr Est.	Percent Change
	Percentage	Percentage	Percentage
Less than 10 minutes	27.4%	27.3%	- 0.36%
10 – 19 minutes	35.2%	41.2%	+ 17.05%
20 – 29 minutes	15.9%	16.0%	+ 0.63%
30 – 44 minutes	10.7%	7.6%	- 28.97%
45 – 59 minutes	6.0%	1.6%	-73.33%
60 minutes and over	8.3%	6.4%	- 22.89%
Total	99.9%	100.1%	-
Mean travel time (minutes)	22.4	18.4	- 4.0 minutes (-17.9%)

Source: 2010 5-Year ACS, 2015 5-Year ACS.

5.6.3 Roadways

NYS DOT Functional Classification. Within the Town of Fallsburg there are approximately 300 miles of roads and approximately 12 of those miles are contained within the Village of Woodridge. In New York, roadways are grouped into “functional classes” by the New York State Department of Transportation according to the level and character of service they

provide. A roadway's classification defines its importance within the overall network and is used to determine which roads are eligible for federal funding under the Federal Highway Administration Surface Transportation Program. The New York State Department of Transportation (NYSDOT) prepares Functional Class Maps for the entire NY State roadway system. Within the system, there are six classifications of roads: Principal Arterial Interstate, Principal Arterial Expressway, Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local. However, within Fallsburg there is a combination of Principal Arterial, Minor Arterial, Major Collector, and Minor Collector roadways. The remaining roads are not classified and are considered Local Roads. Additionally, the NYSDOT Functional Class Maps also classifies urban areas and the Village of Woodridge and sections of Fallsburg including South Fallsburg, Hurleyville, and Loch Sheldrake are within a designated urban area. Approximately 83%, or nearly 250 miles of the roads in Fallsburg, are classified as local roads. **Table 5-30** below and **Figure 5-20 NYS DOT Functional Classifications** indicate the hierarchical classification and location of roads within the Town.

Table 5-30
Functional Classification of Roads

Functional Class	Miles	Percent
Principal Arterial	7.29	14%
Minor Arterial	6.26	12%
Major Collector	23.62	44%
Minor Collector	15.67	30%
Total	52.84	100%

Source: NYS Functional Class Viewer and GIS

Principal Arterial: State Highway 52 is classified as a Principal Arterial roadway that runs east-west within the Town of Fallsburg for approximately seven miles. State Highway 52 contains one lane moving in each direction with fairly wide shoulders and some turning lanes in more developed areas. There are few pedestrian amenities located along the roadway.

Minor Arterial: The segment of State Highway 42 that is south of State Highway 52 which becomes Main Street (also referred to as Forestburgh Road) is classified as a Minor Arterial. This roadway runs primarily north-south through the Town and includes one lane in each direction. The route contains some pedestrian amenities and turning lanes in more developed commercial areas.

Major Collector: Examples of Major Collector roadways in the Town of Fallsburg include Glen Wild Road from the southern boundary of Fallsburg until its intersection with Mountain Dale Road, Mountain Dale Road from the eastern town boundary as it travels through the Village

of Woodridge and becomes Old Falls Road followed by Brickman Road until its intersection with Brophy Road, Kiamesha Lake Road and Heiden Road in the southwest corner of the town, Whittaker Road, segments of La Vista Drive and Pleasant Valley Road, Laurel Avenue, and the segment of State Highway 42 that is north of State Highway 52.

Minor Collector: Minor Collector roads within the Town of Fallsburg include Ulster Heights Road, Divine Corners Road, segments of Hillsdale Road, Main Street (also referred to as Loch Sheldrake Road), Old Turnpike Road (also referred to as Spring Glen Road), and New Road.

NYS DOT Traffic Data. One factor that contributes to the determination of a roadway's classification is its average daily traffic volume. The NYSDOT's Engineering Division collects traffic volume data for 8,000 – 10,000 locations per year, including several road segments within the Town of Fallsburg. The local roads do not have Annual Average Daily Traffic (AADT) data available but all of the roads classified into Functional Groups have estimates for traffic. The AADT estimation process allows the user to be 95% confident that the estimated AADT is within +/- 10% of the actual value. The traffic counts, or estimated AADT, for these roads were last updated in 2014 and are shown in **Figure 5-21, NYS DOT Average Annual Daily Traffic Count.**

Approximately 53 miles of roads within the Town of Fallsburg have estimated AADT values associated with them. Estimated AADT values range from 138 vehicles to nearly 10,000 vehicles per day. The segment of State Highway 52 that is west of Loch Sheldrake-Hurleyville Road, the segment of State Highway 42 that is south of State Highway 52, and segments of Old Falls Road were estimated to have the highest values between 4,000 and 10,000 vehicles for AADT in the Town of Fallsburg. State Highway 55, State Route 42 north of State Highway 52, the segment of State Highway 52 that is east of Loch Sheldrake, Divine Corners Road, Loch Sheldrake/Hurleyville Road, Hilldale Road, Glen Wild Road, Brickman Road, and Laurel Avenue were classified as having between 1,500 and 4,000 vehicles. The remaining roads with estimated AADT values ranging from 158 vehicles to 1,500 vehicles include New Road, Mountain Dale Road, Kiamesha Lake Road, Whittaker Road, Pleasant Valley Road, and Ulster Heights Road. **Figure 5-22** illustrates the state and county routes within the Town.

State Routes. New York State Route 55: A small segment of Route 55 runs through the northwest portion of the Town of Fallsburg, also known as Neversink Road throughout the Town of Fallsburg. The segment of Route 55 within the Town of Fallsburg is approximately 0.49 miles. According to the New York State Department of Transportation this segment of Route 55 is classified as having an estimated average annual daily traffic value of 2,321 vehicles and a functional classification of Major Collector.

New York State Route 42: NYS Route 42, referred to as Main Street in the southern section of the Town of Fallsburg runs primarily north-south throughout the Town. There are approximately 11 miles of Route 42 within the Town. This roadway has a variety of estimated AADT values ranging from 1,700 vehicles to over 7,000 vehicles. This road also has a NYS DOT

Functional Classification of major collector for the segment north of Route 52 and minor arterial for the segment south of Route 52.

New York State Route 52: NYS Route 52 runs primarily east-west throughout the Town of Fallsburg for approximately 7 miles. The segment of Route 52 within the Town of Fallsburg has an estimated AADT ranging from 3,600 to nearly 6,000 vehicles and is classified by the NYS DOT as a principal arterial.

New York State Route 17: Although this Route does not cross into the Town of Fallsburg, it runs north-south adjacent to the western boundary of the Town of Fallsburg and then continues to the southeast to the Village of Wurtsboro. Numerous exits along Route 17 provide access to locations close to the Town of Fallsburg. Exits 100 and 101 provide access to Route 52, Exit 105 provides access to Route 42, Exit 107 provides the primary access to South Fallsburg from the east, and Exit 109 provides access to Glen Wild Road which enters Fallsburg along the southern boundary. Additional exits on Route 17 are considered minor exits and provide more circuitous routes to Fallsburg.

Touring Routes. The State of New York Department of Transportation identifies touring routes in New York State for the Interstate, Federal, and State Route Number Systems. Within the Town of Fallsburg, New York State Routes 42 and 52 are designated as touring routes for the New York State Route Number System. These roadways have been designated as touring routes because they travel through areas of cultural and natural significance.

5.6.4 Passenger Rail Service

The Town of Fallsburg does not contain any passenger railroad stations, however there are nearby stations outside of the town. The closest train station to the Town of Fallsburg is the Otisville Train Station in Orange County. Otisville Train Station is approximately 25 miles away from the Town of Fallsburg. Trains travelling from this station make stops in New York before entering New Jersey where customers can transfer trains and arrive at Penn Station in New York City. The train ride from Otisville to Penn Station is approximately two hours one-way.

The Otisville Train Station is considered part of the Metro North and New Jersey Transit Port Jervis Line. The Port Jervis line serves areas in New York that are west of the Hudson River and then travels into New Jersey. Customers can transfer trains at Secaucus Junction to travel back into New York City and arrive at Penn Station. The Shortline Bus provides connecting services to the Otisville Train Station.

An additional train station residents of Fallsburg may utilize is the Middletown Train Station located in Middletown, New York. This station is approximately 30 miles southeast of Fallsburg and approximately a 40-minute drive. The Middletown Train Station is a handicap accessible station and is also part of the Port Jervis Metro North Railroad.

5.6.5 Bus Transportation

The Coach USA Shortline Bus provides service to and from Fallsburg to connect residents and commuters with the larger region. Shortline Bus operates a station in Fallsburg at Route 42. Daily service is provided from Fallsburg to locations in Ridgewood NJ, numerous towns in Pennsylvania, and many locations in New York. The Shortline Bus provides daily service from Route 42 in Fallsburg to the Port Authority Bus Terminal in Manhattan. There are also many Shortline Bus Stops located in Monticello which can be utilized by residents of Fallsburg to increase the level of bus service available.

5.6.6 Air Transportation

The Sullivan County International Airport is located in the Town of Bethel, approximately 15 miles west of Fallsburg (about a half hour drive). This airport opened in the late 1960s in order to serve the Catskills. Sullivan County International Airport is a Part 139 certified airport capable of handling small general aviation aircrafts, helicopters, business jets, aircraft rescues, and firefighting services.

Wurtsboro-Sullivan County Airport is a public use airport located approximately 14 miles southeast of the town and offers glider and propeller aircraft rides, lessons, tows and rentals.

Stewart International Airport, located in New Windsor NY, is the closest major airport to Fallsburg. The airport is approximately 42 miles from Fallsburg and about an hour drive. The land for the airport was given to the City of Newburgh in 1930 and then transferred to the federal government. In the 1980s, passenger airline service began at Stewart International Airport and in 2007 the Port Authority took over operations at the airport. Currently, Stewart International Airport includes services from Allegiant, American Airlines, JetBlue Airways, Delta Connection, and Independent Helicopters.

Newark Liberty International Airport, located in Newark New Jersey, is approximately 100 miles from the Town of Fallsburg and an approximately two-hour drive. Additional airports such as John F. Kennedy International Airport and LaGuardia Airport on Long Island are approximately 100 miles from the Town of Fallsburg.

5.7 Scenic, Recreational, Cultural and Historic Resources

This Comprehensive Plan Update relies on the inventory and recommendations set forth in the 2006 Plan.

Scenic Resources. As part of the public survey administered in 2017, participants were asked which roads and areas in the Town they would identify as being scenic. In addition, **Figure 5-23** illustrates scenic roads based on input provided by the public in the public survey. The map also illustrates the number of times a road segment or scenic road was identified.

Recreational Resources. In addition to the recommendations of the 2006 Plan which are reiterated in the Implementation section of this Plan Update, the CPC has recommended that additional access be provided to the Neversink River. Existing access points are illustrated on **Figure 5-24**.

Recommendations. The following has been recommended by the CPC as part of this effort.

- The Town and other agencies must continue their efforts to complete the O&W Rail Trail.
- The Town should coordinate with the NYSDEC to enhance and increase access points along the Neversink River. Efforts should be made to work cooperatively with applicants that may have river frontage to include river access in their plans.
- A linear river park/trail should be planned along the Neversink River. It is acknowledged that there are intervening private lands which may not be readily made into parkland. However, a park could be developed along with a trail that utilizes public road rights-of-way and other public lands to create a continuous recreational system along the river.
- A pedestrian system should be pursued and supported, linking the Hurleyville hamlet with the Sullivan County Community College, and extending to Lake Sheldrake. This trail could become a model for other future trail/pedestrian connections.
- Clearing standards, setbacks and minimum buffers along lot frontages should be implemented to preserve the visual experience when traveling the highly-rated scenic roads shown in Figure 5-23, Scenic Roads and Areas.

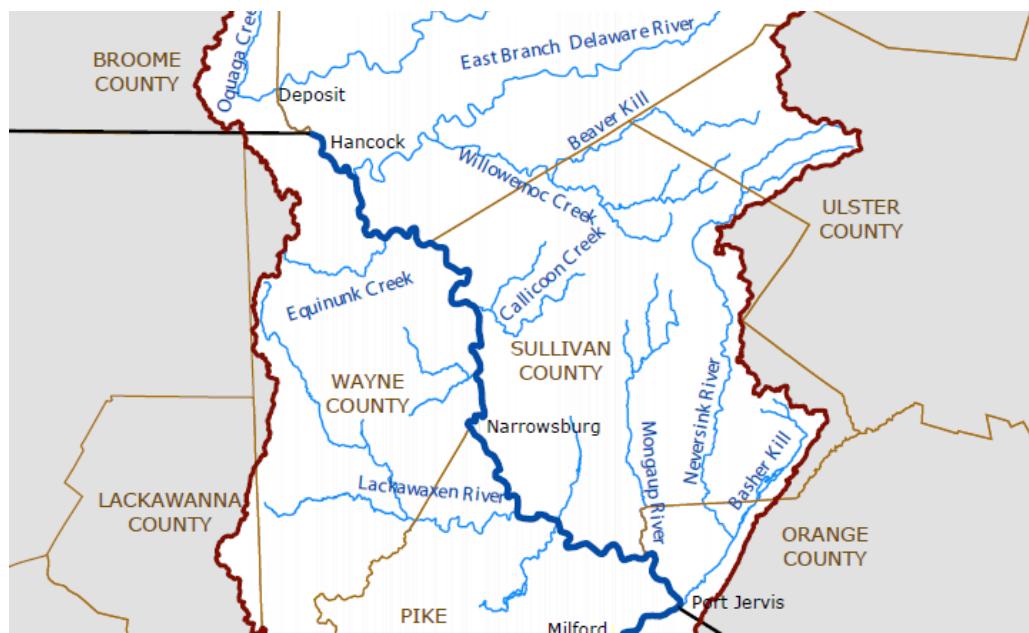
5.8 Community Facilities

The 2006 Plan included an inventory of community services as well as utilities. The 2006 Plan should be referenced for information about these services and recommended actions; recommendations that remain relevant are described in the Implementation Section of this Plan Update.

5.9 Utilities

The ability to accommodate development, and the density and intensity of same, depends in part on whether centralized wastewater treatment and water supply systems are available, or can be extended into an area. In the absence of these services, density is lower because of the need for individual properties to accommodate individual well and septic systems on site. Portions of the Town of Fallsburg along its primary transportation corridors and within its hamlets are served by centralized facilities. It is important that the availability of these facilities does not become the primary “driver” of land use decision making. First, the Town’s citizenry must decide how it wants to grow, and the type of community that it wants to aspire to, as set forth in its vision of the community, and then make decisions related to the availability of utilities that are consistent with that vision. **Figure 5-25** illustrates the water and sewer districts located in the Town of Fallsburg. It also includes the existing zoning district boundaries for informational purposes. For purposes of this Comprehensive Plan Update, this study focuses on water and sewer services only.

For regional context, it is important to be aware that the majority of the Town is located



entirely within the Delaware River Basin, which is regulated by the Delaware River Basin Commission (DRBC). As per the DRBC's mission statement, the Delaware River Basin Commission was formed in 1961 by the

signatory parties to the Delaware River Basin Compact (Delaware, New Jersey, New York, Pennsylvania, and the United States) to share the responsibility of managing the water resources of the Basin. Since its formation, the Commission has provided leadership in restoring the Delaware River and protecting water quality, resolving interstate water disputes without costly litigation, allocating and conserving water, managing river flow, and providing numerous other services to the signatory parties.

The Delaware River Basin Compact provides that no project having a substantial effect on the water resources of the basin shall be undertaken unless it shall have been first submitted to

and approved by the DRBC (Compact, §3.8). The DRBC is required to approve a project whenever it finds and determines that the project would not substantially impair or conflict with its Comprehensive Plan. DRBC's Project Review Program reviews docket applications for water resource projects and permit applications. Reviewable projects are subject to DRBC's water code, water supply charges, and floodplain and water quality regulations, where applicable.

Examples of projects that are regulated by the DRBC include but are not limited to:

- A withdrawal from ground water for any purpose when the daily average gross withdrawal during any 30-consecutive day period exceeds 100,000 gallons;
- A withdrawal from impoundments or running streams for any purpose when the daily average gross withdrawal during any 30-consecutive day period exceeds 100,000 gallons;
- The construction of new domestic sewage treatment facilities or alteration or addition to existing domestic sewage treatment facilities when the design capacity of such facilities has a daily average rate of 10,000 gallons or more per day in the drainage area to Outstanding Basin Waters and Significant Resource Waters or 50,000 gallons or more per day elsewhere in the Basin; and all local sewage collector systems and improvements discharging into authorized trunk sewage systems;
- The construction of new facilities or alteration or addition to existing facilities for the direct discharge to surface or ground waters of industrial wastewater having design capacity of 10,000 gallons per day or more in the drainage area to Outstanding Basin Waters and Significant Resource Waters or 50,000 gallons or more per day elsewhere in the Basin; or where such wastewater contains toxic concentrations of waste materials.
- The diversion or transfer of wastewater into the Delaware River Basin (importation) whenever the design capacity has a daily average rate of 50,000 gallons or more.

Thus, certain actions in the Town are subject to the regulatory oversight of the DRBC.

In addition, certain actions which are proposed within the watershed area for the Neversink Reservoir, located generally in the northerly area of Fallsburg, are subject to New York City Department of Environmental Protection (NYCDEP) review. The area of the Town located in the reservoir's watershed is shown in **Figure 5-12**.

5.9.1 Water Supply

The Town owns and operates the Town of Fallsburg Consolidated Water District. This district consists of three separate systems serving the following hamlets:

- Hurleyville, Loch Sheldrake, Fallsburg and South Fallsburg and Woodbourne (WHO-LS-SF)
- Mountaintdale
- Davos

Water lines run the length of Route 42 from CR161 (Heiden Road) to Hasbrouck Road north of the hamlet of Woodbourne. As part of this system, the Town maintains ten (10) storage tanks, 18 wells, and three (3) pump stations.

Approximately 17,075 acres, or 35 percent of the Town's land area, is served by a water district. Properties must be located within a water district to receive water. Water district lines often cut across, and are not coterminous with, property boundaries. Under the Town's zoning, the permitted density in the residential zoning district is, in part, determined by the provision of water and sewer. Presently in the R-1 and B-1 zoning districts, the minimum lot area is three acres without the provision of water and sewer and 0.5 acres if served by these utilities.

The WHO-LS-SF service area is served by 16 groundwater wells. The Source Water Assessment for the district indicates that the Town's source water is minimally susceptible to contamination. During 2015, the system did not experience any restriction of the water source. The water is adjusted for pH and disinfected prior to distribution. The water system serves approximately 7,850 people during the winter and approximately 18,500 people during the summer through approximately 2,800 service connections. The total water produced in 2015 was 560,591,000 gallons. The daily average of water treated and pumped into the distribution system was 1,418,000 gallons per day. The highest single day was 2,431,000 gallons. The amount of water delivered to customers was 410,409,000 gallons. Authorized unmetered usage was approximately 90,109,000. This water was used to flush mains, fight fires and other distribution system maintenance. This leaves an unaccounted-for total of 60,073,000 gallons. To reduce the amount of unaccounted-for water, leak detection and water audit programs are performed annually. Numerous leaks were detected and repaired in 2015. In 2015, water customers paid a quarterly minimum of \$42.15 for 15,000 gallons and were charged \$2.85 per thousand gallons above the minimum.

Additional data regarding the Town's consolidated water district system were obtained from the Town Engineer. In 2016, the water supply system serving the Hamlets of South Fallsburg, Woodbourne, Old Falls, Hurleyville and Loch Sheldrake had a DRBC-permitted average day withdrawal of 3,225 gallons per minute (gpm). However, as per Ten State Standardsⁱ, the Town must remove the largest well, which has a capacity of 700 gpm, from the equation when calculating available supply. Thus, 2,525 gpm of potable water is available for customer use

on maximum day. Historically, the Town's consumption averages 1,950 gpm during the summer months, with a maximum daily consumption of 2,368 gpm. Stated another way, considering the maximum capacity of 2,525 gpm and subtracting the maximum daily consumption of 2,368 gpm results in approximately 157 gpm, or 226,080 gpd of potable water available for new developments. To put this amount into context, a three-bedroom dwelling demands approximately 330 gallons per day. The available capacity could accommodate approximately 685 three-bedroom homes.

The Mountaintdale water system is served by two (2) groundwater wells which are located within the Town of Fallsburg. The Source Water Assessment indicates that the Town's source water is minimally susceptible to contamination. During 2015, the system did not experience any restriction of the water source. The water is adjusted for pH and disinfected prior to distribution. According to the 2015 Annual Water Quality Report, the Mountaintdale water supply system serves approximately 320 people during the winter and approximately 750 people during the summer through approximately 285 service connections. The total water produced in 2015 was 21,334,000 gallons. The daily average of water treated and pumped into the distribution system was 58,449 gallons per day. The highest single day was 138,000 gallons. The amount of water delivered to customers was 15,281,000 gallons. Authorized unmetered usage was approximately 3,571,000. This water was used to flush mains, fight fires and other distribution system maintenance. This leaves an unaccounted-for total of 2,482,000 gallons. To reduce the amount of unaccounted for water, leak detection and water audit programs are performed annually. Numerous leaks were detected and repaired this year. In 2015, water customers paid a quarterly minimum of \$42.15 for 15,000 gallons and were charged \$2.85 per thousand gallons above the minimum.

The Davos water system is served by five (5) groundwater wells which are located within the Town. The Source Water Assessment indicates that the Town's source water is minimally susceptible to contamination. During 2015, the system did not experience any restriction of the water source. The water is adjusted for pH and disinfected prior to distribution. The Davos water system serves approximately 200 people during the winter and approximately 550 people during the summer through approximately 286 service connections. The total water produced in 2015 was 22,639,000 gallons. The daily average of water treated and pumped into the distribution system was 62,025 gallons per day. The highest single day was 181,000 gallons. The amount of water delivered to customers was 9,774,000 gallons. Authorized unmetered usage was approximately 5,403,000. This water was used to flush mains, fight fires and other distribution system maintenance. This leaves an unaccounted-for total of 7,462,000 gallons. In order to reduce the amount of unaccounted for water, leak detection and water audit programs are performed annually. Numerous leaks were detected and repaired this year. In 2015, water customers paid a quarterly minimum of \$42.15 for 15,000 gallons and were charged \$2.85 per thousand gallons above the minimum.

Finally, although a separate system owned and maintained by the Village, the Woodridge water system serves approximately 900 year-round residents and as many as 4,000 seasonal

residents through approximately 600 service connections. The water source is a filtered surface water body, one shallow and two deep wells located in the Village. The water is filtered, pH adjusted and disinfected prior to distribution. There were no water quality violations reported in 2015.

As is evident from the above statistics, the demand for Town-owned water dramatically increases in the summer when its seasonal population arrives. This requires the Town to build and maintain a water system to serve the peak season which increases its cost of operations. The Town of Fallsburg retained an engineering firm to conduct a study of its water systems. The purpose of the study is to evaluate existing peak demand, capacities, necessary capital improvements, and long term needs of these systems. Aging water lines and the need to replace them was a need already identified. The 2013 report has been followed and many of the improvements have been completed.

In New York State, all water withdrawal systems with the capability to withdraw 100,000 gallons per day or more ("threshold volume") must obtain a water withdrawal permit. The capacity is determined by totaling all groundwater and/or surface water sources independent of how they are plumbed or their designation, such as for redundancy, etc. The DEC maps these systems, and there are eight (8) separate withdrawal reports for water withdrawals within the Town of Fallsburg. Note that three – Mountaintdale, Davos/Riverside, and Fallsburg, represent the Town's water supply system. **Table 5-31** reports water facilities in the Town and data regarding the volumes withdrawn.

Table 5-31
Large Water Withdrawals in the Town of Fallsburg

Facility Name	ID	Source	Avg. Withdrawal	Max. Withdrawal
Camp Ohr Shalom	WWR0000209	Groundwater	10,000	10,000
Lochmor Golf Course	WWR0000919	Surface	20,000	250,000
Tarry Brae Golf Course	WWR0001524	Surface	40,000	340,000
Woodbourne Correctional Facility	WWR0001734	Groundwater	180,000	270,000
Village of Woodridge	WWR0001738	Groundwater	440,000	760,000
Mountaintale Water District	WWR0001055	Groundwater	60,000	140,000
Davos/Riverside Water District	WWR0000401	Groundwater	60,000	180,000
Fallsburg-WHO-LS-SF	WWR0000506	Groundwater	1,540,000	2,430,000
Source: NYSDEC, Water Withdrawal Permits, 2015. The last three facilities listed above represent the Town's water system.				

Those properties that are not served by public/central water systems receive potable water via individual on-site wells whether for individual homes, businesses, or small residential developments – wells constructed after 2000 are reported to the NYSDEC as required by state law. Attributes include well depth, depth to bedrock, depth to groundwater, and casing depth – the location of wells and their attributes are available for review on the NYSDEC website.¹⁵ Most of the wells, according to this source, are drilled into bedrock, and depths vary significantly.

This Comprehensive Plan Update, like the preceding Plan Update, supports the policy of limiting density where water and sewer service is not provided and/or not intended to be provided. It also supports the Town's policy to allow for water and sewer district extension but within a framework that directs higher density development near existing hamlet centers. The Future Land Use Map that is part of this Comprehensive Plan Update shows general areas where higher density residential development is to be encouraged. In many cases, these areas overlap with the Town's existing water and sewer infrastructure. There are, however, lands within these higher density areas that are not presently served by water or sewer lines. It is recommended that the Town review and align its zoning map to be more in keeping with the conceptual land use plan. Areas that are recommended for higher density receive priority for

¹⁵ See <http://www.dec.ny.gov/pubs/103459.html> - the water wells can be viewed on Google Earth.

extensions over areas recommended for low density. It is also recommended that the Town review line extension requests in the context of the existing capacity of its sewer plants.

While the Town has excellent sources for its water supply, with very high yield production wells, there is a critical need to protect these groundwater resources. This 2018 Comprehensive Plan Update recommends that the Town protect the recharge and aquifer protection areas of its public water supply sources by adopting a Water Supply Protection Overlay Zone – this was recommended in the previous plan update, but was never instituted. Adoption of the Water Supply Protection Overlay was not included in the local law amending the zoning code that was considered concurrently with the adoption of this Plan, is scheduled for implementation in the long term.

The purpose of the proposed overlay zone would be to prevent the contamination of groundwater in the vicinity of the wells that supply public water and other public water supplies including the Neversink River. Water supply zones would overlay base zoning districts but include greater restrictions with respect to permitted land use or activities. Activities including petroleum storage, pesticide/fertilizer storage and other uses likely to contaminate the Town's water supply would be prohibited within the overlay zone. A draft Water Supply Protection Overlay Zone was included as an addendum to the 2000 Comprehensive Plan Update and should be considered as a template for any new overlay zone.

5.9.2 Sewer

The Town of Fallsburg has a significant infrastructure asset in the form of its municipal wastewater plant. While it can be a resource which helps to attract economic development opportunities, it is an asset only to the extent that capacity is available to accommodate growth. Approximately 9,920 acres of the Town's land area, or 20 percent, is within a sewer district. The South Fallsburg Wastewater Treatment Plant (WWTP) serves the hamlets of Woodbourne, Hurleyville, Old Falls and South Fallsburg. The WWTP's design capacity is 3.26 million gallons per day (gpd). Based on data provided by the Town Engineer, available sewer capacity based on historical summer flows is as follows:

- Peak flow months are July and August – the Town reviewed 2011 through 2015 flow records;
- Actual 5-year average flow for July was 3.08 million gallons per day (mgd)
- Actual 5-year average flow for August was 2.90 mgd
- The available capacity for new construction = $3.26 \text{ mgd} - 3.08 \text{ MGD} = 0.18 \text{ mgd} = 180,000 \text{ gpd}$ available for additional new development

Assuming that a three-bedroom dwelling will generate a typical flow of 330 gallons per day, approximately 545 dwellings could be accommodated with the WWTPs existing capacity.

However, as per Building Department records regarding pending and approved development applications, there are 1,830 dwellings planned, which would generate demand for 603,900 gpd of wastewater capacity.

Thus, at this time, there is a projected capacity shortage of approximately 423,900 gpd.

Projected home construction can occur over a period of 2-7 years. Although some developments are never constructed, the number of development applications being experienced in the Town assures that capacity will continue to be in shortage. Additionally, this capacity is being consumed to a large extent by seasonal developments wherein significant capacity is available at other times of the year, resulting in inefficient operations. The demand for Town sewer increases dramatically in the summer when its seasonal population arrives.

There is also a long-term infiltration and inflow (I&I) problem that further reduces the efficiency and effectiveness of the Town's WWTP systems. Infiltration occurs when groundwater enters the sewer system through cracks, holes, faulty connections, or other openings. Inflow occurs when surface water such as storm water enters the sewer system through roof downspout connection, holes in manhole covers, illegal plumbing connections, or other defects. The sanitary sewer collection system and treatment plants have a maximum flow capacity of wastewater that can be handled. Infiltration and inflow compromises capacity.

Infiltration and inflow which is essentially clean water, takes up this capacity and can result in sewer overflows into streets and waterways, sewer backups in homes, and unnecessary costs for treatment of this water. It can even lead to unnecessary expansion of the treatment plants to handle the extra capacity. These costs get passed on to the consumer. Infiltration and Inflow corrective measures related to private on-site plumbing deficiencies remains a high priority for Code Enforcement and DPW to free up additional capacity at the plant.

Note that the demand for capacity from residential development leaves no capacity for nonresidential development which would bolster the Town's employment and ratable base.

The South Fallsburg WWTP, which serves the largest portion of the Consolidated District, will undergo improvements in 2018, but will not see any capacity increase due to space and cost limitations.

A new plant, which would have a capacity of 700,000 gpd, is proposed for the Woodbourne area to reduce load on the South Fallsburg WWTP. Currently in "feasibility study" stage, construction would not commence until 2019/2020.

In addition to the South Fallsburg plant, there are other plants within the Town that serve it. The Loch Sheldrake WWTP upgrade is currently under construction to bring this facility's

capacity to 1 MGD, increased from 700,000 gpd. Construction will be completed in 2018. There will not be any change to the sewer system boundary/district, but the project includes 4,500 lineal feet of sewer replacement and repair work. In addition, approximately 3,200 lineal feet of new storm sewer and bioretention basins will be installed in an area that currently does not have such. This storm sewer work will be a combination of traditional and green measures. The new storm sewers will discharge to an unnamed stream to the north of Evans Lake and eventually discharge to Evans Lake.

Upgrades to the plant will allow it to treat the additional flow and meet more stringent permit limits for nutrient removal (nitrogen and phosphorus). New tankage, buildings and piping modifications will be made at the WWTP. It is assumed the existing WWTP outfall to Evans Lake will be reused and no construction will take place within 300 feet of the lake perimeter. Proposed work at the plant includes a new mechanical bar screen with building, replacement of grit removal equipment demolition of rotating biological contactors, new bioreactor tanks, fine screens and building, new membrane tanks with building, new disinfection system, and various pumps, blowers and miscellaneous equipment. A new electrical system, instrumentation, controls, and HVAC equipment is also planned. The work also includes replacement equipment at two small pump stations located away from the WWTP.

The Mountaintdale WWTP upgrade is in “preliminary design” phase. The upgrade will provide year-round capacity at the WWTP – it is currently designed for seasonal use.

The Village of Woodridge WWTP, located on Greenfield Road within the Village, is owned by the Village and operated by the Town of Fallsburg. The Town of Fallsburg owns and operates the Avon WWTP, located on Panther Trail. The Avon WWTP is scheduled for upgrade over the next two-year period, currently in preliminary design phase. The upgrade improvements will allow diversion of wastewater from 212 homes located in “Davos in the Woods” to be treated by the Avon WWTP in lieu of treatment at the Village of Woodridge WWTP.

Based on historic flow records, the flow limit at the South Fallsburg WWTP was exceeded in July 2013 and came close in 2015. The Summer 2016 flow was low due to severe dry weather conditions which reduced I&I entering the system. These flow records have triggered the need to review the future WWTP capacity requirements, which are directly related to zoning and allowable densities and service areas. As mentioned at the outset of this section, the Town needs to adopt a Comprehensive Plan Update and zoning amendments which fit its vision for growth and conservation, and infrastructure must be designed to accommodate that vision.

This Comprehensive Plan Update recommends the same policy for extending sewer lines that is recommended for adoption within the previous section on water – using the Future Land Use Map as a guide. Furthermore, this Plan recommends that the Town create a Capital Improvement Plan (CIP) for its water and sewer infrastructure. The CIP should identify I&I causes and mitigation measures, assess the useful life and replacement cycle for specific

components of these systems, and layout out a long-range means of funding these improvements through long-term financing.

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

As a general concept for both water and sewer services, it is recommended that the Town, when reviewing development applications, consider the interbasin impacts of shifting water supply and wastewater flow from one watershed basin to another. It is generally good policy that water be drawn from the same watershed it emanates, and that wastewater flow be discharged back to the same watershed (for purposes of recharge) rather than being transferred to a different basin. If an application is seeking to have central sewer or water extended in a manner which creates this transfer, the Town should require that a project include its own centralized well and water systems. The Town already has the authority to inspect private systems to ensure that they are maintained properly as per Chapter 230, Sewers, of the Town Code. Thus, there is oversight of these private systems.

5.10 Economic Development

The 2006 Plan identified economic development as a key goal and provided several recommendations towards improving the business climate and bringing jobs to the Town of Fallsburg through encouraging industry.

In addition, recommendations were made to capitalize upon the significant natural and recreational resources of the Town by promoting eco-tourism. This recommendation is still valid and the implementation of this would be to work towards improvement of recreational resources (access to rivers, trails, nature preserves) and this would spur the creation of related businesses (lodging, retail, restaurants and services).

The 2006 Plan recognized availability of sewer and water capacity, which provided an opportunity for new development. As detailed in the prior section, the current projected demand for sewer capacity exceeds availability and thus in the past 11 years, the situation has changed dramatically.

Finally, the 2006 Plan encouraged the Town to identify the types of industries that should be attracted and to identify sites where uses could be appropriate.

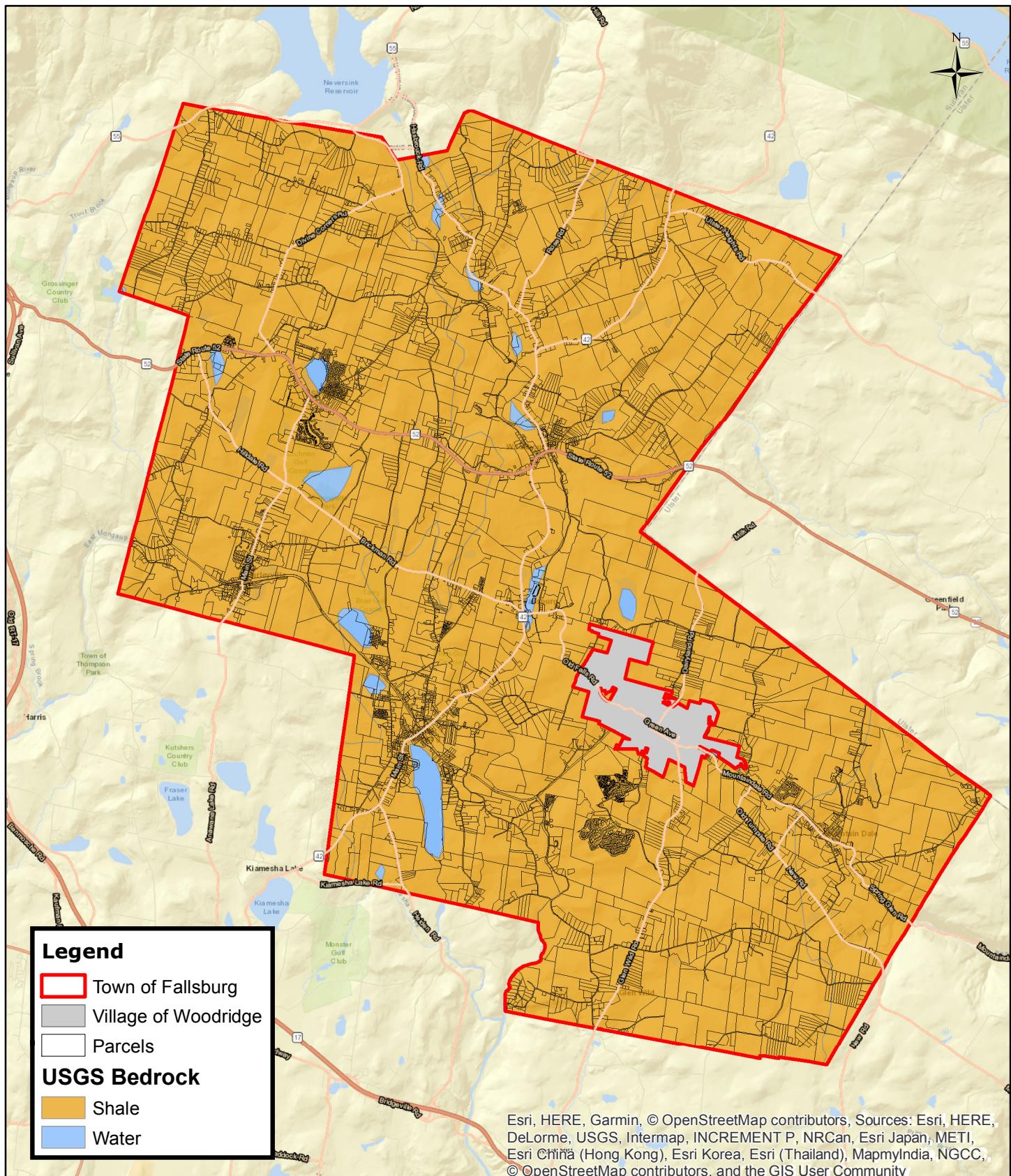
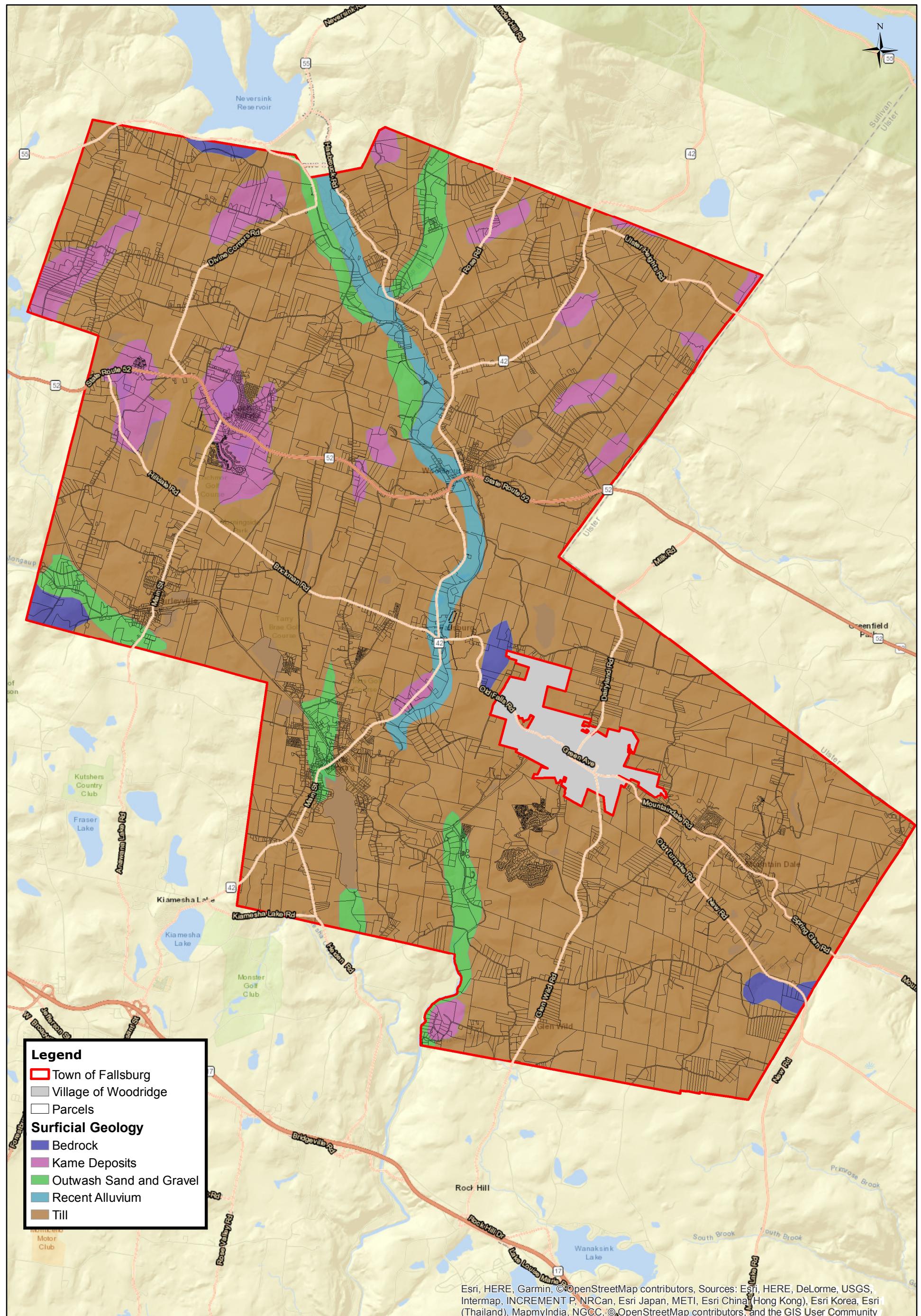


Figure 5-1
Bedrock

Source: ESRI Web Mapping Service;
Sullivan County GIS; USGS
Scale: 1 inch = 9,000 feet

Town of Fallsburg
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Figure 5-2
Surficial Geology

Source: ESRI Web Mapping Service;
Sullivan County GIS; USGS
Scale: 1 inch = 6,000 feet

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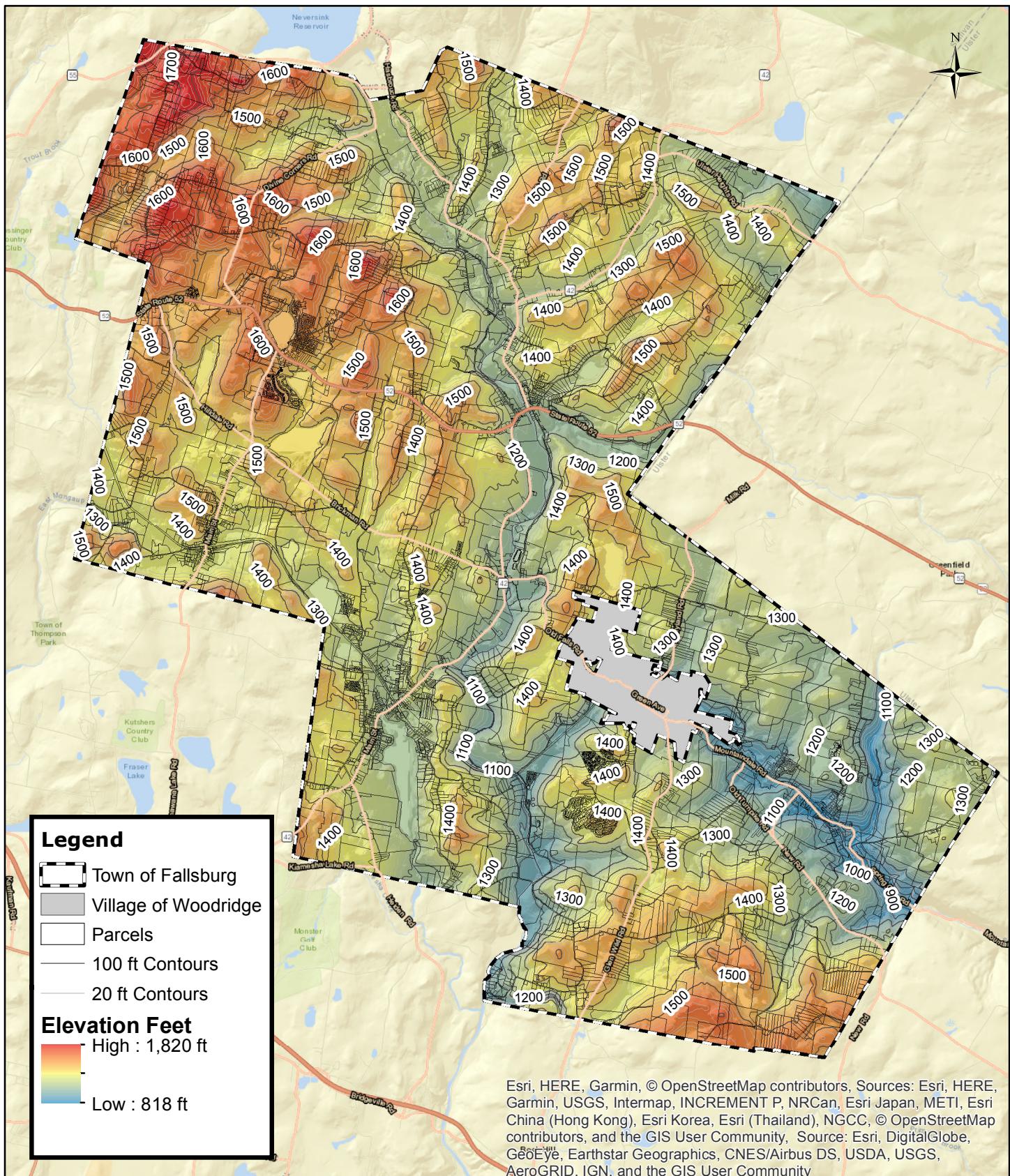
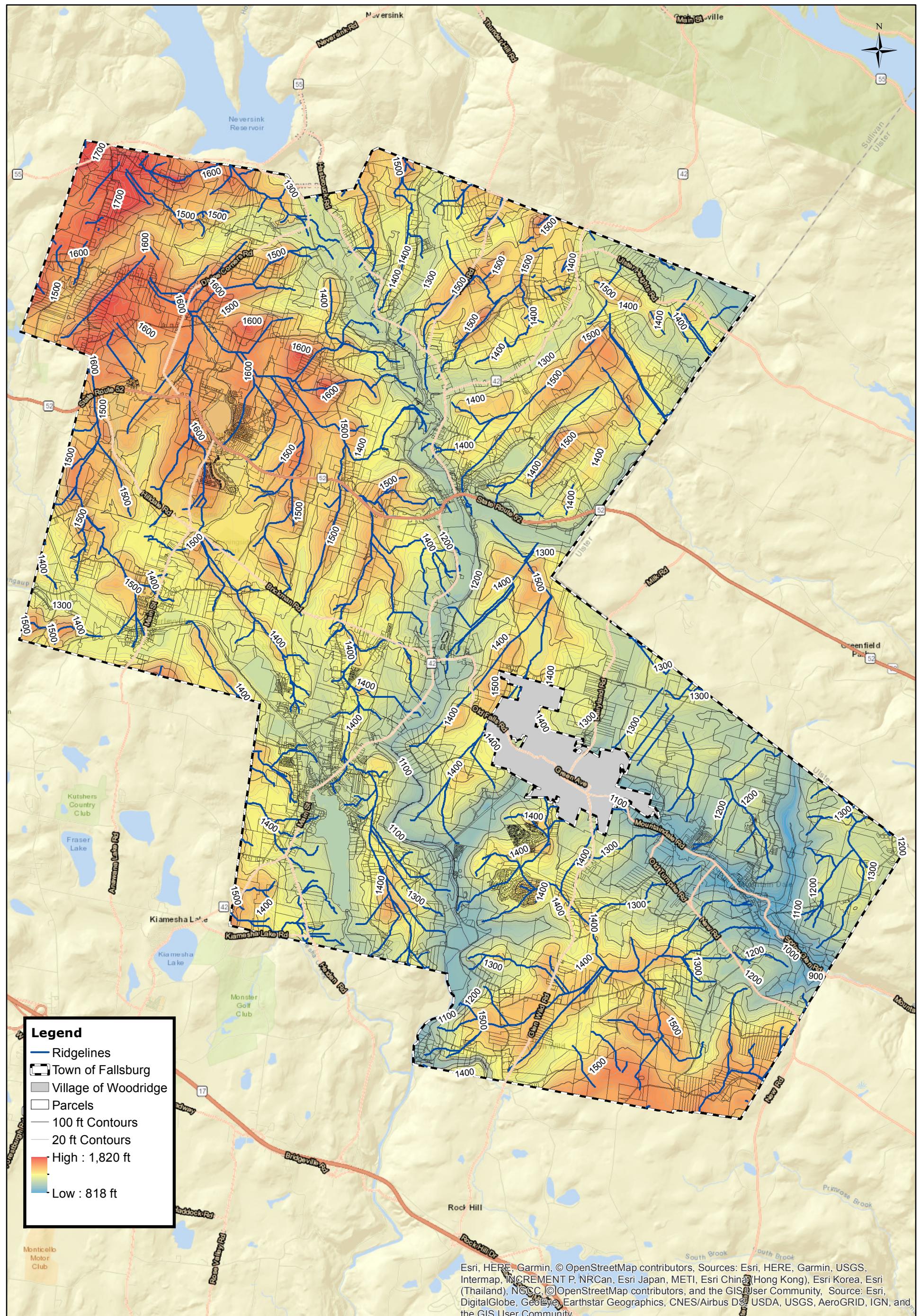


Figure 5-3
Topography

Source: ESRI Web Mapping Service;
NYS GIS, Sullivan County GIS
Scale: 1 inch = 8,500 feet

**Town of Fallsburg
2017 Comprehensive
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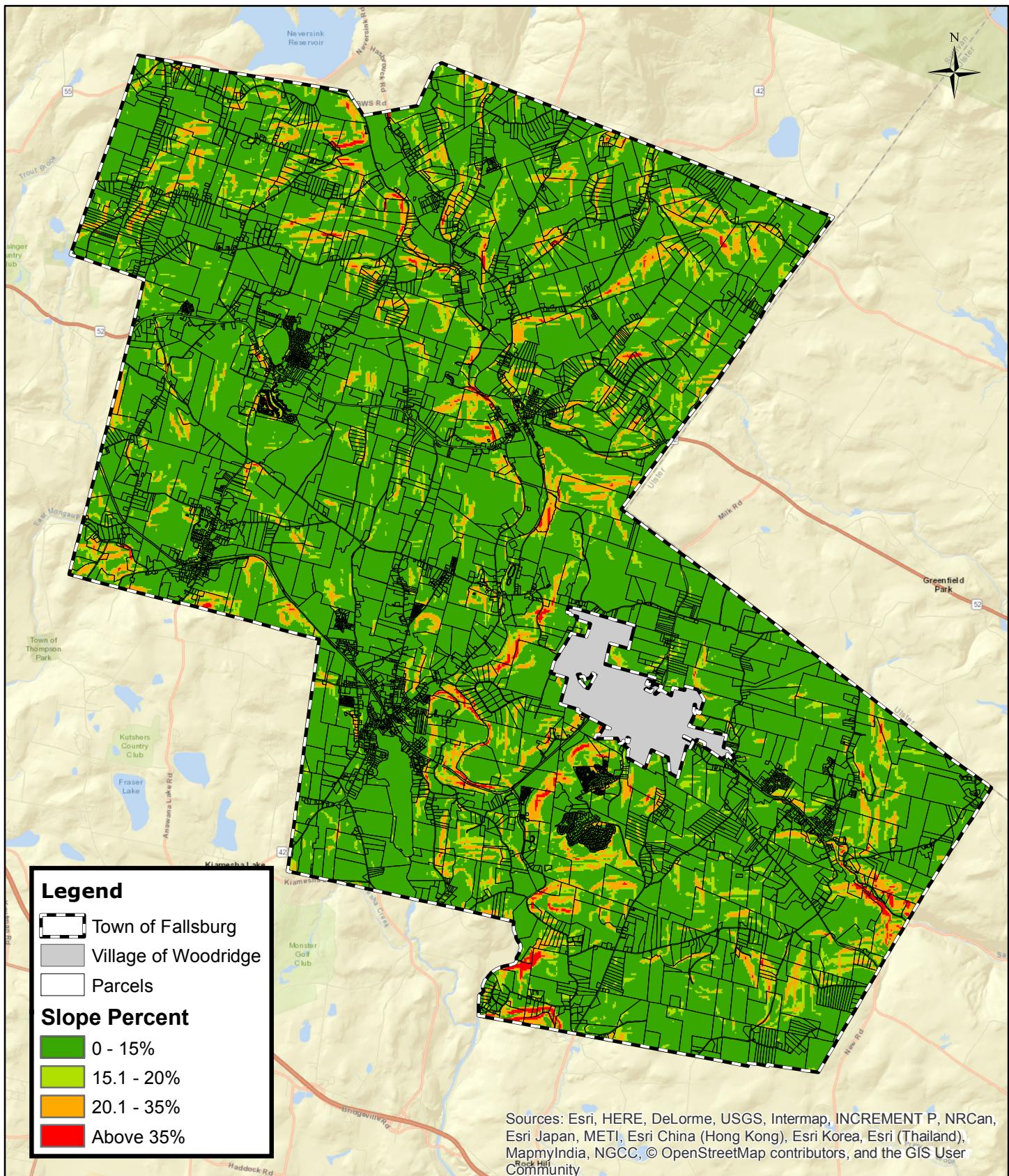
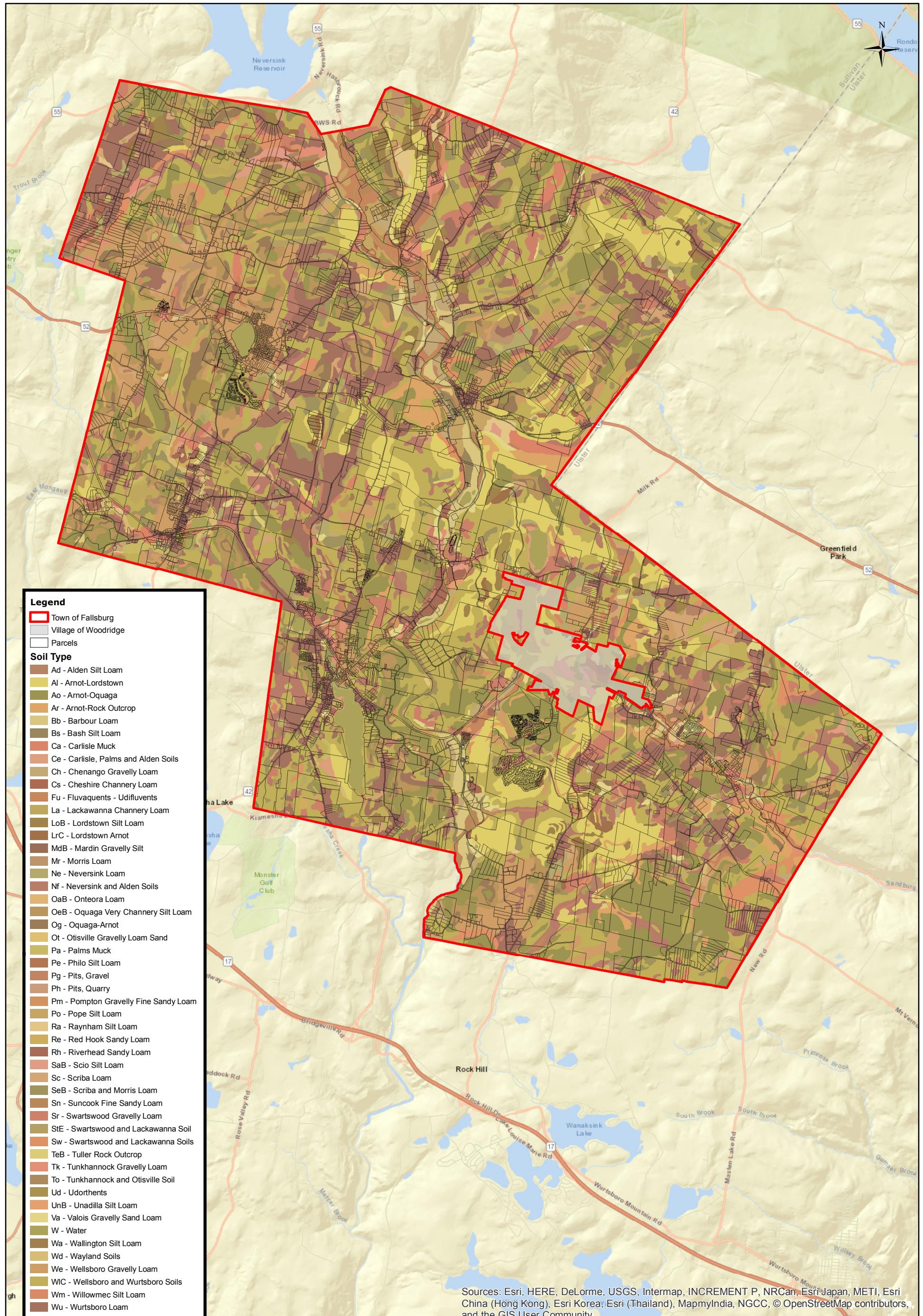
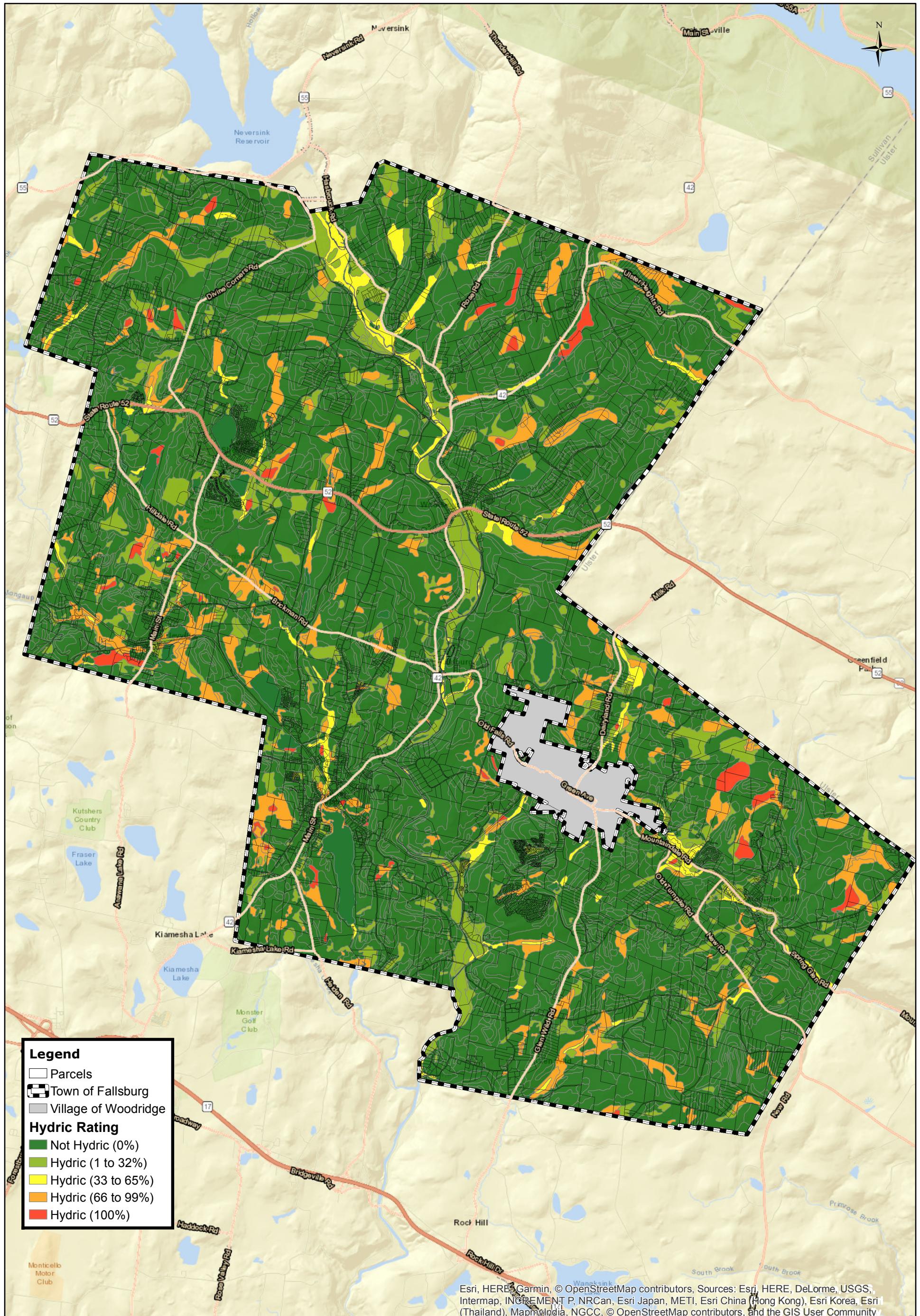


Figure 5-5
Slope Ranges

Source: ESRI Web Mapping Service;
NYS GIS, Sullivan County GIS
Scale: 1 inch = 8,500 feet

**Town of Fallsburg
2018 Comprehensive
Plan Update**





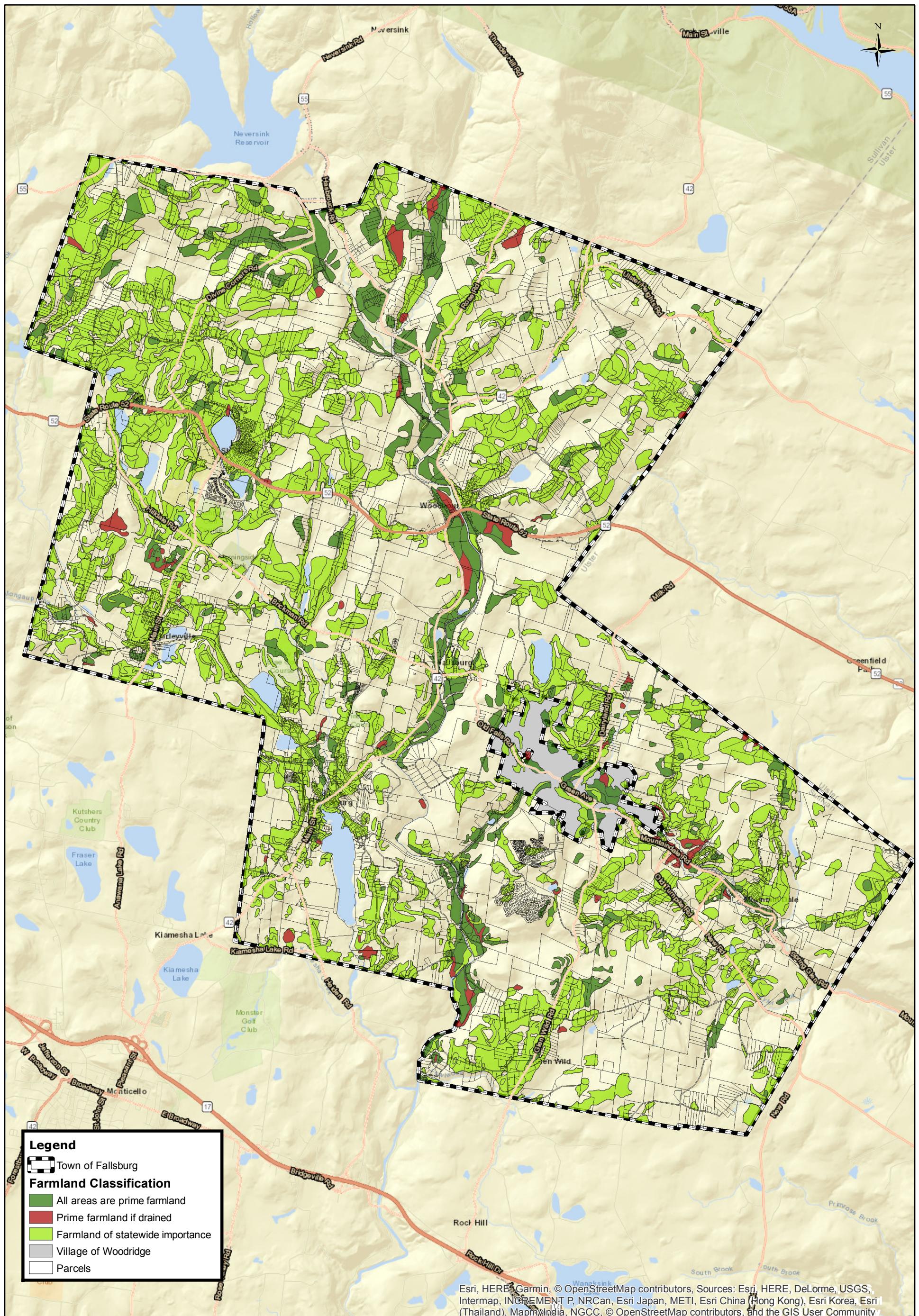
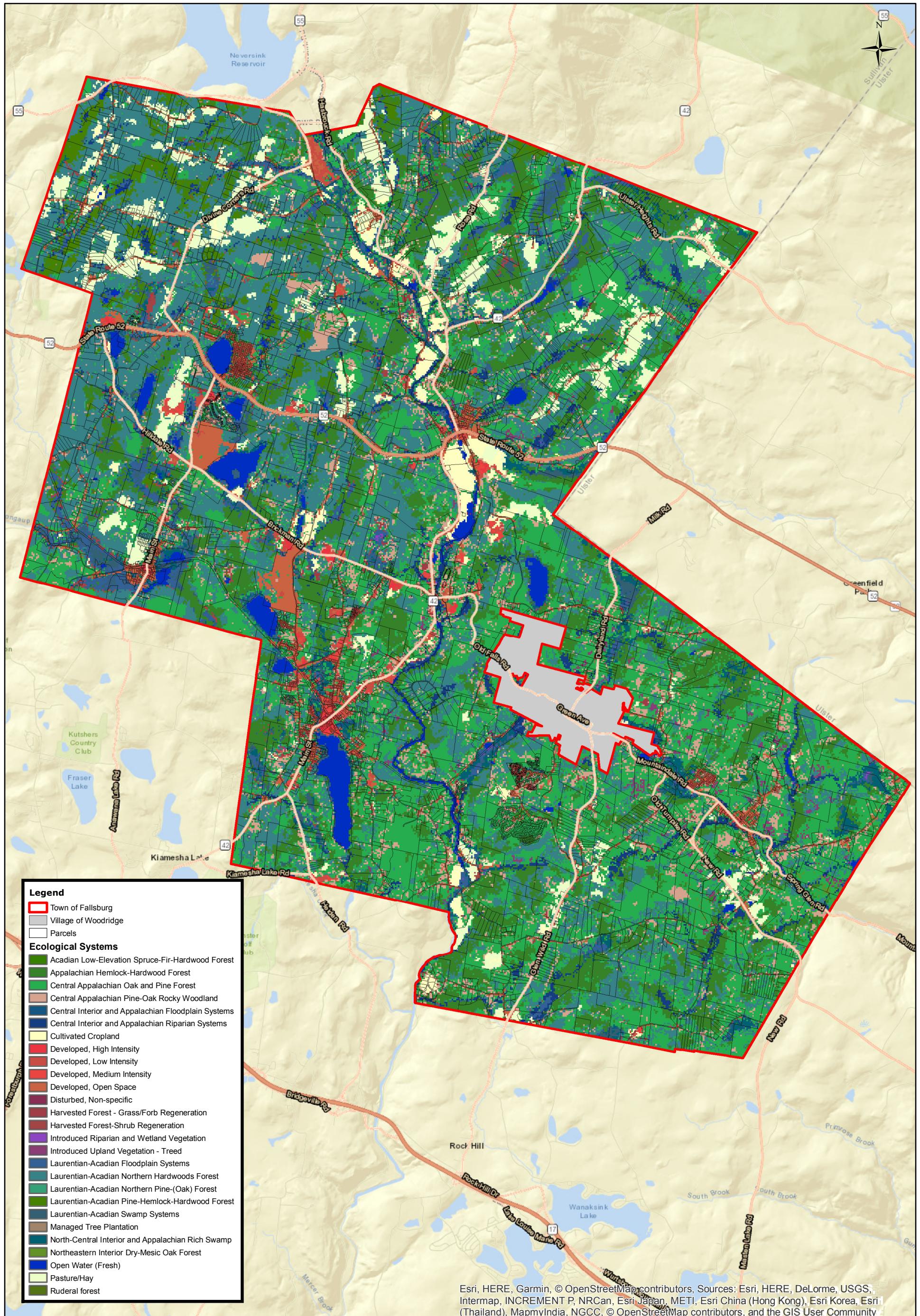


Figure 5-8
Soil Farmland Classification

Source: ESRI Web Mapping Service;
Web Soil Survey; Sullivan County GIS
Scale: 1 inch = 6,000 feet

**Town of Fallsburg
2018 Comprehensive
Plan Update**



**Figure 5-9 USGS National GAP Analysis
Land Use Ecological Systems**

Source: ESRI Web Mapping Service; Sullivan County GIS; USGS National GAP Analysis
Scale: 1 inch = 6,000 feet

**Town of Fallsburg
2018 Comprehensive
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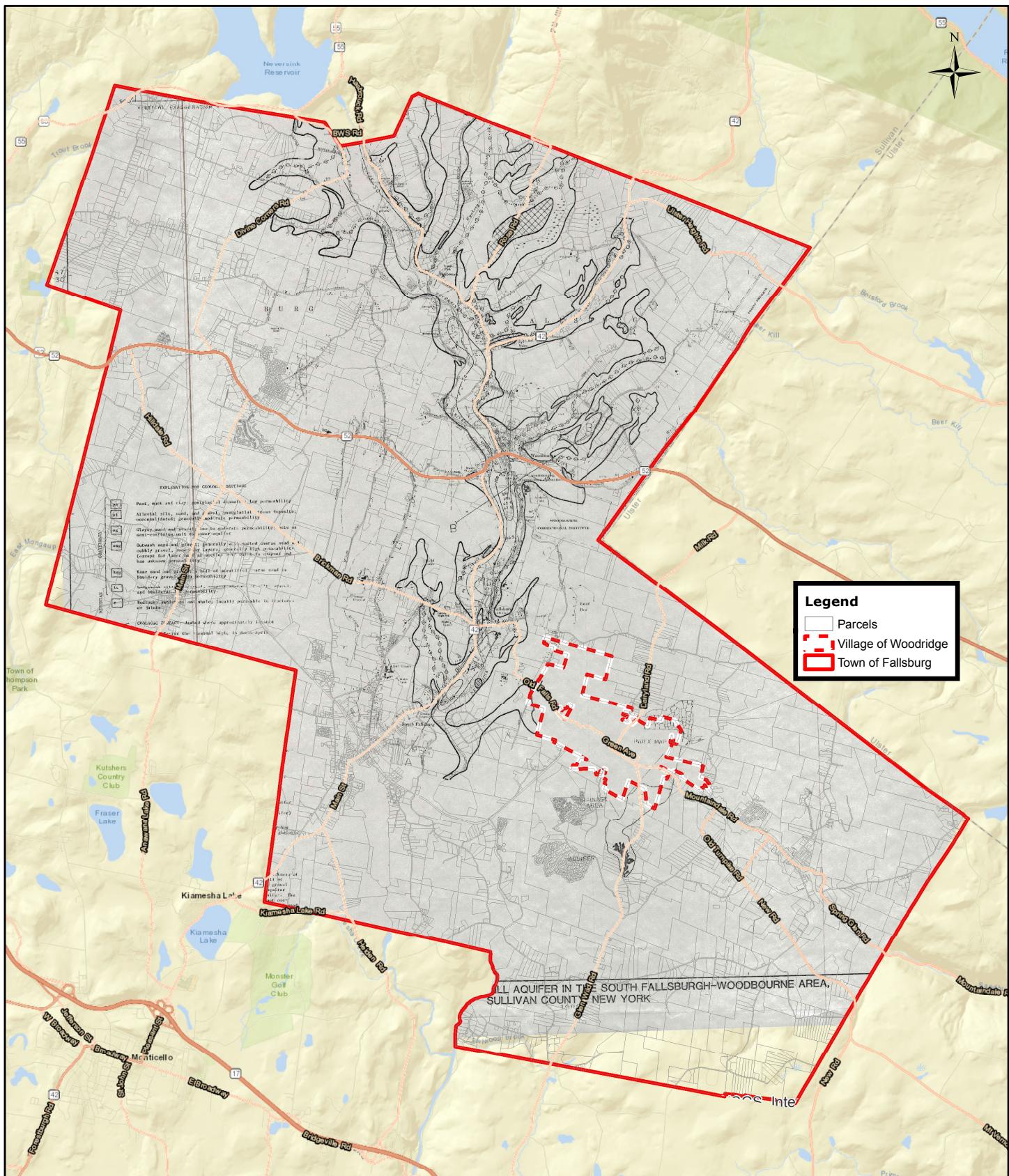
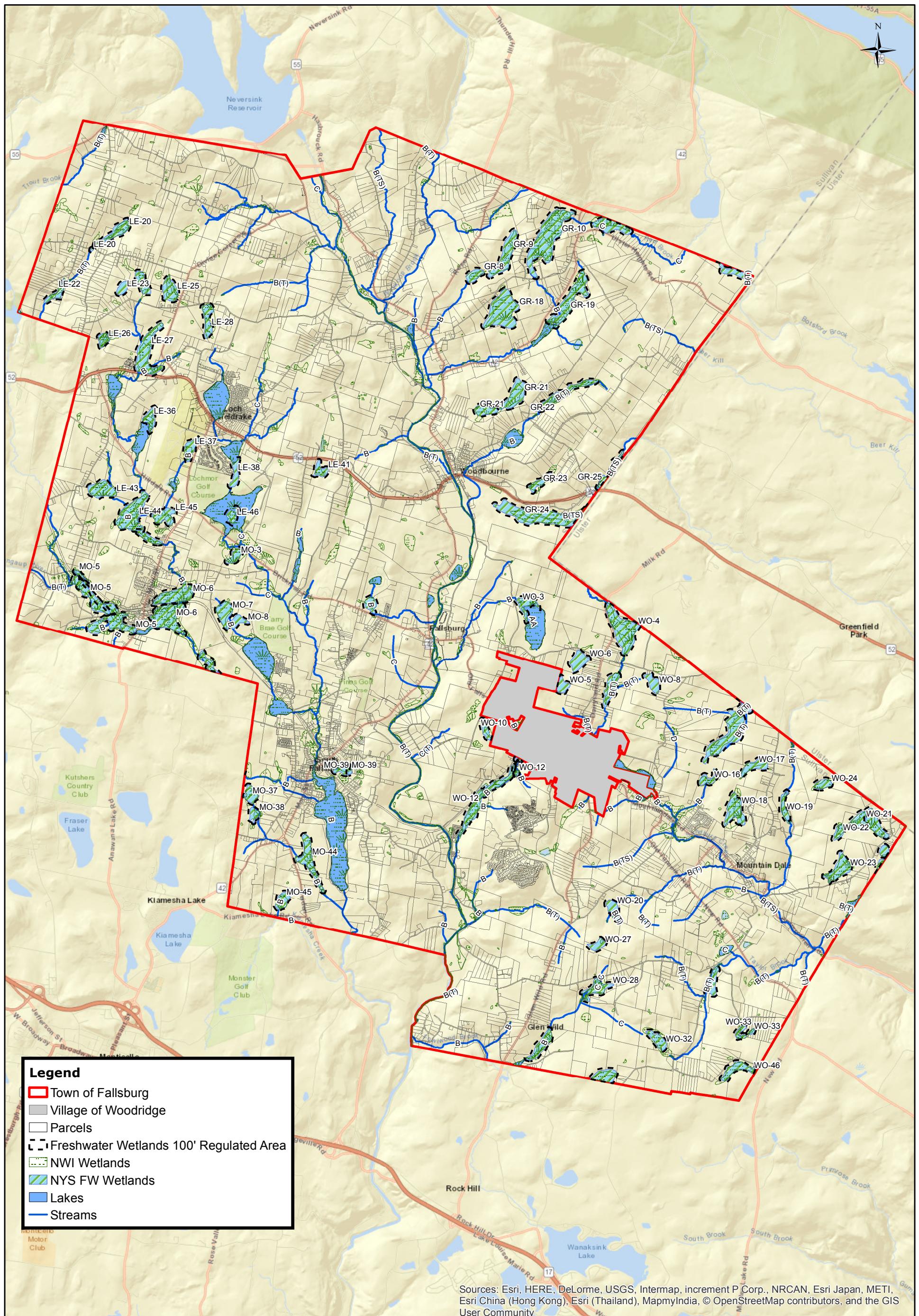


Figure 5-10
Aquifers

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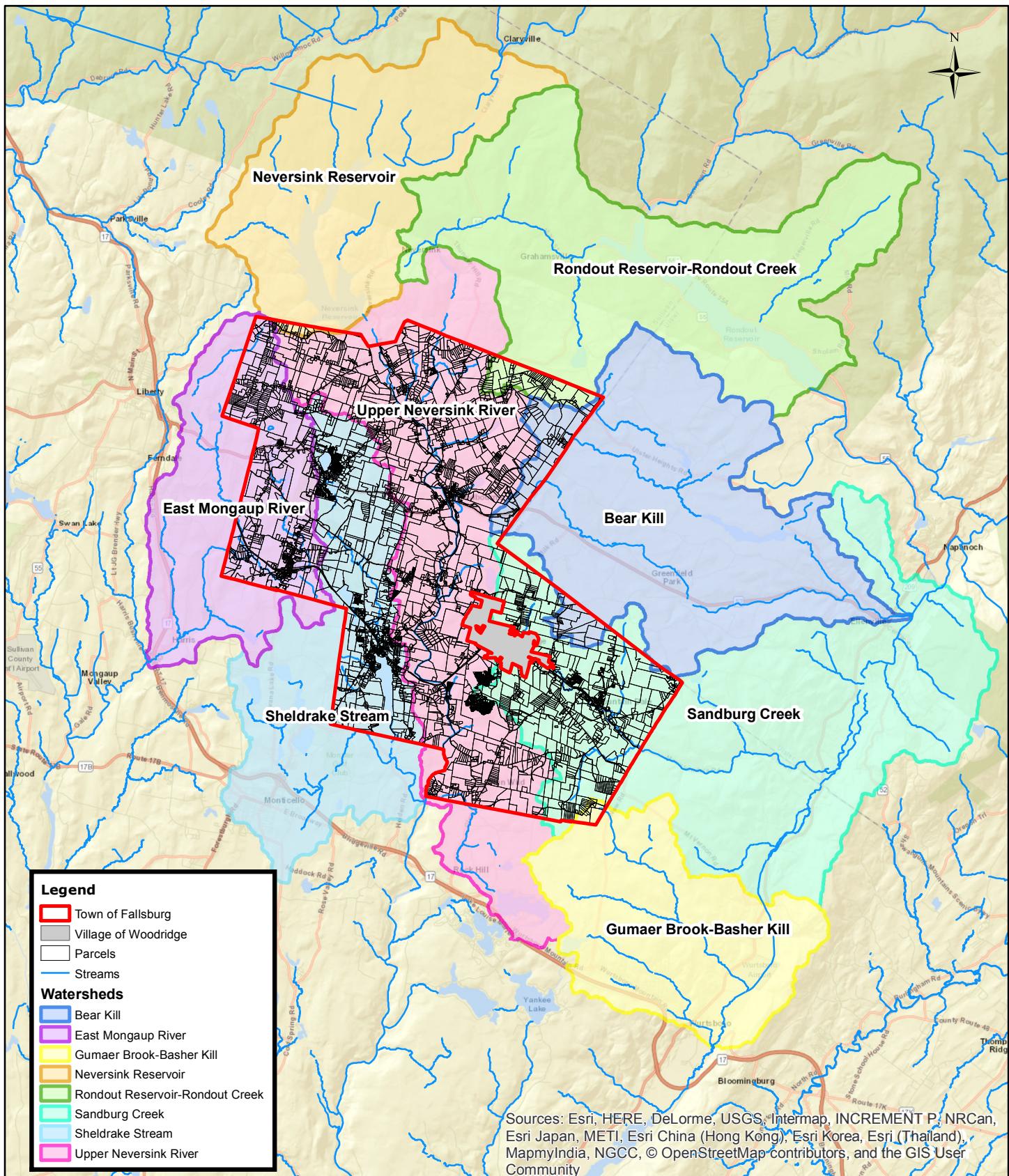


Figure 5-12
Watersheds

Source: ESRI Web Mapping Service; Sullivan County GIS; USGS Watershed Boundary Dataset
Scale: 1 inch = 17,000 feet

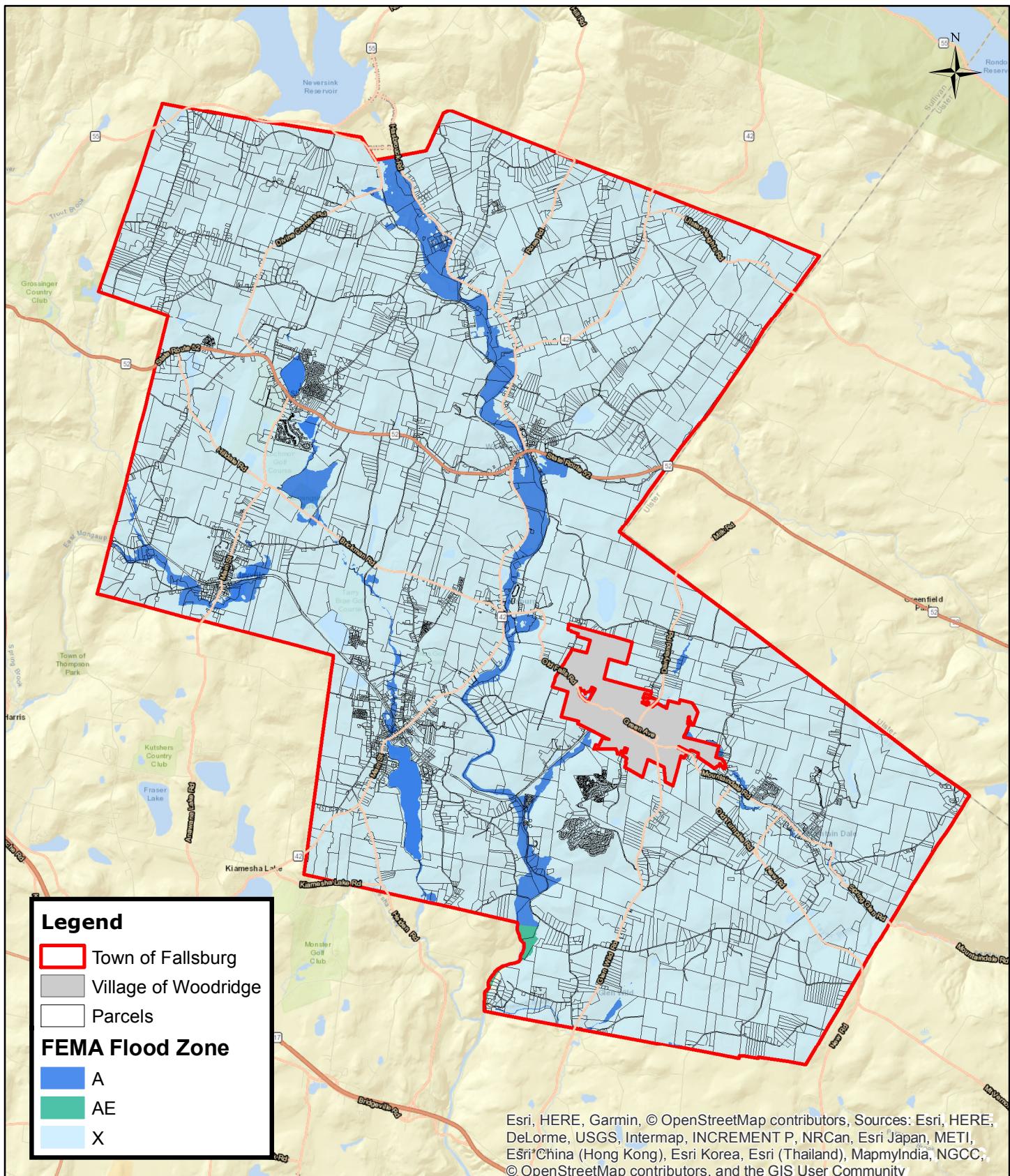


Figure 5-13
FEMA Flood Zones

Source: ESRI Web Mapping Service;
NYS GIS, Sullivan County GIS; FEMA
Scale: 1 inch = 9,000 feet

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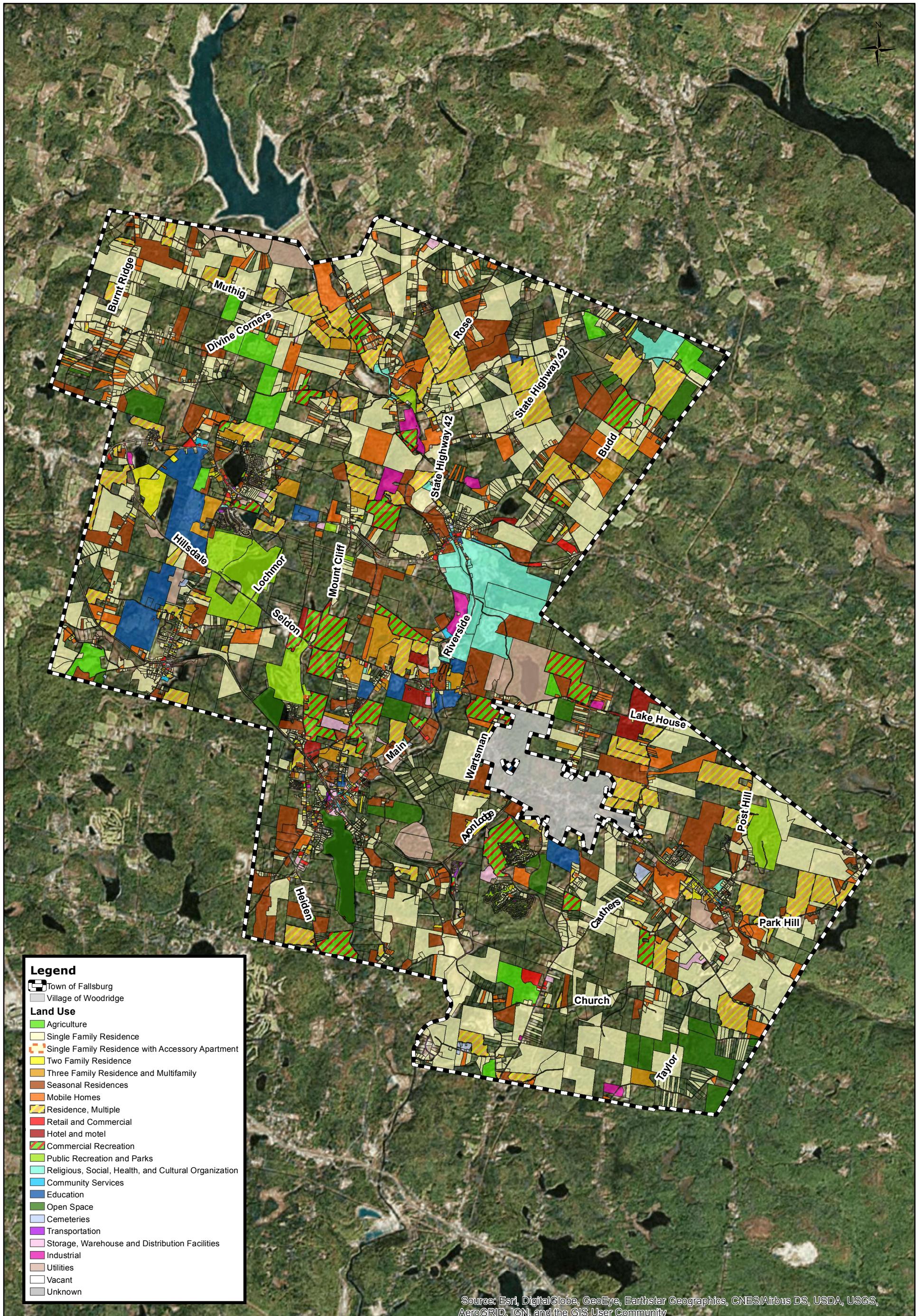


Figure 5-14
Existing Land Use

Source: ESRI Web Mapping Service;
Sullivan County GIS; Town of Fallsburg
Scale: 1 inch = 6,500 feet

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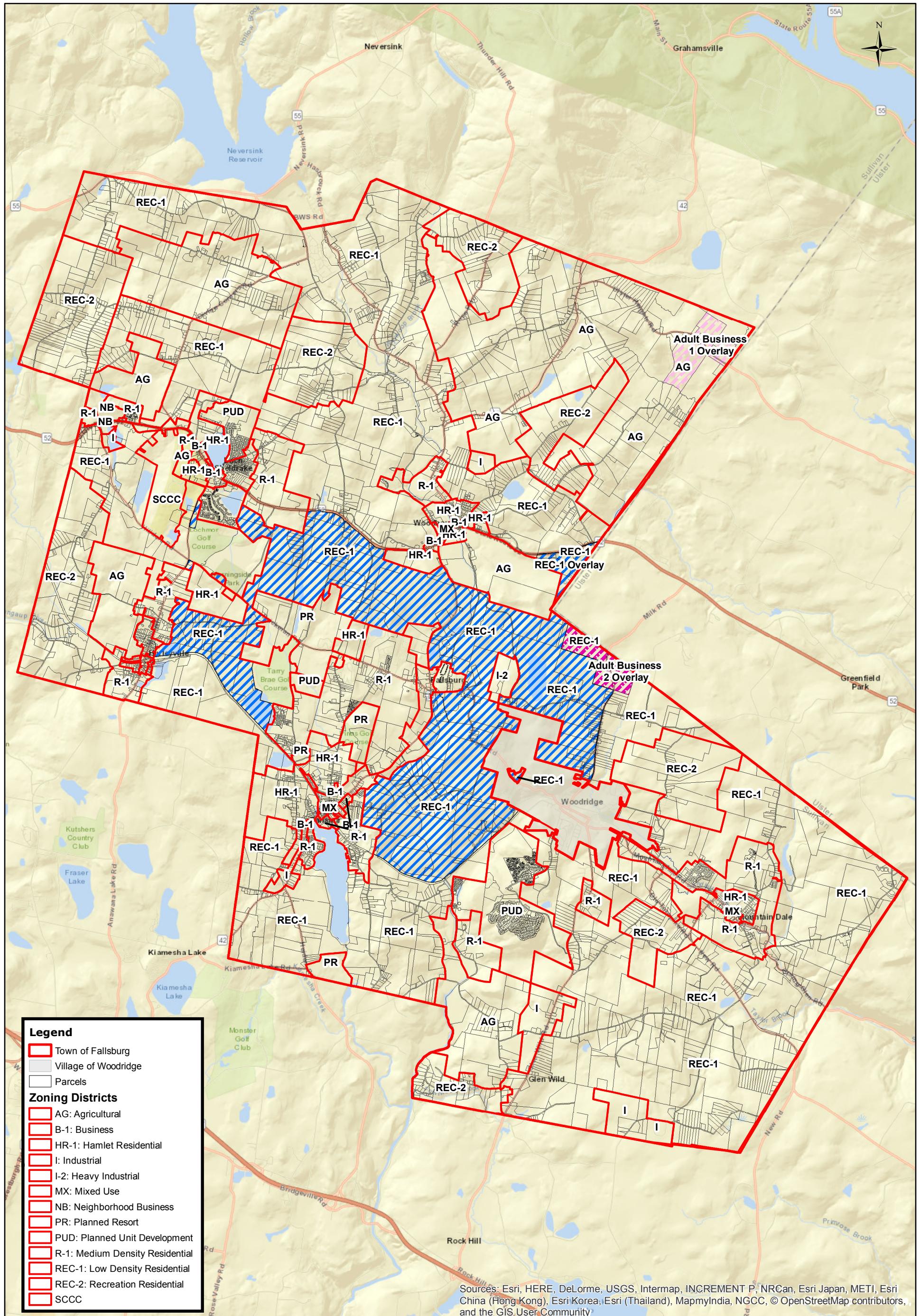


Figure 5-15
Existing Zoning

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NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

Source: ESRI Web Mapping Service;
Web Soil Survey; Sullivan County GIS
Scale: 1 inch = 6,000 feet

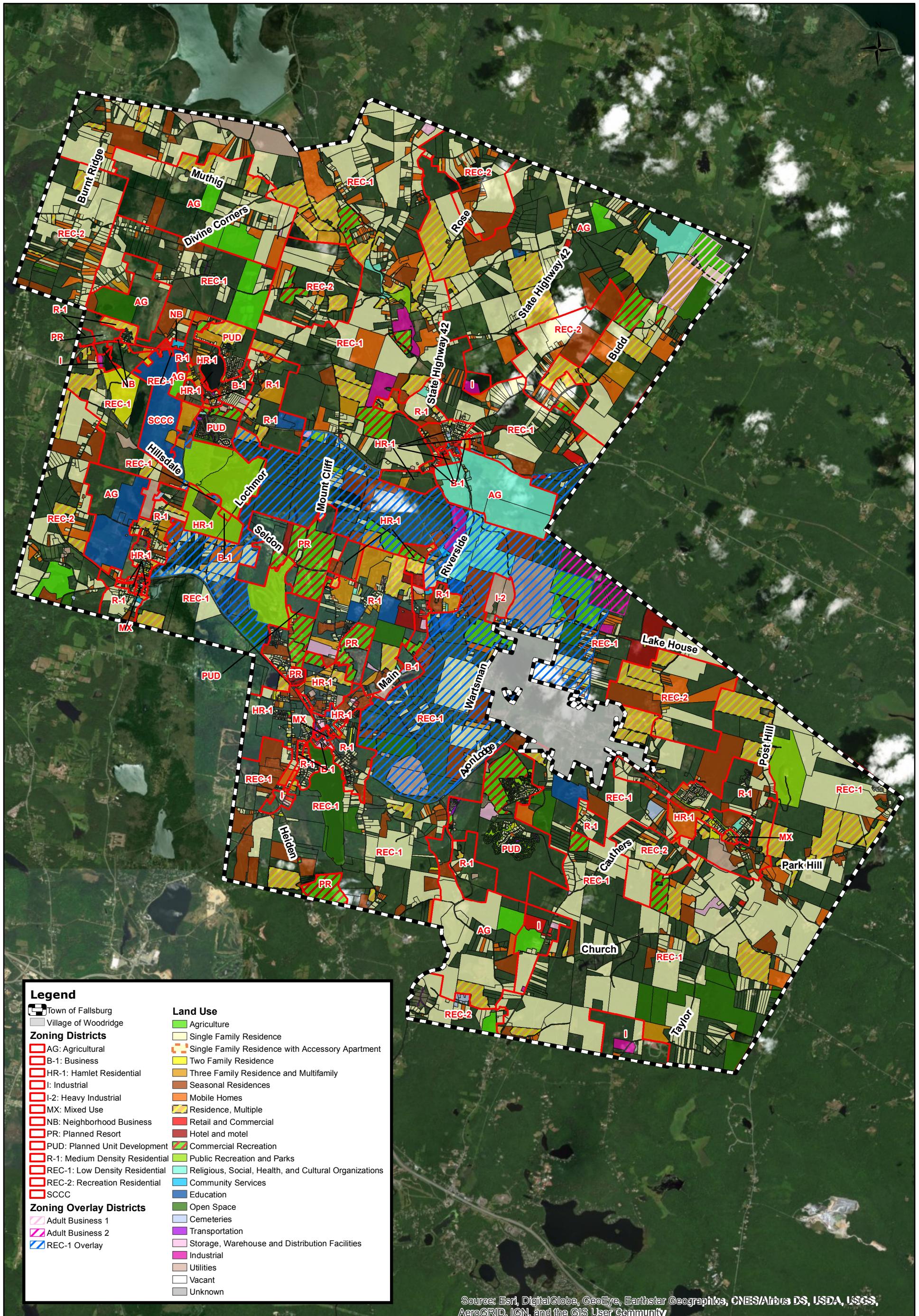


Figure 5-16
Existing Land Use & Zoning

Source: ESRI Web Mapping Service;
Sullivan County GIS; Town of Fallsburg
Scale: 1 inch = 6,000 feet

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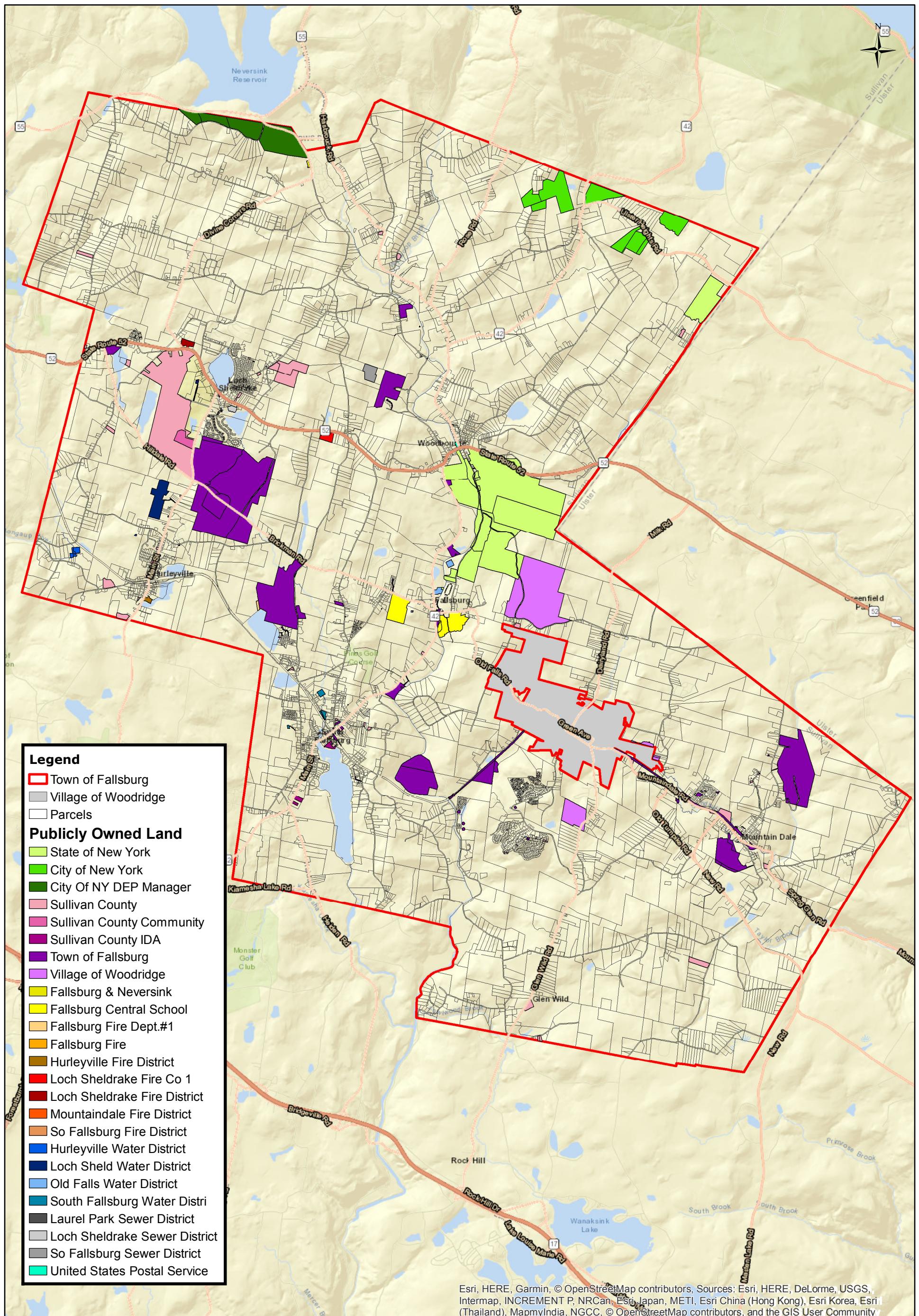


Figure 5-17
Publicly Owned Land

Source: ESRI Web Mapping Service;
Sullivan County GIS; NYS GIS
Scale: 1 inch = 6,000 feet

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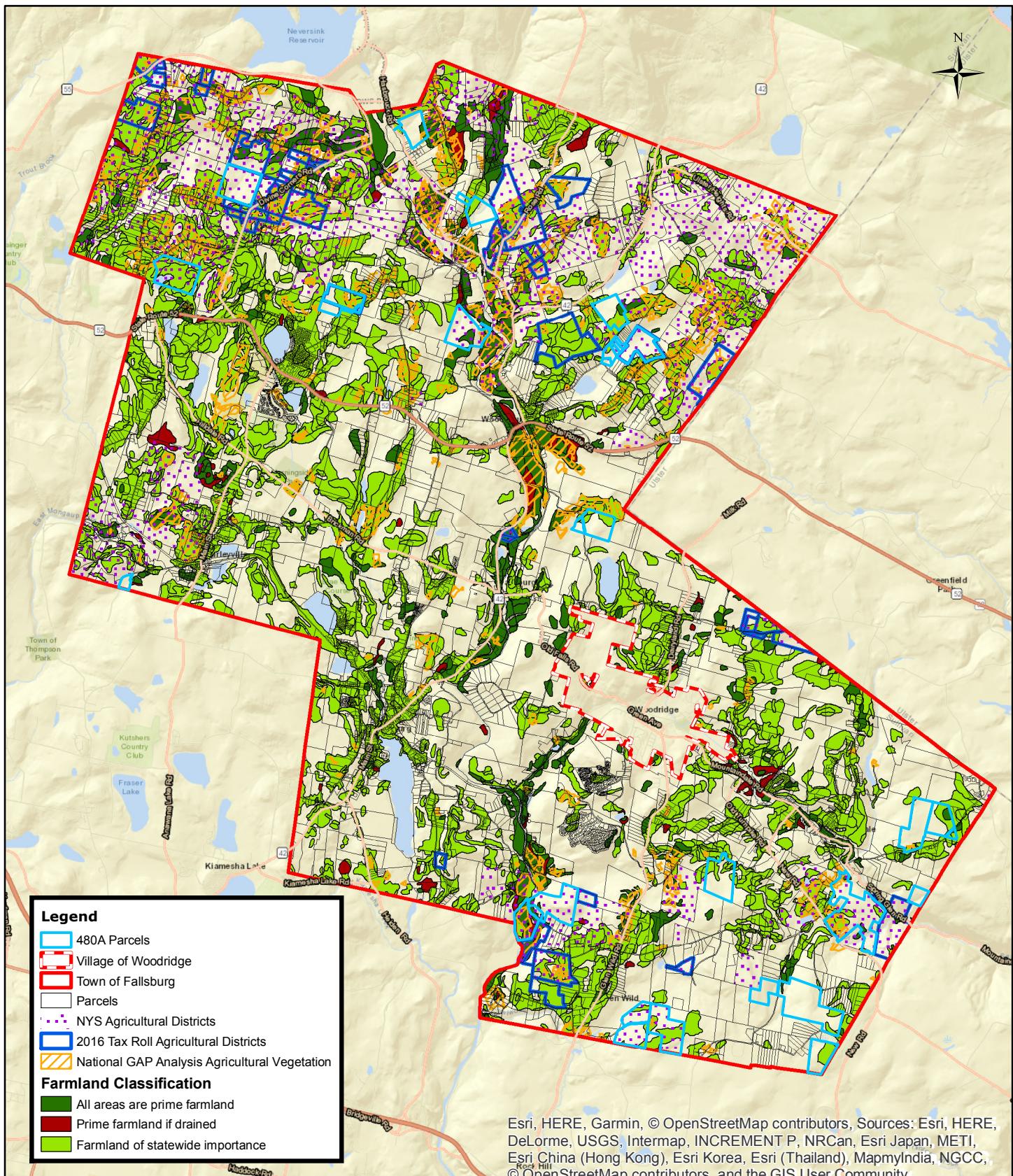


Figure 5-18
Agricultural Features

Source: ESRI Web Mapping Service; NYS; Sullivan County; Web Soil Survey; National GAP Analysis
Scale: 1 inch = 8,500 feet

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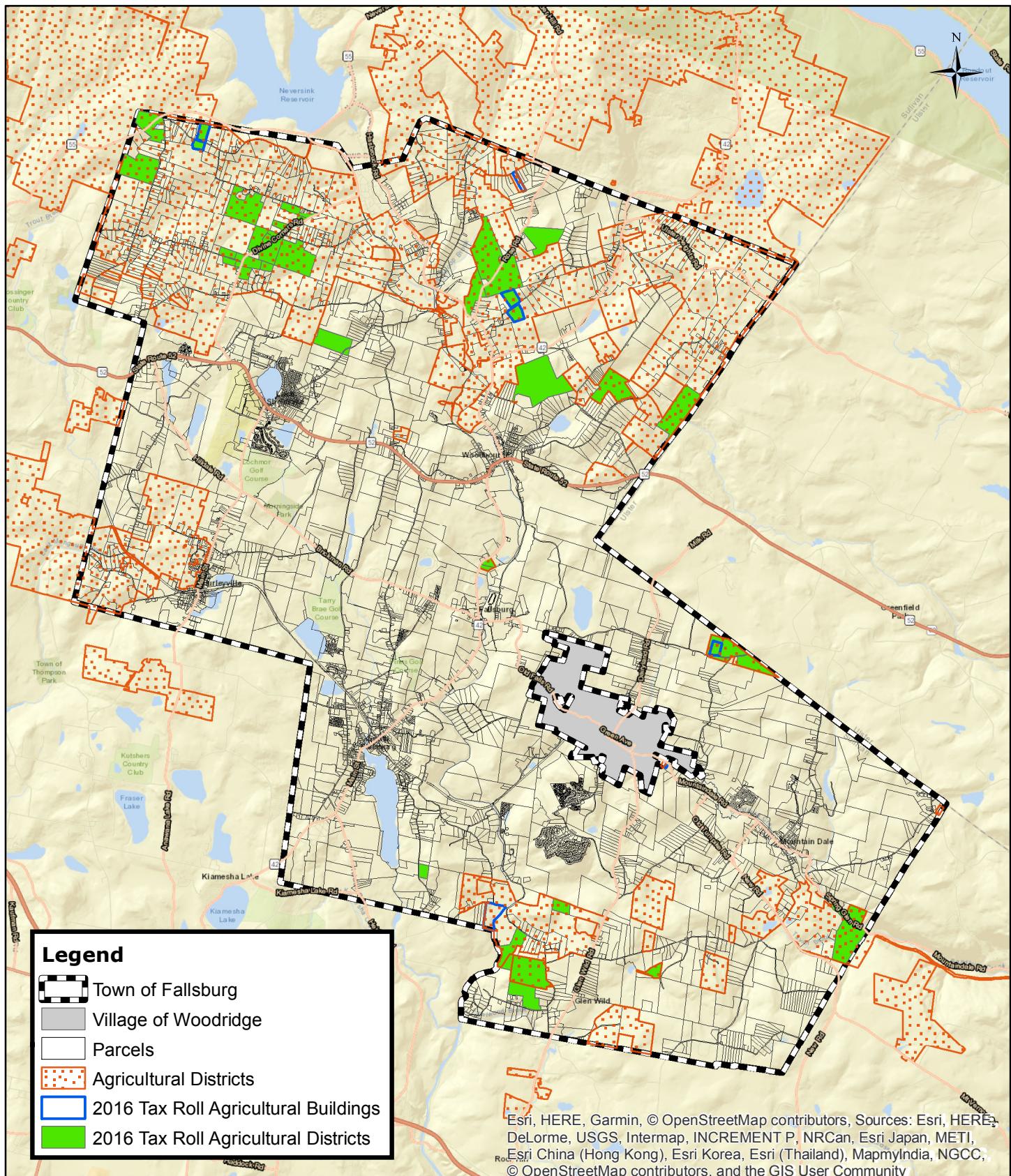


Figure 5-19
Agricultural Districts

Source: ESRI Web Mapping Service;
NYS GIS, Sullivan County GIS
Scale: 1 inch = 9,000 feet

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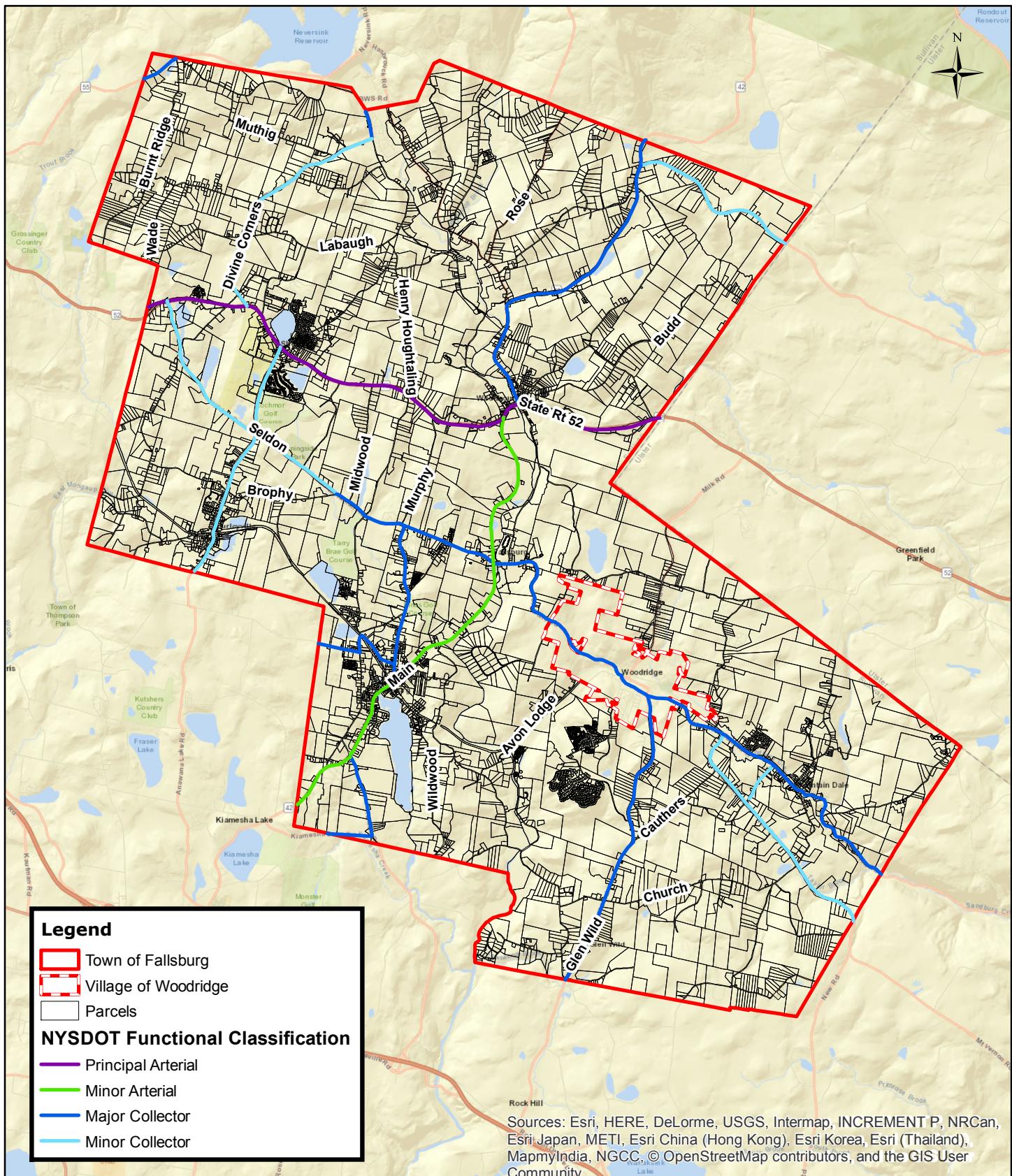


Figure 5-20
NYS DOT Functional Classification

Source: ESRI Web Mapping Service;
NYS GIS; Sullivan County GIS, NYS DOT
Scale: 1 inch = 9,000 feet

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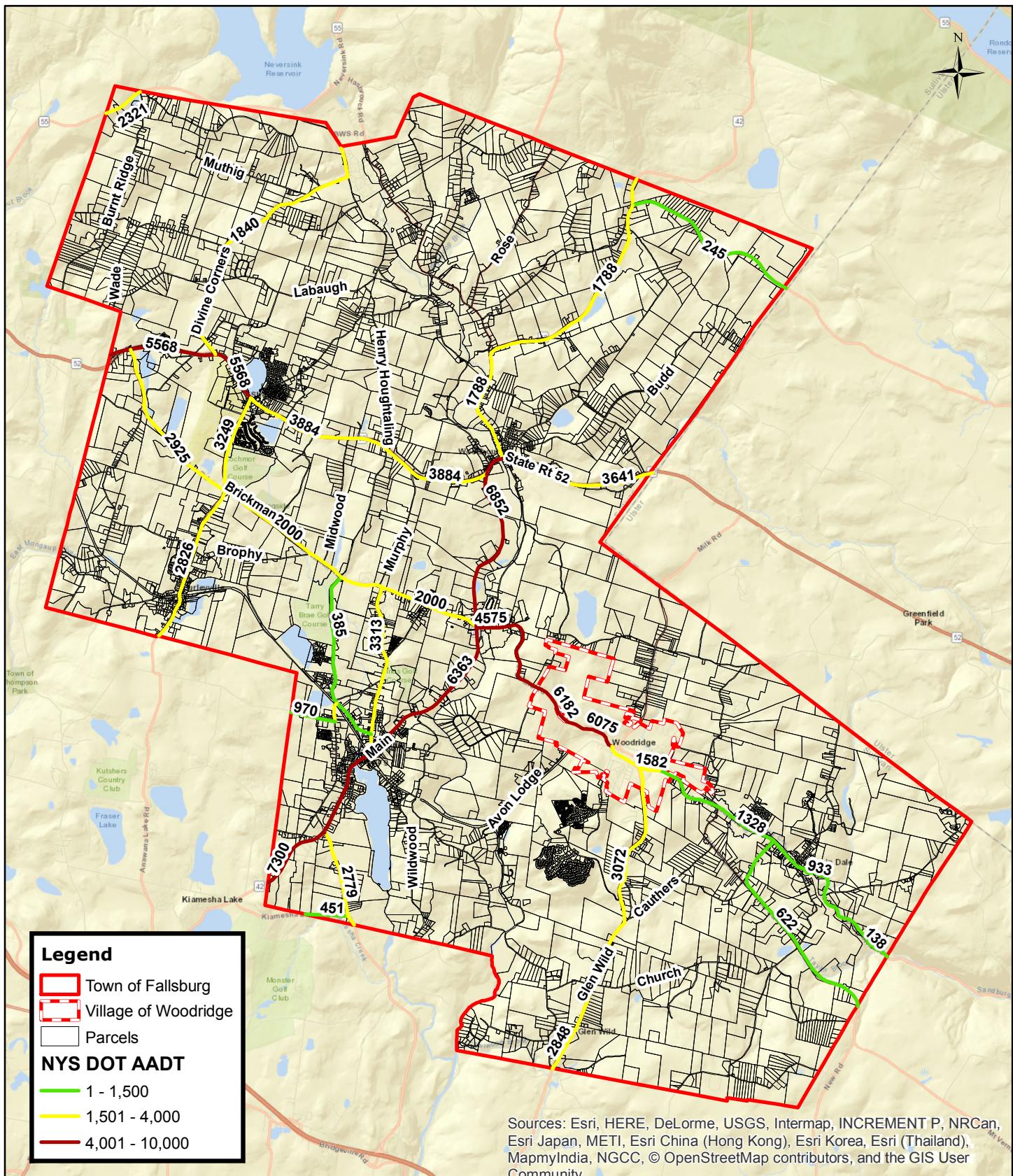


Figure 5-21
NYS DOT Average Annual Daily Traffic

Source: ESRI Web Mapping Service;
NYS GIS; Sullivan County GIS, NYS DOT
Scale: 1 inch = 8,500 feet

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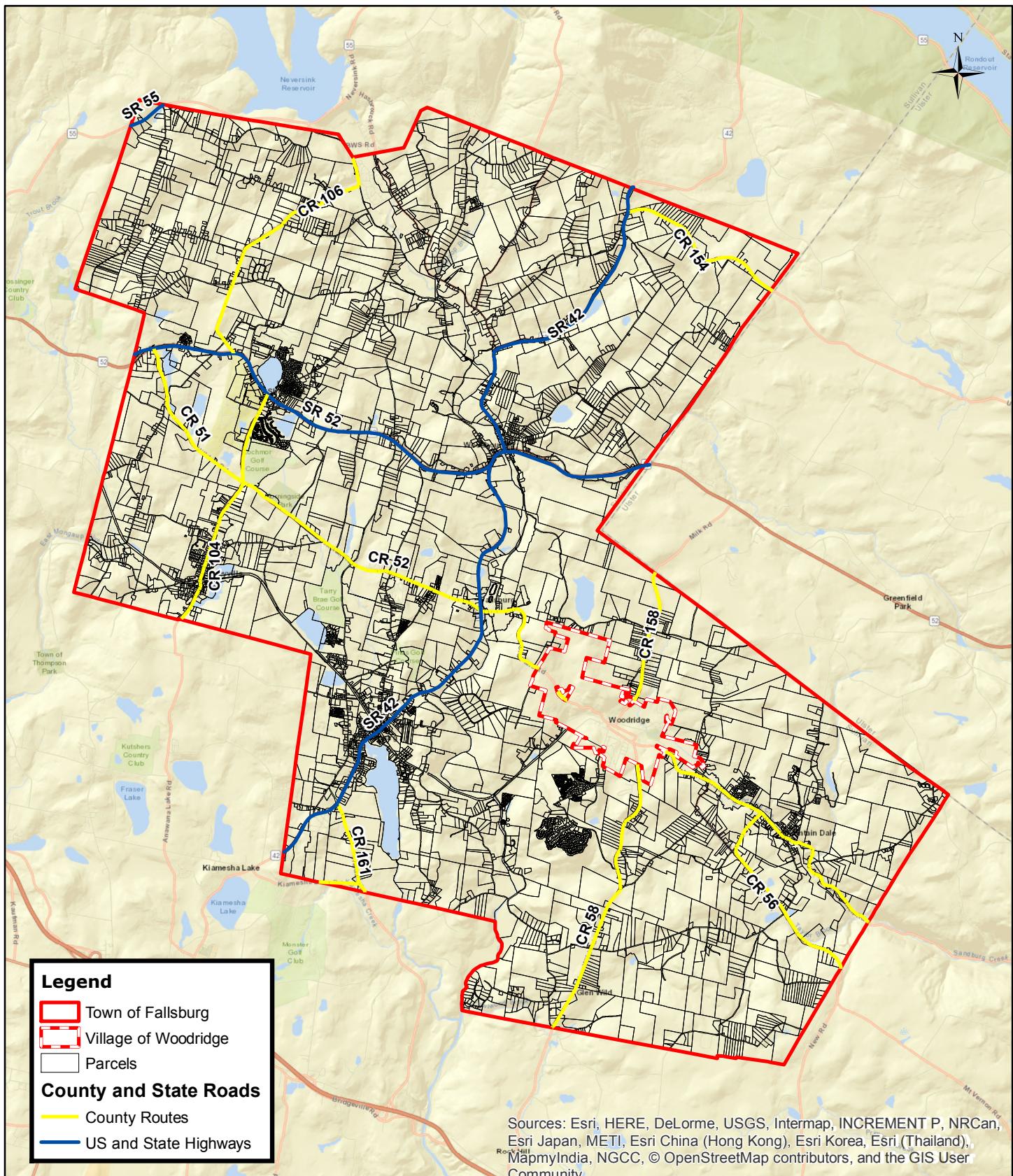
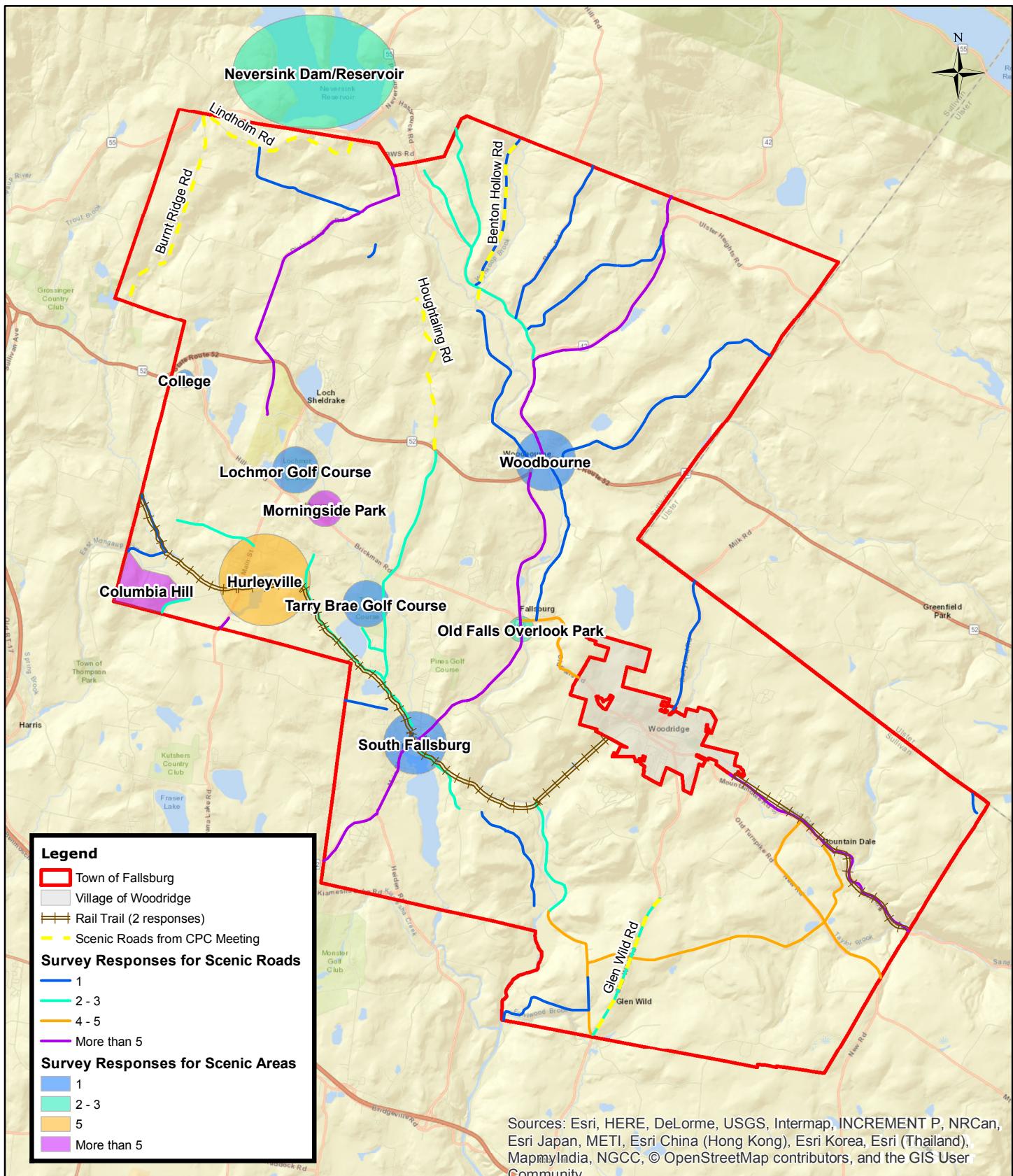


Figure 5-22
State & County Roads

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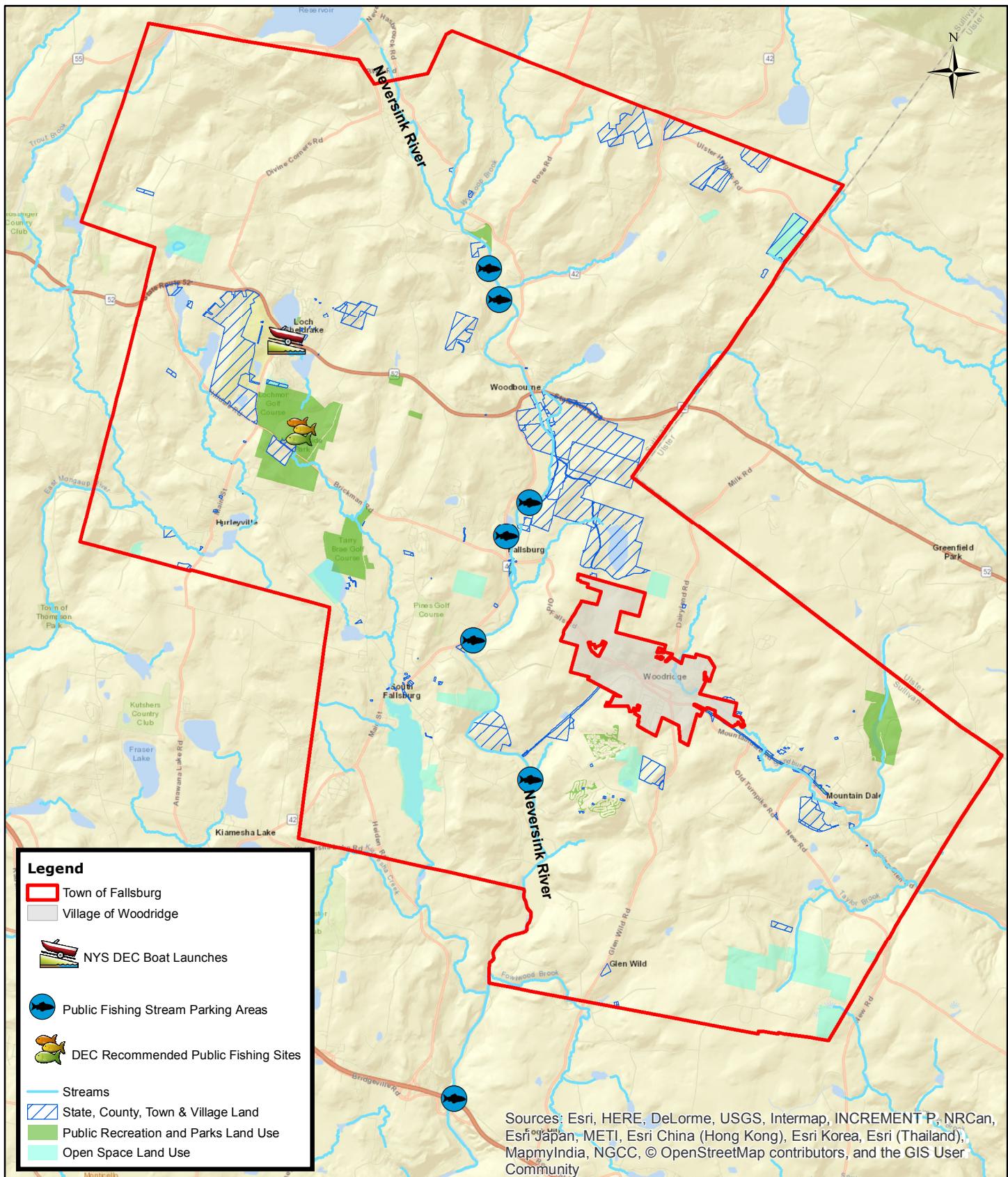


Figure 5-24
River & Lake Access

Source: ESRI Web Mapping Service;
NYS GIS Clearinghouse; Sullivan County GIS
Scale: 1 inch = 8,500 feet

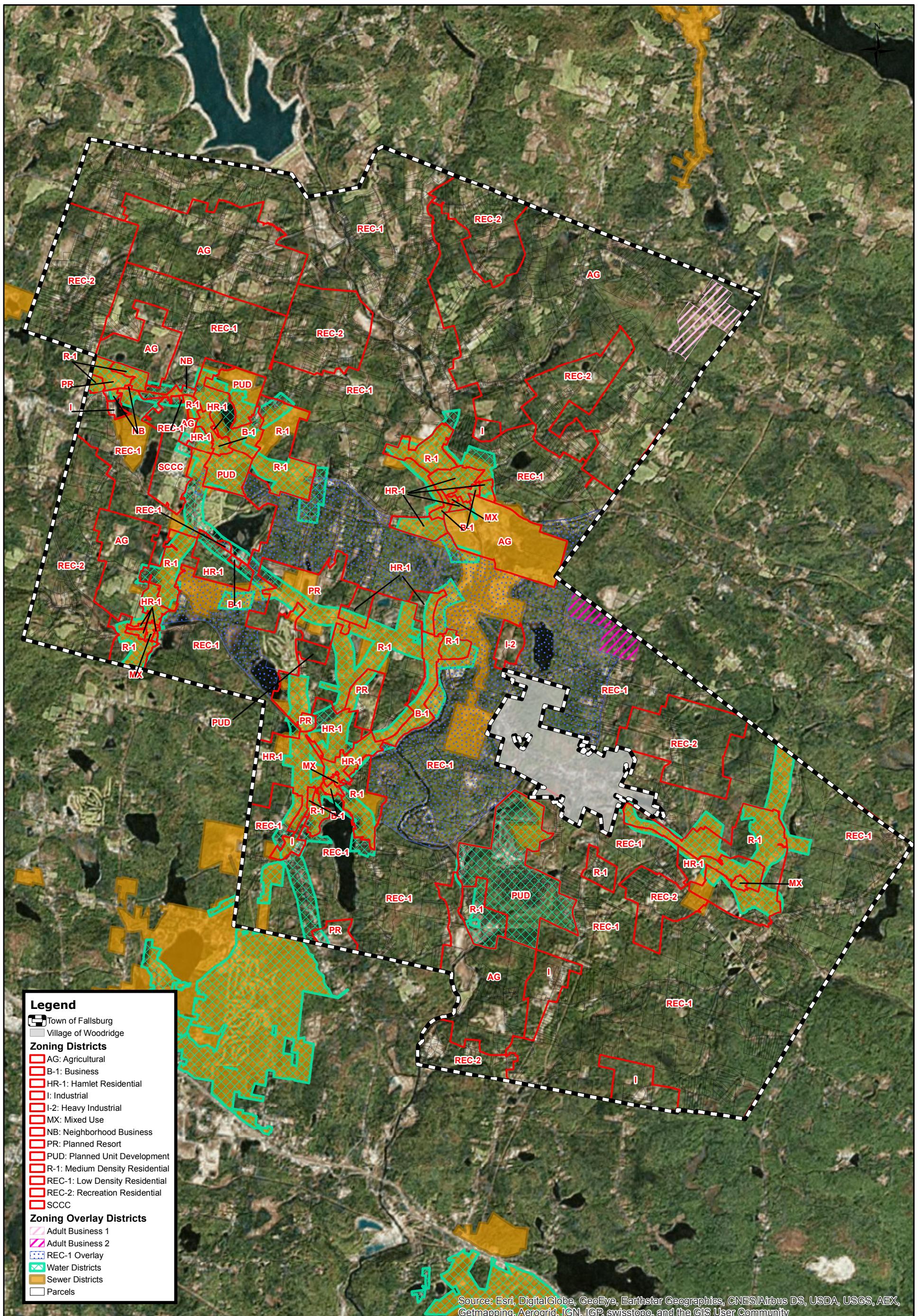


Figure 5-25
Water & Sewer Districts

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6.0 PLAN IMPLEMENTATION

This section provides a summary matrix of recommendations that incorporate recommendations from the prior Comprehensive Plan as well as additional recommendations which have been identified as part of this 2018 comprehensive planning process.

The matrix identifies the recommendations by category, the priority and term (short, medium long term), and the recommended responsible agency or group for implementation.

No.	Type	Priority	Responsibility	
Land Use and Zoning				
L-1	Complete the zoning text amendments necessary to implement the recommendations contained within this Plan.	Zoning Law	Immediate	Town Board & Planning Board
L-2	Implement the recommended land use plan with revisions to the Town Zoning Map.	Zoning Law	Immediate	Town Board & Planning Board
L-3	Create an appropriate hierarchy of residential land use density in keeping with the Town's capability to accommodate development, based on distance from hamlets and village, availability of public sewer and water, and distance from road arterials to serve traffic generated by same. Hierarchy would be based on 5 acre, 3 acre, 1 acre, and higher than one acre density, with highest densities in the hamlets, and lowest densities in the agricultural areas.	Zoning Law	Immediate	Town Board & Planning Board
L-4	Allow higher density residential as well as nonresidential land uses along the Town's primary state corridors where water and sewer are available through modifications to the zoning map and code.	Zoning Law	Immediate	Town Board & Planning Board
L-5	Promote and regulate land uses within the immediate hamlets which encourage year-round use.	Zoning Law	Immediate	Town Board & Planning Board
L-6	Modify the duplex law (Chapter 310-5.30) which was added to the Town code in April 2010 to allow duplex dwellings in "transitional" districts that surround the hamlet centers and within hamlets, with requirements that they be integrated into the hamlet streetscapes.	Zoning Law	Immediate	Town Board & Planning Board
L-7	Remove the REC-1 overlay which provides incentives for cluster development. Provide the Planning Board the ability to require cluster development under the appropriate circumstances, e.g., agricultural and natural resource preservation, and at a density and with housing types that would otherwise be allowed in the applicable zoning district. Remove the restriction on minimum area for permitting clustered developments and require that applicants of subdivisions and multifamily site plans be required to submit conservation plans which provide significant contiguous open space and/or farmland preservation.	Zoning Law	Immediate	Town Board & Planning Board

L-8	Consolidate the REC-1 and REC-2 zones into a single zone as they are nearly identical with allowable density of one dwelling unit/3 acres without sewer and 2 acres with sewer and allow manufactured homes	Zoning Law	Immediate	Town Board & Planning Board
L-9	Allow uses within Loch Sheldrake hamlet which build upon the strength of having SCCC in close proximity.	Zoning Law	Immediate	Town Board & Planning Board
L-10	Promote hunting, fishing, and other passive outdoor recreational activities in low density areas of the Town.	Zoning Law	Immediate	Town Board & Planning Board
L-11	Adopt the Water Supply Protection Overlay District that was provided for in the 2000 Comprehensive Plan.	Zoning Law	Long-Term	Town Board & Planning Board
L-12	Create specific special permit standards for certain land uses including: junk yards, campgrounds, and bed & breakfast establishments and associated conditions for granting special permit uses.	Zoning Law	Immediate	Town Board & Planning Board
L-13	Implement design guidelines for multifamily housing, commercial and industrial uses to guide the Architectural Review Board's decisions.	Zoning Law	Short-Term	Town Board & Planning Board
L-14	Encourage the use of cluster subdivisions to preserve valuable open space.	Policy	On-going	Town Board & Planning Board
L-15	Revise and strengthen cluster development standards to be consistent with open space goals and New York State Town Law, and base the preservation of open space in each development on a conservation plan.	Zoning Law	Immediate	Town Board & Planning Board
L-16	Require condominium developments to go through the same process as standard and/or cluster subdivisions to determine the maximum permitted density on a site and require a cost- benefit analysis with respect to taxes and demand on services for new condominium developments.	Policy	On-going	Town Board & Planning Board Planning Consultant
L-17	Assess the cumulative impact of large scale developments on the Town's water, sewer, and transportation infrastructure and track cumulative demand of on municipal services by large developments to ensure that capacity is available to accommodate new users.	Policy	On-going	Planning Board Water & Sewer Dept. Highway Dept.
Natural Resource Protection				
N-1	Protect the Town's aquifer by creating a zoning overlay which limits uses and development immediately atop the aquifer area.	Zoning Law	Long Term	Town Board & Planning Board
N-2	Protect water quality by improving stormwater management and requiring buffers particularly along stream corridors that feed directly into surface water bodies.	Zoning Law	Long Term	Town Board & Planning Board

				Planning Consultant
N-3	Implement the use of green infrastructure to filter and absorb stormwater runoff before it can pollute surface or groundwater resources.	Project	Short Term	Town Board & Planning Board Planning Consultant
N-4	Support public and private efforts to prevent the introduction of aquatic invasive species into Town surface waters, and to eradicate any infestations.	Policy	Ongoing	Town Board
N-5	Require that new development integrate undisturbed open space into any development to limit the scale and visibility of large developments, and to limit expansive views of development.	Zoning Law	Immediate	Town Board & Planning Board
N-6	Ensure that the regulations not only limit development density and intensity where environmental constraints are prevalent, but also require that these resources be avoided and protected.	Zoning Law	Immediate	Town Board & Planning Board
N-7	Create provisions in the code for minimum contiguous recreational space – and minimum percentage and not less than a reasonable minimum area to provide meaningful and useable recreational areas on a development site.	Zoning Law	Immediate	Town Board & Planning Board
N-8	Incorporate floodplain provisions that do not permit principal residential or nonresidential buildings to be located within the 100-year floodplain.	Zoning Law	Immediate	Town Board & Planning Board
N-9	Create an advisory Environmental Management Council to oversee the development of an Open Space Plan for the Town.	Administrative	Long-Term	Town Boards & Parks & Recreation
N-10	Protect the Neversink River by creating a zoning overlay zone which limits uses and development in close proximity to the River to protect water quality since the Neversink overlies the Town's primary aquifer, and provides habitat for the bald eagle.	Zoning Law	Immediate	Town Board & Planning Board
N-11	Strictly enforce NYSDEC requirements to maintain a 100-foot setback between development and adjacent watercourses and wetlands.	Policy	On-going	Town Board & Planning Board
N-12	Require submission of draft Stormwater Pollution Prevention Plans to the Town prior to submission to the State in accordance with NYSDEC regulations for large- scale developments.	Policy	On-going	Town Board & Planning Board

N-13	Require pre-treatment of wastewater from commercial and industrial users that adversely affect the Town's wastewater treatment plants.	Policy	On-going	Town Board & Planning Board
N-14	Ensure that lighting from multifamily residential, commercial, recreational, municipal and industrial uses does not cause light pollution.	Policy	On-going	Planning Board
N-15	Educate public regarding participation in the Real Property Tax Law Section 480-A Forestry Management Program to protect forest lands and open space.	Policy/Education	On-going	Town Board
N-16	Encourage and support the creation of protected open spaces that are connected, to form unified blocks of uninterrupted wildlife habitat	Policy	On-going	Town Board
Transportation				
T-1	Pursue the creation of bypass routes in the Woodbourne and South Fallsburg hamlet which is crowded during the summer months.	Project	Long Term	Town Board
T-2	Provide for wider roads and alternate routes within Woodbourne and South Fallsburg to accommodate the summer traffic where a bypass is not feasible.	Project	Long Term	Town Board
T-3	Fund a study to analyze the feasibility of a bypass or other capacity improvements, and determine the cost of the improvements. Develop a mitigation program where applicants who will impact these key areas will pay for a fair share of improvements.	Project	Long Term	Town Board
T-4	Create a coordinated and interconnected system of parking lots for uses within Woodbourne and where possible, limit parking on primary arterials.	Project	Long Term	Town Board
T-5	In coordination with SUNY SCCC, encourage creation of a bike path which extends from Loch Sheldrake to Hurleyville.	Project	Long Term	Town Board
T-6	Extend sidewalks, as necessary, to link developments on the outskirts of hamlets to the hamlet centers. Improve sidewalks within hamlets to provide full and safe pedestrian access and circulation, and establish additional funding mechanisms in Chapter 257 of the Town Code, if needed.	Project	Long Term	Town DPW
T-7	Implement requirement for installation of sidewalk for as part of site plan review for development or redevelopment of site within hamlet centers, or payment in lieu if not appropriate until other adjoining properties are developed and sidewalk extensions can be meaningful connections.	Zoning Law	Immediate	Town Board & Planning Board
T-8	Increase setbacks for fences along State highways to 35 feet.	Zoning Law	Short Term	Town Board & Planning Board

T-9	Coordinate with NYSDOT to widen shoulder along Route 42 to create a dedicated bikeway along the shoulder of the road.	Administrative	Short-Term	Town Board
T-10	Explore public transportation options in Sullivan County.	Administrative	Short-Term	Town Board
T-11	Coordinate with NYSDOT to identify and address functional deficiencies and subsequent solutions along State highways. Require developers to mitigate deficiencies if a traffic study shows that the proposed development reduces levels of service to unacceptable levels.	Administrative Zoning Law	On-going Immediate	Town Board Town Board & Planning Board
T-12	Work with property owners to acquire additional right-of-way along County and State roads to improve roadway geometry.	Policy & Administrative	On-going	Town Board & Planning Board
T-13	Work with NYSDOT to improve roadside maintenance programs along Route 42 and Route 52.	Administrative	On-going	Planning Board
T-14	Coordinate with local, County and State law enforcement agencies to monitor speeds on area roadways to reduce incidents of accidents.	Administrative	On-going	Town Board
T-15	Required joint access agreements between adjacent commercial and industrial developments to reduce the number of curb cuts by including a provision in the code to require applicants to explore feasibility of cross access for current or future redevelopment.	Zoning Law	Immediate	Town Board/Planning Board

Scenic, Cultural, Recreational & Historic Resources

S-1	Expand design and aesthetic reviews to most developments, including residential developments, to ensure that new or revitalized buildings and parcels are designed to be aesthetically pleasing and an asset to the community.	Zoning Code	Immediate	Town Board/Planning Board
S-2	Adopt new lighting regulations that are applied to nonresidential and residential uses.	Zoning Code	Immediate	Town Board/Planning Board
S-3	Promote rural Fallsburg as a Catskill sustainable agricultural and resort community and beautify and promote the hamlets in keeping with this theme.	Policy and Marketing	Short Term	Town Board
S-4	Adopt scenic or improvement districts which encompass the hamlets and require that developments meet specific design guidelines for buildings and streetscapes.	Zoning	Long-Term	Town Board/Planning Board
S-5	Prepare hamlet-specific studies to determine the streetscape improvements to be implemented	Project	Short-Term	Town Board

S-6	Continue to pursue funding through the New York Main Street program to assist in the renovation of historic Main Street properties in the Town.	Program	Long-Term	Town Board & Planning Board
S-7	Work with NYSDEC to create additional access points to Neversink.	Administrative	Short-Term	Town Board & CEO
S-8	Secure grant funding to complete the O&W rail-trail.	Administrative	Long-Term	Town Board & Catskill Center
S-9	Provide information to residents regarding Real Property Tax Exemptions for Historic Properties and the Farmer's Protection and Farm Preservation Tax Credit as a means of preserving historic barns.	Program	Short-Term	Town Board & CEO
S-10	Continue to pursue the development of a linear park along the Neversink River from the DEC regulated Neversink Unique Area to the Catskill Park along with the Towns of Neversink and Thompson.	Program	Long-Term	Town Board Parks& Recreation NYSDEC
S-11	Create a Town recognition program for historic resources.	Program	Short-Term	Town Board
S-12	Pursue funding through the NYS Office of Parks, Recreation, and Historic Preservation Office to conduct a historic resources inventory.	Administrative	Short-Term	Town Board & CEO
S-13	Enact a local historic preservation law for historic areas within the Town including its hamlet centers.	Local Law	Short-Term	Town Board & Planning Board
S-14	Continue to support local applications to the NYS Barn Grant Program.	Policy	On-going	Town Board
S-15	Continue to require a payment-in-lieu of parkland for all new year-round and seasonal housing developments.	Policy	On-going	Town Board & Planning Board
S-16	Support efforts by local cultural organizations and not-for-profits to secure funding to expand their programs within the Town.	Administrative	On-going	Town Board Not-for Profits
S-17	Continue to support the efforts by the Town of Fallsburg Parks & Recreation Department to improve park programs and facilities.	Administrative	On-going	Town Board Parks & Recreation
S-18	Continue use of the new NYS Conservation Tax Credit program to secure conservation easements for linear parks and public access to the Neversink River.	Administrative	On-going	Town Board Parks & Recreation
S-19	Pursue adaptive reuse of the Fallsburg High School Building.	Administrative	Immediate	Town Board
S-20	Clearing standards, setbacks and minimum buffers along lot frontages should be implemented to preserve the visual experience when traveling the highly-rated scenic roads shown in Figure 5-23, Scenic Roads and Areas.	Local Law	Long Term	Town Board & Planning Board

Community Facilities				
C-1	Expand water and sewer facilities, as necessary, to meet demand.	Project	Immediate	Town Board, DPW
C-2	Select locations for parks that serve the Town's hamlet centers and are available to the general public.	Study	Short-Term	Town Board
C-3	The Town should continue to explore other sites for its Highway Department that would allow for future growth and also result in facilities that were not so close to the public right-of-way.	Administrative	Short-Term	Town Board & Highway Department
C-4	Areas that are recommended for higher density on the Future Land Use Map (residential as well as nonresidential uses related to economic development) should receive a priority consideration for water and sewer line extensions.	Policy	On-going	Town Board & Planning Board
C-5	Continue to explore opportunities for shared recreational facilities that could benefit the school districts, other organizations, and Town residents.	Policy	On-going	Town Board & CEO
C-6	Explore consolidation of services with other jurisdictions when feasible, to improve efficiency and lower costs to taxpayers.	Policy	On-going	Town Board
Agriculture & Farmland				
A-1	Expand the local Fallsburg AG zoning district to include areas which are very low density residential, and have a prevalence of prime farmland soils, soils of statewide significance, state agricultural districts, existing farmland (as per tax roll and vegetation), and areas with 480-a Real Property exemptions. Increase minimum lot area to 10 acres.	Zoning	Immediate	Town Board
A-2	Limit the number of uses that are allowed in the Ag district to ensure that agriculture, agricultural-related, forestry, and very low density residential uses are permitted.	Zoning	Immediate	Town Board
A-3	Promote agribusiness uses within the Ag zoning district.	Zoning Law	Immediate	Town Board & Planning Board
A-4	Encourage the maintenance of the existing Official Agricultural District (Sullivan County No. 4) by Town landowners, established under Article 25AA of the State of New York Agriculture and Markets Laws. Support modifications or enlargements of the State Agricultural District, or establishment of additional Agricultural State Districts as needed during the recurring review process every eight years (next review date 10-5-2023).	Policy	Ongoing	Town Board Sullivan County

A-5	Continue to coordinate with providers to maintain the success of the Farmer's Market in the Town of Fallsburg that allows for the sale of local produce and other farm products.	Program	Short-Term	Town Board
A-6	Continue to promote the County's Agri-business loan programs to area farmers.	Administrative	On-going	Town Board
A-7	Continue to promote the Farmlink Program that matches willing sellers of farms to persons looking to buy working farms.	Administrative	On-going	Town Board
A-8	Continue to support applications by willing farmers to NYS Ag & Markets for the Purchase of Development Rights.	Policy	On-going	Town Board
A-9	Encourage the use of conservation subdivisions and clustered development to preserve prime farm land under conservation easements by revising the cluster development regulations.	Zoning Law	Immediate	Town Board & Planning Board
Economic Development				
E-1	Existing infrastructure should be prioritized for uses that expand the ratable base, generate year-round jobs, and promote economic development.	Policy	Immediate	Town Board
E-2	Establish a floating zone that would allow for the creation of a business park in appropriate locations, e.g., state or county roads and with public sewer and water.	Zoning Law	Immediate	Town Board & Planning Board
E-3	Focus nonresidential development along the Route 52 and Route 42 corridors, as these are state routes which can better accommodate traffic from nonresidential development, and can be more readily upgraded than local roads. Specifically, zone areas for nonresidential use only.	Zoning Law	Immediate	Town Board & Planning Board
E-4	Provide for better formal interaction and coordination with large institutions in Fallsburg which could induce economic development opportunities, including but not limited to SCCC and the Center for Discovery.	Programs	Short Term	Town Board
E-5	Promote ecotourism style developments at the appropriate density, scale and location.	Programs	Immediate	
E-6	Expand the AG - zoning district(s) for purposes of promoting hunting, fishing, and other passive outdoor recreational activities.	Zoning Law	Immediate	Town Board & Planning Board
E-7	Fund an economic development analysis to identify and promote a "magnet" which can draw businesses and/or visitors to the Town.	Project	Short Term	Town Board

E-8	Create matching grant program to support Main Street Revitalization.	Program	Immediate	Town Board
E-9	Develop a shovel-ready light industrial park within the Town.	Project	Short-Term	Town Board & Planning Board Partnership
E-10	Continue to support the development of the Arts and Entertainment Industry by supporting not-for-profit applications for funding.	Policy	On-going	Town Board & Planning Board
E-11	Continue to promote the County's agri-business programs to support further growth and retention of agricultural uses.	Policy	On-going	Town Board & Planning Board
E-12	Support efforts by the Sullivan County Partnership for Economic Development and Sullivan County Community College to develop a "Green Technology Park."	Administrative	Short-Term	Town Board
Other				
O-1	Promote better communication throughout the Town through a single source for information.	Policy	On-going	Town Board
O-2	Expand and improve the Town's website by posting background materials provided to Board and Committee members for each agenda item, so that they may be available for review by interested members of the public prior to each meeting.	Administrative	Short Term	Town Board
O-3	Establish a standing Comprehensive Plan Implementation Committee to ensure implementation of the recommendations of this Plan subsequent to its adoption, by continually monitoring progress and communicating with the Town Board, staff, and relevant Boards and Committees	Administrative	Short Term	Town Board
O-4	Support public or private efforts to expand access to broadband internet service.	Policy	Ongoing	Town Board
O-5	Promote Townwide social events for all residents.	Program	Immediate	Town Board
O-6	Continue to support, and if necessary, expand code enforcement within the Town to ensure that properties are cleaned up, and hazards removed.	Administrative	Immediate	Town Board
O-7	Require that development and commercial signs have English as the primary language and permit second language in sub text.	Town Sign Code (Chapter 234)	Immediate	Town Board
Immediate= 1 Year	Short-Term= 1-4 Years	Long-Term= 4-10 Years		

See <http://10statesstandards.com/waterrev2012.pdf>.

APPENDICES

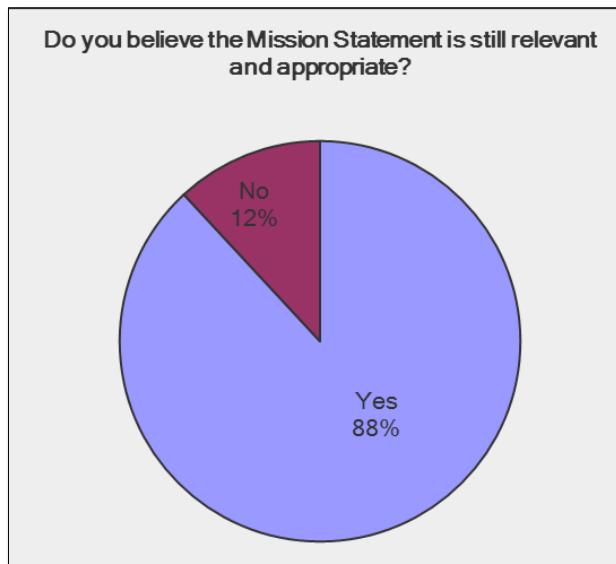
APPENDIX A Public Survey Responses

TOWN OF FALLSBURG
SUMMARY OF SURVEY RESPONSES
Comprehensive Plan Update – Spring 2017

The following provides a summary of responses received to the Fallsburg Comprehensive Plan Update Survey. A total of 145 people participated in the survey.

VISIONING

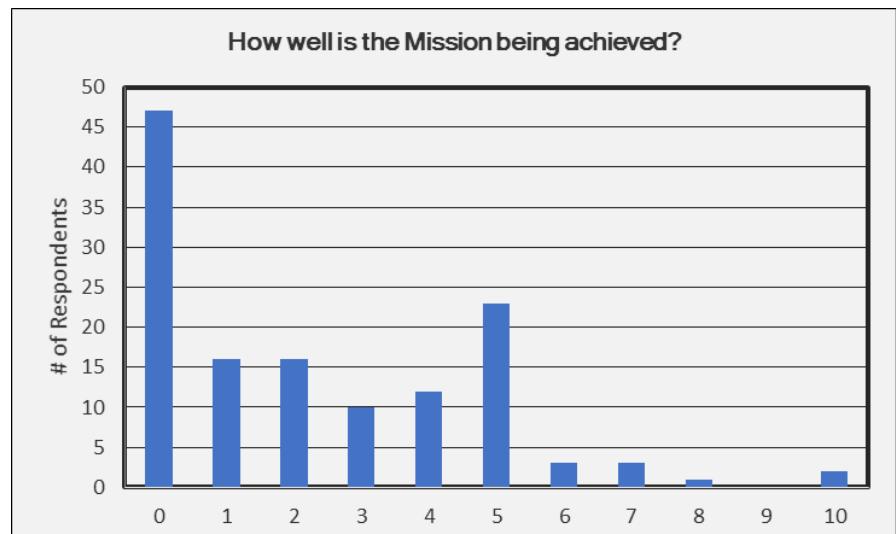
1. Do you believe the Mission Statement is still relevant and appropriate?



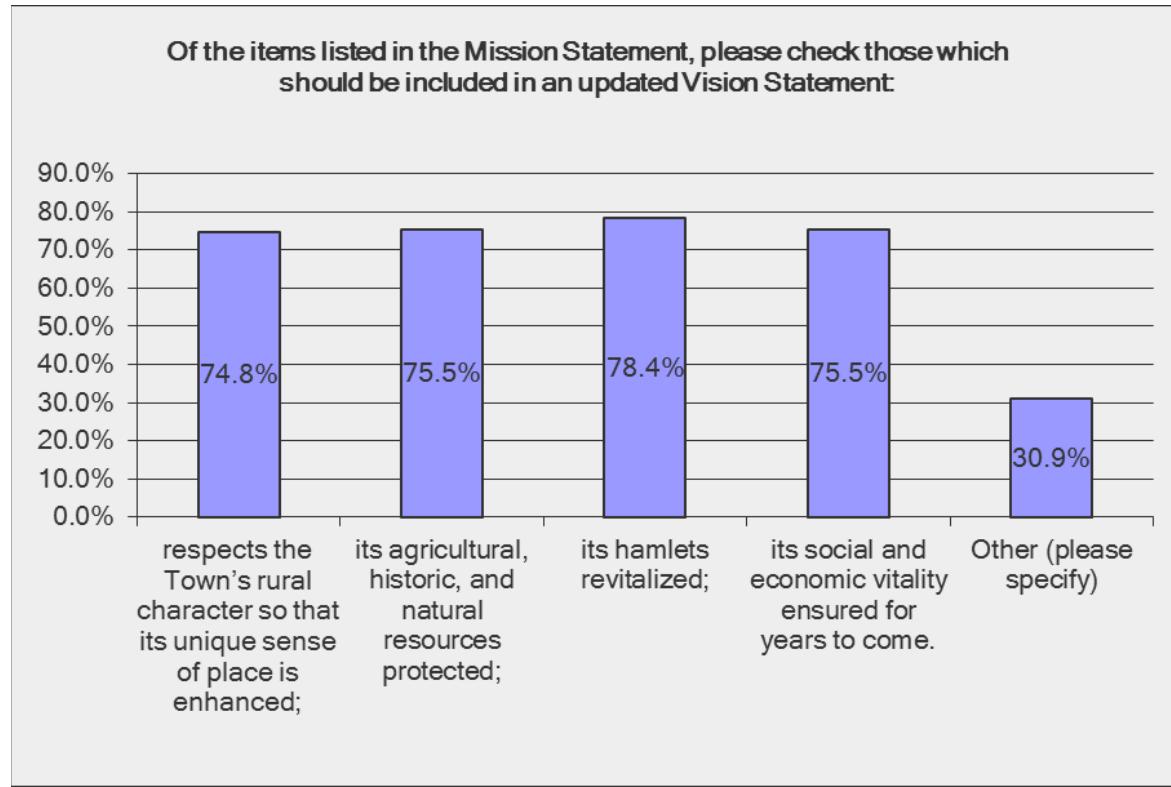
There were 143 responses to this survey question, with two respondents declining to answer. The large majority (126 respondents or 88.1%) indicated that the Mission Statement is still relevant and appropriate while 17 respondents (11.9%) did not think that the Mission Statement is still relevant and appropriate.

2. How well is the Mission Statement being achieved?

The majority of respondents indicated that the Mission Statement is not being achieved with 47 respondents responding with "zero." The second most common response was "five." The average response was a "two" and very few respondents gave numbers greater than five as a response.



3. Of the items listed in the Mission Statement, please check those which should be included in an updated Vision Statement:



139 responses were received for Survey Question 3 regarding what terms from the Mission Statement should be included in an updated Vision Statement. All four answer choices received a high number of votes in favor of incorporating these principles into the Vision Statement. Revitalizing hamlets was the answer choice with the highest number of respondents at 109 respondents, but all answers received over 100 votes.

43 respondents wrote in their own suggestion through the “other” category. The major themes identified in the “other” category included six responses related to environmental protection and natural resources, five responses related to economics, four responses each related to aesthetics of the Town, limiting density, taxes, and supporting year-round businesses and residents, and three responses regarding increasing community involvement.

4. What priority words do you believe should be included in an updated Vision Statement (in alphabetical order):

Answer Options	1-Highly Applicable	2	3-Applicable	4	5- Not Applicable	Rating Average
Aesthetically Pleasing	66	11	8	7	4	1.67
Affordable Housing	31	9	26	9	15	2.64
Agriculture Preservation	44	15	15	8	7	2.09
Business Development	47	21	21	2	0	1.76
Diverse Population	29	18	20	10	6	2.35
Economic Vitality	48	20	16	4	0	1.73
Employment Opportunities	44	16	18	3	1	1.79
Environmental Protection	57	17	10	2	2	1.58
Historic Protection	41	15	19	8	1	1.96
Housing Diversity	16	13	30	11	8	2.77
Neversink River	53	8	12	2	2	1.60
Open Space	54	8	17	3	2	1.70
Scenic Landscape	53	15	8	2	0	1.47
Recreation	41	17	16	3	2	1.84
Revitalization	44	19	13	5	2	1.82
Rural Character	47	17	8	7	1	1.73
Vacation Paradise	22	13	28	9	13	2.74
Vibrant Atmosphere	27	15	24	7	5	2.33
Year Round	42	17	21	6	2	1.97
Other (please specify)						

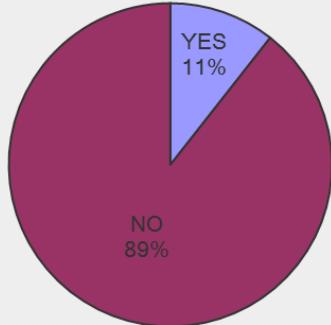
137 responses were recorded for Survey Question 4, which asked respondents to give a ranking to different terms that could be included in the updated Vision Statement, with 1 indicating a highly applicable term and 5 indicating a term is not applicable. Therefore, the lower the “Rating Average” is, the more applicable the term is to the Vision Statement according to respondents.

All of the responses had an average between 1.47 and 2.77, indicating respondents found all of the terms to be applicable to an updated Vision. Terms that were considered the most applicable include: scenic landscape, environmental protection, Neversink River, aesthetically pleasing, and open space. Respondents were also given the option to write in a response. A few written responses were recorded, most of which were related to revitalizing hamlets and taxes.

ECONOMIC DEVELOPMENT

5. The previous Comprehensive Plan Update prioritized the revitalization of hamlet business centers and enhancement of economic opportunities. Based on the objectives of the previous Plan Update, do you believe these goals are being met?

The previous Comprehensive Plan Update prioritized the revitalization of hamlet business centers and enhancement of economic opportunities. Based on the objectives of the previous Plan Update, do you believe these goals are being met?



For Survey Question 5, 113 people responded while 32 people skipped the question.

The large majority of respondents (101 people) indicated that they do not think the goals of hamlet business center revitalization and increased economic opportunities are being met, while 12 respondents indicated these goals are being met.

6. Which of the following do you believe needs to be encouraged? Please rate from 1 to 5, with "Highly Recommended" being 1, and "Not Recommended" being 5.

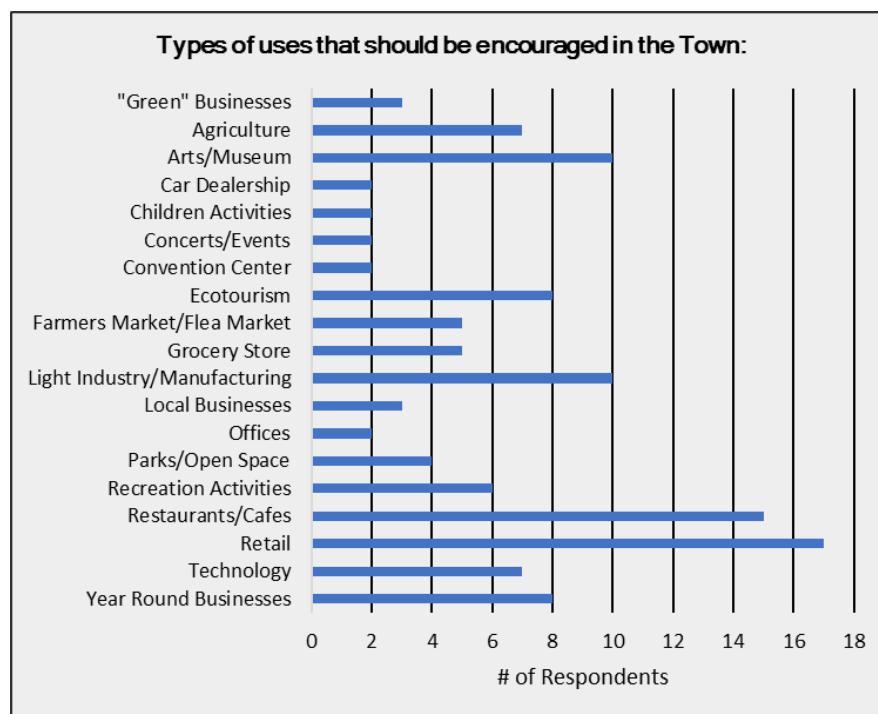
Answer Options	1-Highly Recommended	2	3	4	5-Not Recommended
Develop shovel ready sites for new businesses.	28	19	29	15	16
Expand agricultural-related businesses.	59	18	17	6	9
Create a special floating zone for lands along Rt. 42 or 52 for nonresidential uses	30	15	27	10	18
Promote ecotourism uses.	55	25	14	9	4
Identify land for and create a business park.	26	19	34	12	10
Create a land bank for future development or redevelopment.	13	14	35	15	22

Survey Question 6 asked respondents about their ideas about how to encourage businesses and economic development, with 1 indicating a highly recommended project and 5 indicating an idea is not recommended. There were 110 responses to this question.

All of the ideas were seen as fairly popular except for creating a land bank for future development and redevelopment. Ideas such as expanding agriculture related businesses and promoting ecotourism uses were the most highly recommended ideas indicated on the survey.

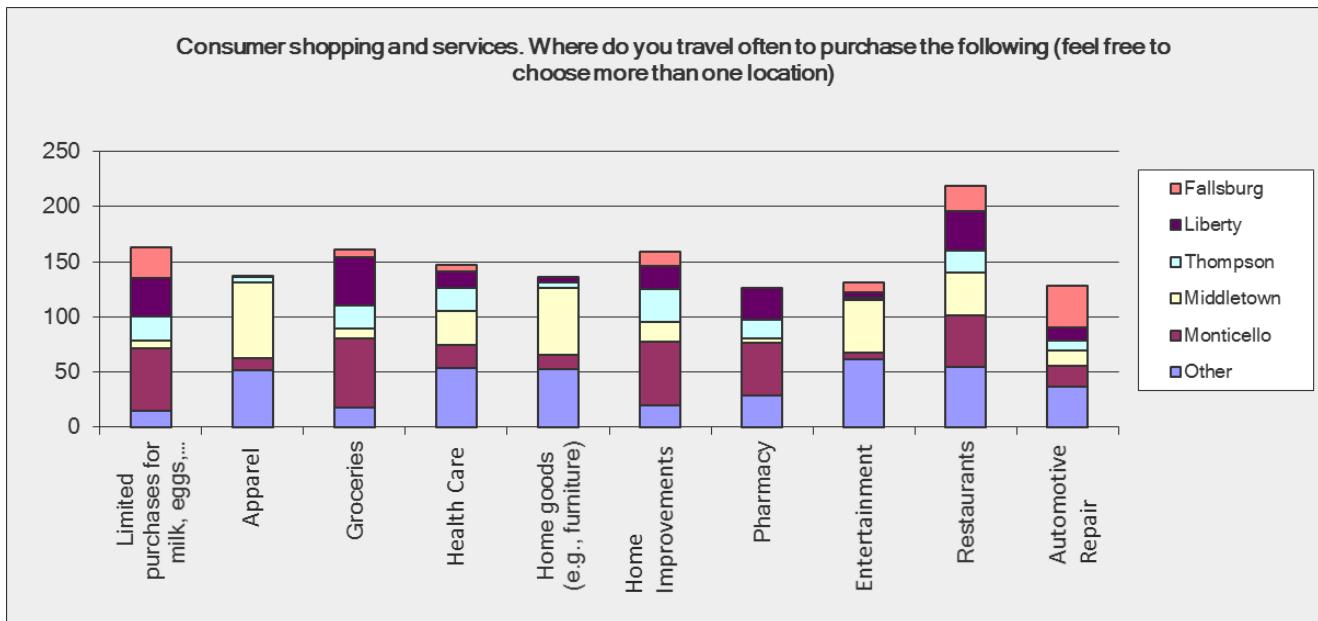
Respondents were also given the option to write in their own ideas. Popular ideas include code enforcement, promoting businesses in hamlet centers, revitalizing hamlet centers, and preserving the environment/environmental remediation.

7. Name the types of uses that should be encouraged somewhere in the Town to promote economic development.



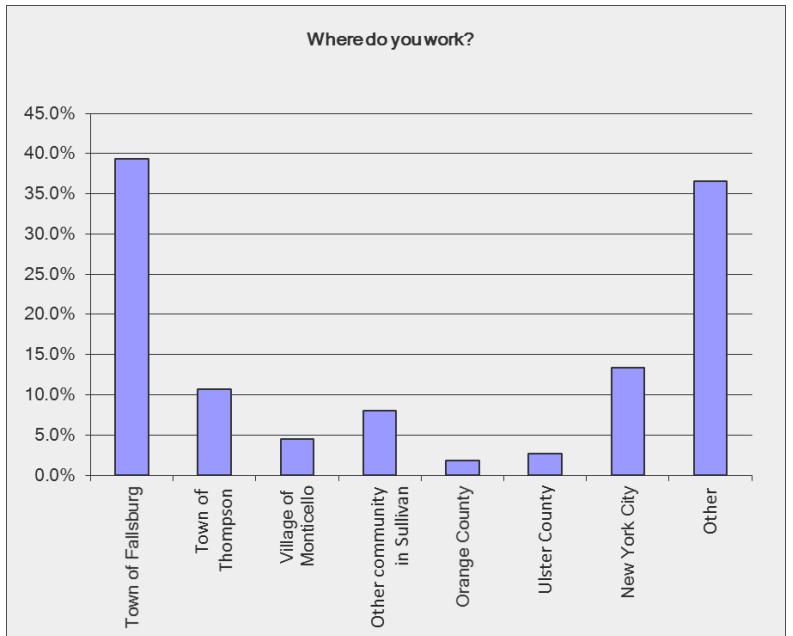
Survey Question 7 was an open-ended question that allowed respondents to write in up to three suggestions for economic development. 147 suggestions were written in covering a wide range of topics. The data were grouped into categories based on common themes as shown in the graph. Some of the most common responses were about increasing retail opportunities, restaurants, businesses to support the arts and museums, and businesses related to environmental resources such as agriculture and ecotourism.

8. Consumer shopping and services. Where do you travel often to purchase the following?



Survey Question 8 recollected data regarding where respondents travel to purchase goods and services. 114 respondents answered this question, while 31 skipped Question 8. Monticello and Middletown were frequent destinations utilized by respondents to purchase goods and services. The restaurants category, especially, had a high number of respondents indicating they travel outside of Fallsburg.

9. Where do you work?

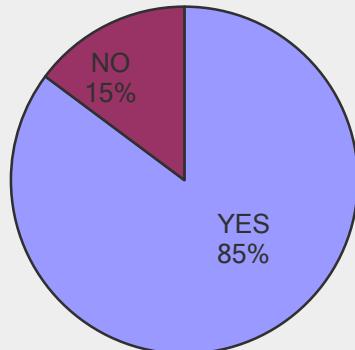


Nearly 40% of respondents indicated that they are employed in the Town of Fallsburg and 37% of respondents utilized the “other” category. Most of the “other” category consisted of respondents that are retired, although there were a few respondents employed in Bergen County, Ellenville, Glen Wild, Harris, Hurleyville, Liberty, Neversink, New Jersey,

OPEN SPACE AND NATURAL RESOURCES

10. The previous Comprehensive Plan Update prioritized the preservation of land as open space for a variety of purposes such as recreation, environmental benefits, and scenic rural character. Do you believe that open space preservation should continue to be a goal in this Plan Update?

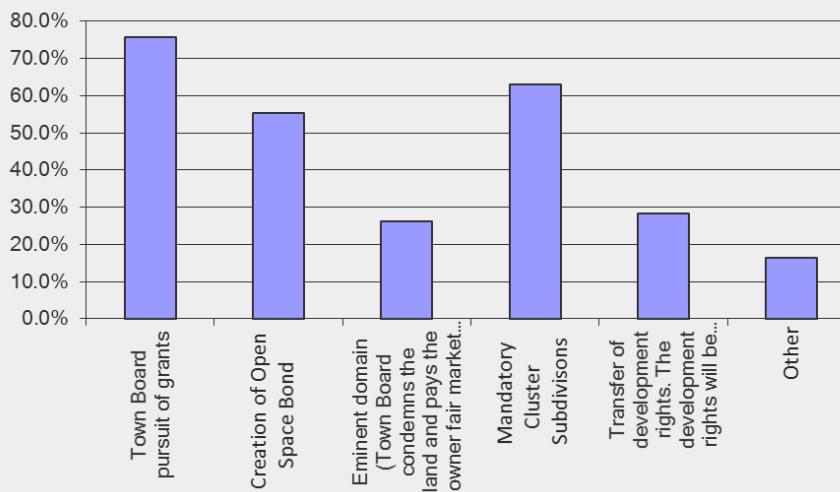
Do you believe that open space preservation should continue to be a goal in this Plan Update?



108 respondents provided an answer for Survey Question 10 and the large majority (92 respondents) indicated that that open space preservation should continue to be a goal in the Plan Update.

11. A community can preserve the open character of a community using a variety of methods. Please check all that you believe the Town should utilize to achieve this objective:

A community can preserve the open character of a community using a variety of methods. Please check all that you believe the Town should utilize to achieve this objective:



103 respondents provided an answer for Survey Question 11 about achieving open space preservation. Methods such as grants and mandatory cluster subdivisions received a high amount of votes from respondents, 78 and 65 respectively, whereas eminent domain and transfer of development rights were not as popular. Other options written in by respondents include restricting density and discontinuing sewer package plants.

12. What resources do you believe should be preserved as undisturbed open space to the maximum extent practicable?

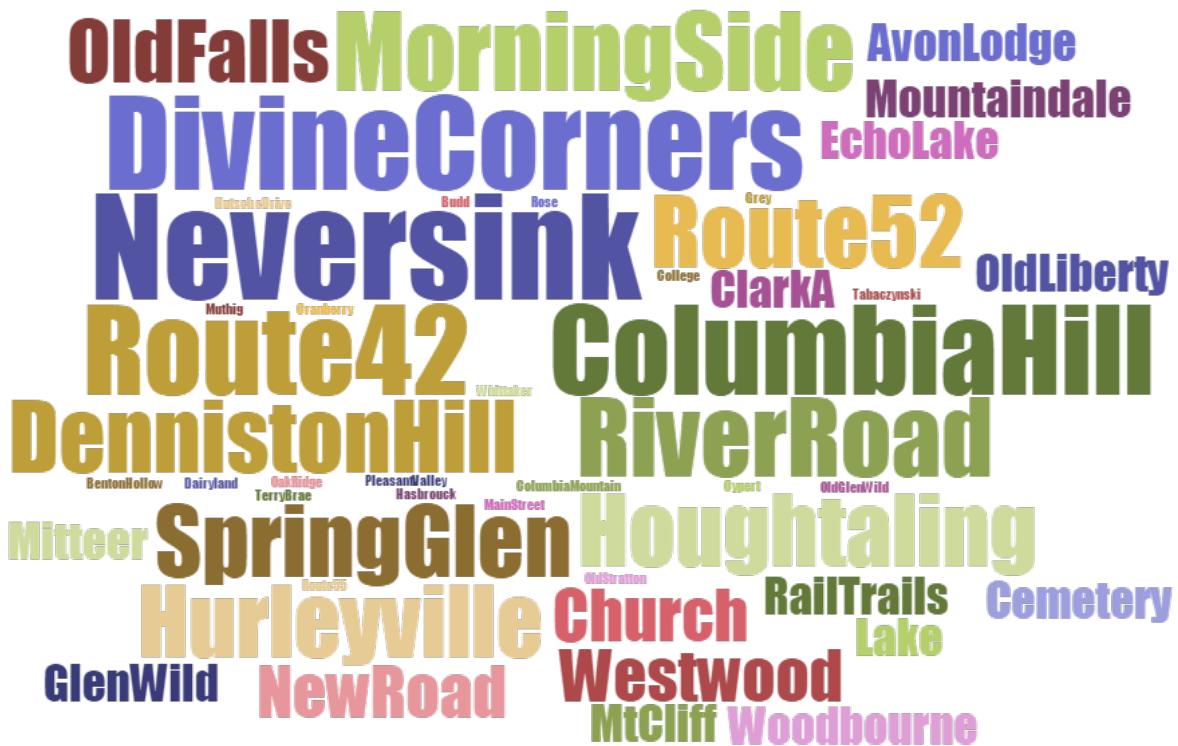
Answer Options	1-"In High-Need of Preservation"	2	3-"In General-Need of Preservation"	4	5-"In Low Need of Preservation"	Rating Average
Agricultural land	59	13	18	6	5	1.86
Ecological habitat	69	11	11	3	8	1.73
Floodplains	63	7	18	6	5	1.82
Neversink River	79	14	8	1	1	1.36
Ridgelines	42	18	25	3	5	2.04
Stream corridors	63	15	17	3	5	1.76
Steep slopes	37	24	21	7	6	2.17
Wetlands	65	15	6	4	9	1.76
Woodland	65	13	13	5	5	1.73

107 responses were recorded for Survey Question 12, which asked respondents about resources in need of preservation, with 1 indicating a resource in high-need, 3 indicating in general-need, and 5 indicating a low-need. Therefore, the lower the “Rating Average” is, the more in need of preservation the resource is.

All of the responses had an average between 1.36 and 2.17, indicating respondents found all of the resources to need preservation. The Neversink River is the resource that received the highest need of preservation.

SCENIC RESOURCES

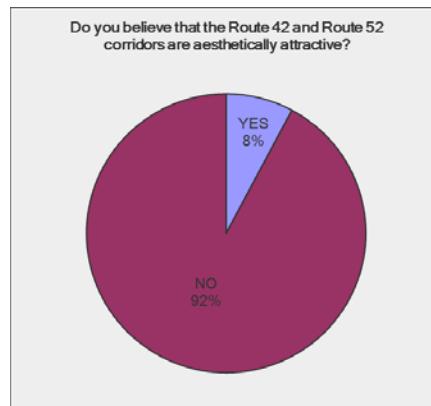
13. What do you think are the most scenic roads/areas in the Town?



149 roadways were suggested as the most scenic roads in the Town. The most common responses are shown in the Word Cloud above. A larger size of the word in the diagram indicates more respondents indicated the road or area was scenic.

14. Do you believe that the Route 42 and Route 52 corridors are aesthetically attractive?

95 out of 103 respondents indicated that they do not find Route 42 and Route 52 aesthetically attractive.



ISSUES AND OPPORTUNITIES/ASSETS

15. What do you believe are the three most significant issues that the Town needs to address within the next ten years?



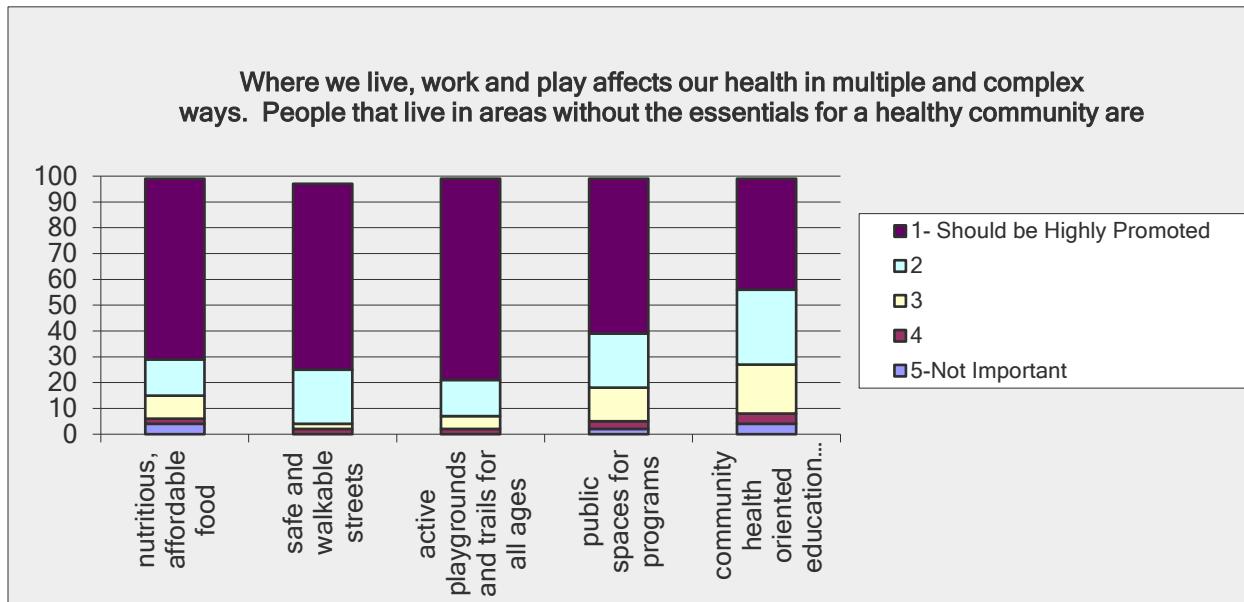
Question 15 asked respondents to write in three significant issues within the Town and there were 240 responses recorded. The most common themes of responses are shown in the above Word Cloud. Increased density and over development were some of the most common concerns raised by residents. Additionally, as a result of increased density and development concerns were raised about infrastructure, traffic, and environmental resources. Concerns about taxes being too high and a lack of taxable businesses were also significant issues raised by respondents. There was a desire among respondents to increase community involvement and promote code enforcement.

16. What do you believe are the three most significant opportunities/assets that the Town has to achieve a “better” Fallsburg?



There were 180 responses received for Survey Question 16, which were then grouped into major themes. One of the most mentioned assets is the abundance of natural resources including the Neversink River, parks, trails, and rural character of the Town. The proximity of the Town to New York City and other large attractions was also mentioned, as well as the strength of the community of Fallsburg.

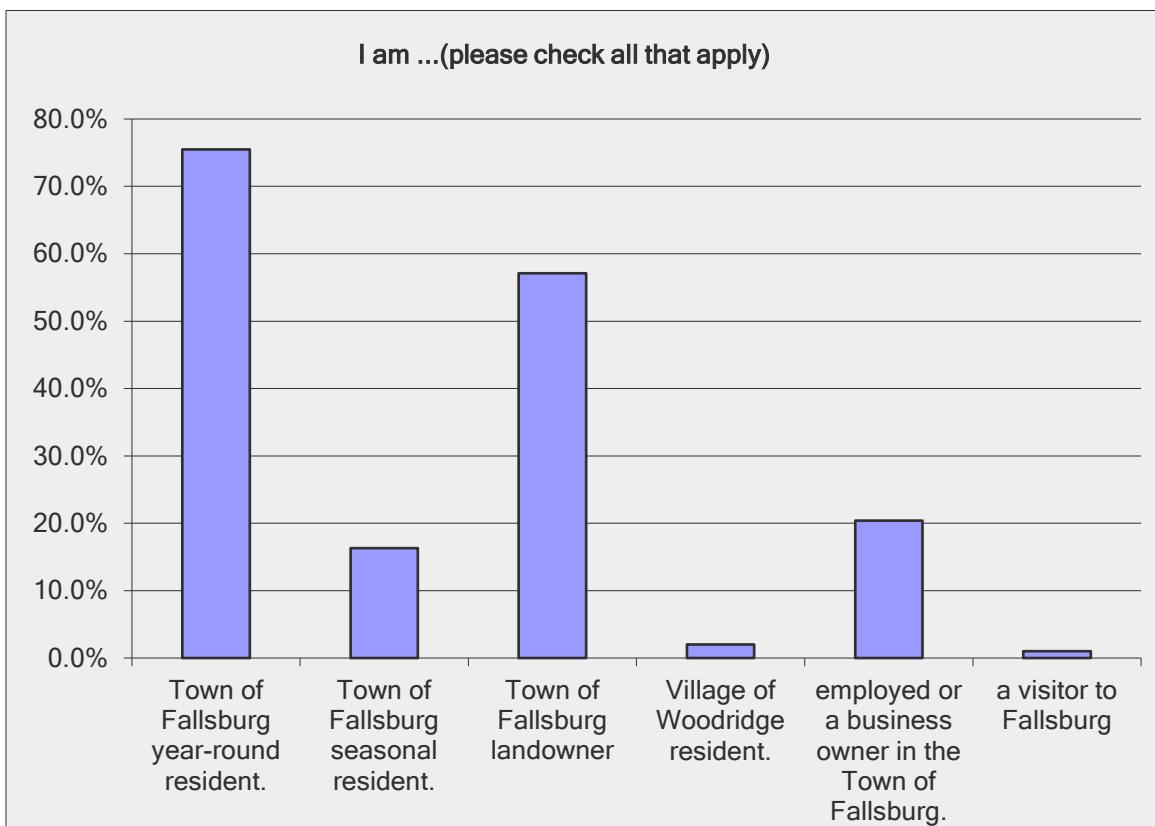
17. Where we live, work and play affects our health in multiple and complex ways. People that live in areas without the essentials for a healthy community are more likely to be burdened with high rates of obesity, diabetes, or other chronic illnesses. A key goal for the Town is to be known as a healthy community and make choices for the future to ensure that residents and visitors have access to healthy foods, a range of options to be physically active, and programs that encourage healthy life choices. Which of these are important and should be promoted in Fallsburg. Please rate from 1 to 5, with "1" being "Should be Highly Promoted" to "5" being "Not Important".



There were 101 responses to Question 17 and 44 responded chose not to answer this question. The majority of respondents indicated that each of the listed ideas for promoting healthy communities should be highly promoted within the Town of Fallsburg.

DEMOGRAPHICS

18. I am ...(please check all that apply)

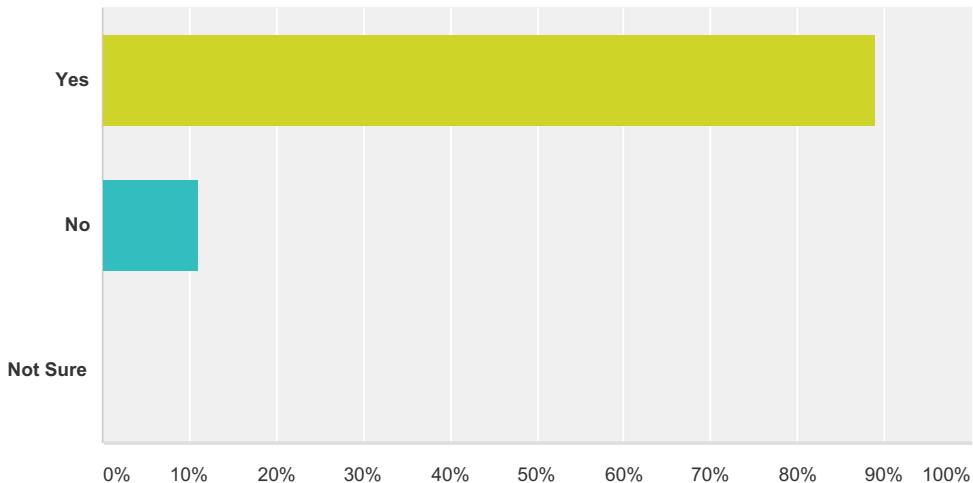


98 respondents answered Question 18 regarding their relationship to the Town of Fallsburg while 47 people chose not to answer this question. The majority of respondents are year-round residents of the Town of Fallsburg, followed by a Town of Fallsburg landowner, employed or business owner in the Town of Fallsburg, Fallsburg seasonal resident, Village of Woodridge resident, and visitor.

APPENDIX B CPC Questionnaire Responses

Q1 Distance from hamlets and villages?

Answered: 9 Skipped: 0

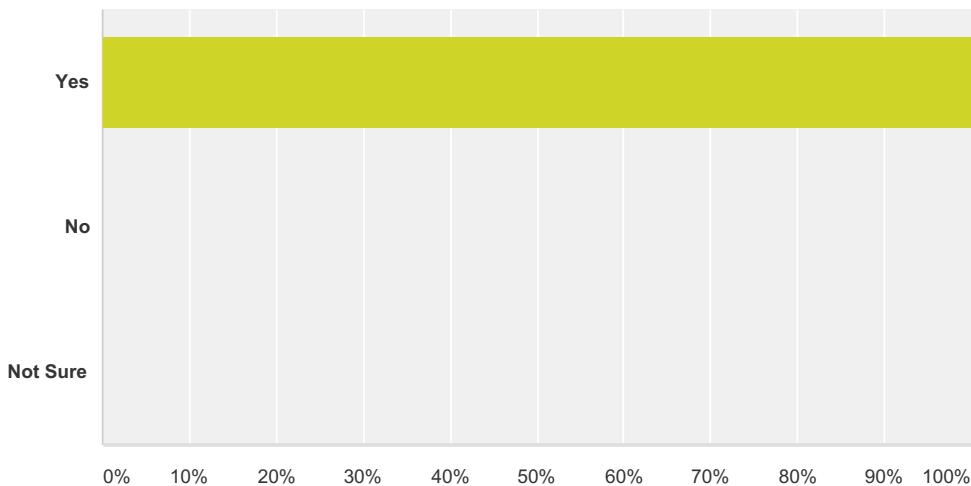


Answer Choices		Responses	
Yes		88.89%	8
No		11.11%	1
Not Sure		0.00%	0
Total		9	

#	Comments	Date
	There are no responses.	

Q2 Availability of public sewer and water services?

Answered: 9 Skipped: 0

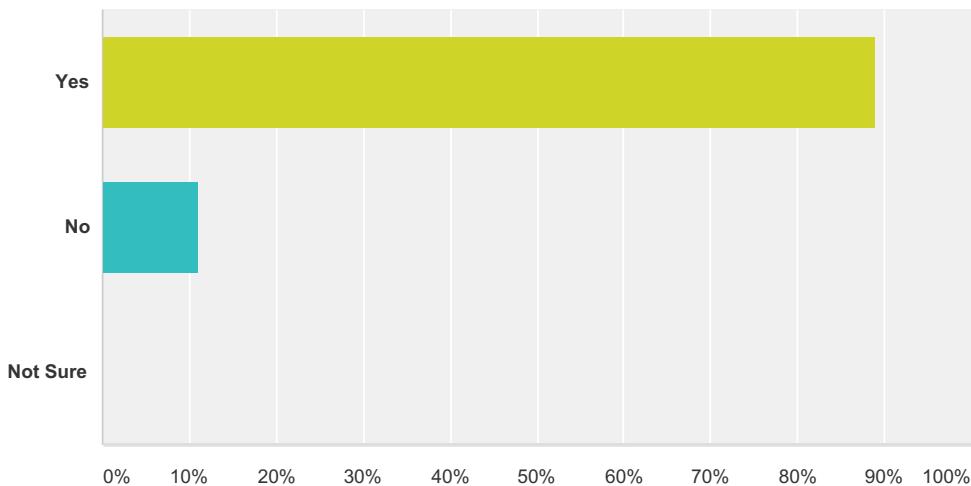


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	Definately	4/25/2017 1:17 PM
2	Keeping the highest density in public sewer & water.	4/25/2017 1:17 PM

Q3 Distance from road arterials to serve traffic generated by the residential development?

Answered: 9 Skipped: 0

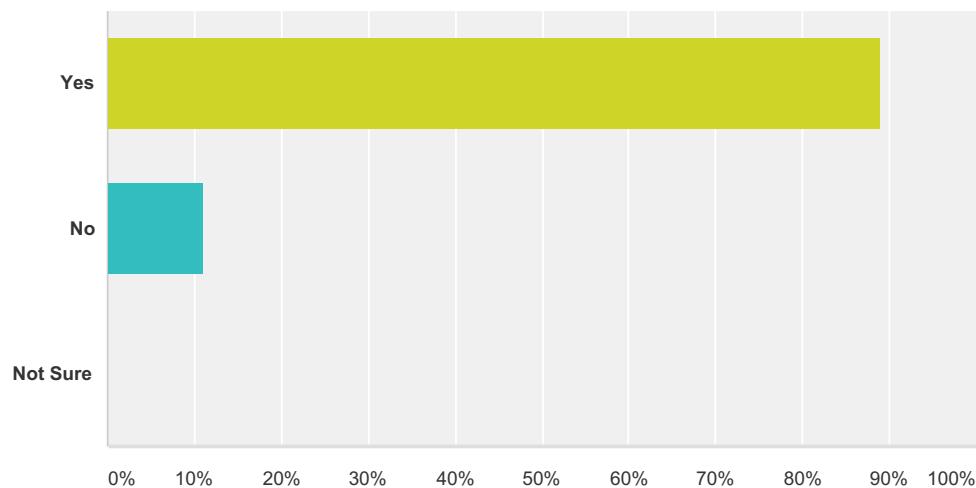


Answer Choices		Responses	
Yes		88.89%	8
No		11.11%	1
Not Sure		0.00%	0
Total			9

#	Comments:	Date
1	Closer to the road arterials with attention to the number of driveways and keeping traffic needs updated, including traffic lights and signs.	4/25/2017 1:17 PM

Q4 Should the Town consolidate the REC-1 and REC-2 zones into one zone (with a density of one dwelling/3 acres) as they are nearly identical with the difference being that manufactured homes are allowed in the REC-2? (If consolidated, manufactured homes would be strictly regulated in the consolidated zone).

Answered: 9 Skipped: 0

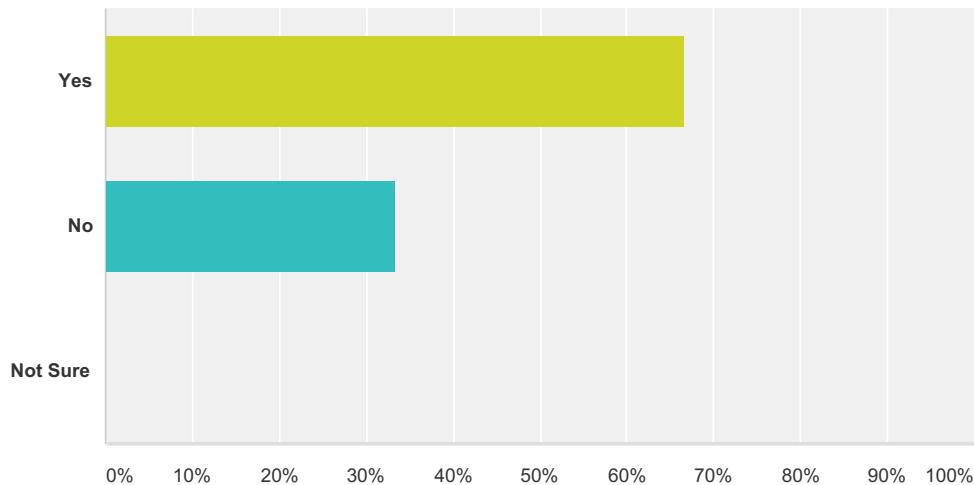


Answer Choices		Responses	
Yes		88.89%	8
No		11.11%	1
Not Sure		0.00%	0
Total			9

#	Comments:	Date
1	the parcels that have water and sewer should be in the high density zoning.	4/25/2017 1:25 PM

Q5 Would you support changing the R-1 to 1 acre minimum lots with water and sewer and 1.5 acre lots without sewer and water (currently 3 acres)?

Answered: 9 Skipped: 0

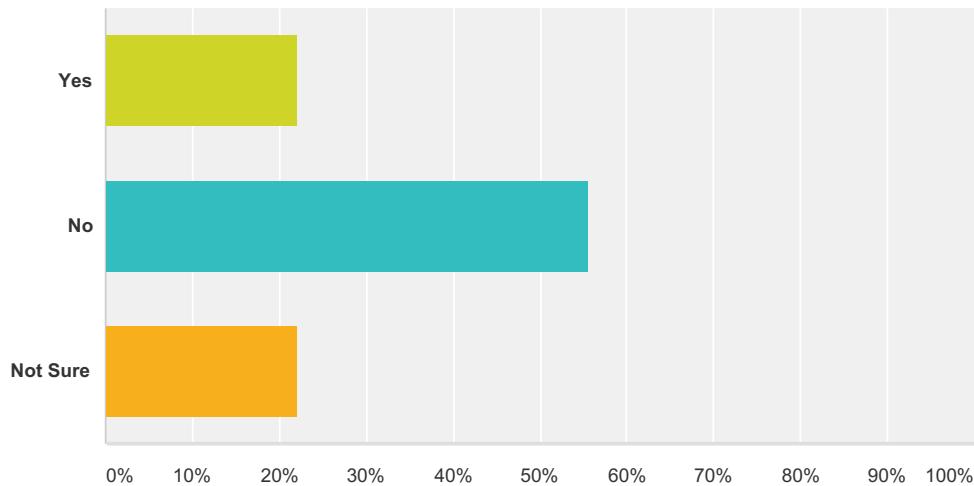


Answer Choices	Responses	
Yes	66.67%	6
No	33.33%	3
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	lots with water and sewer to be 4 per acre (currently 1/2 acre) and 1.5 acre without sewer and water	4/25/2017 1:25 PM
2	As long as the soils are compatible for on site sewer or require raised beds	4/25/2017 1:17 PM
3	Keep the 2 to 3 acres for areas without sewer & water.	4/25/2017 1:17 PM
4	Contingent upon resolution on question number 4.	4/25/2017 1:15 PM

Q6 Would you support amendments of the R-1 district to allow all dwellings at a density of one dwelling per one acre regardless of whether a development is served by central water or sewer?

Answered: 9 Skipped: 0

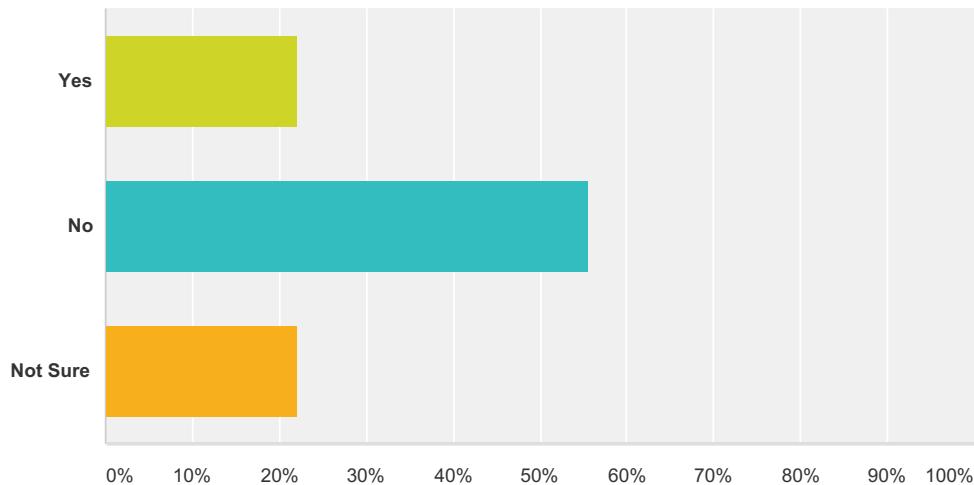


Answer Choices	Responses
Yes	22.22% 2
No	55.56% 5
Not Sure	22.22% 2
Total	9

#	Comments:	Date
1	lots with water and sewer to be 4 per acre (currently 1/2 acre) and 1.5 acre without sewer and water	4/25/2017 1:25 PM
2	Only if it is part of a cluster with additional acreage set aside as open space	4/25/2017 1:17 PM
3	One dwelling per 1 acre in water & sewer and 2 - 3 acre for non-water & sewer. I should abide by question #5 parameters.	4/25/2017 1:17 PM

Q7 Should the Town consider eliminating the Planned Unit District floating zone and grandfather existing PUDs if already approved and developed?

Answered: 9 Skipped: 0

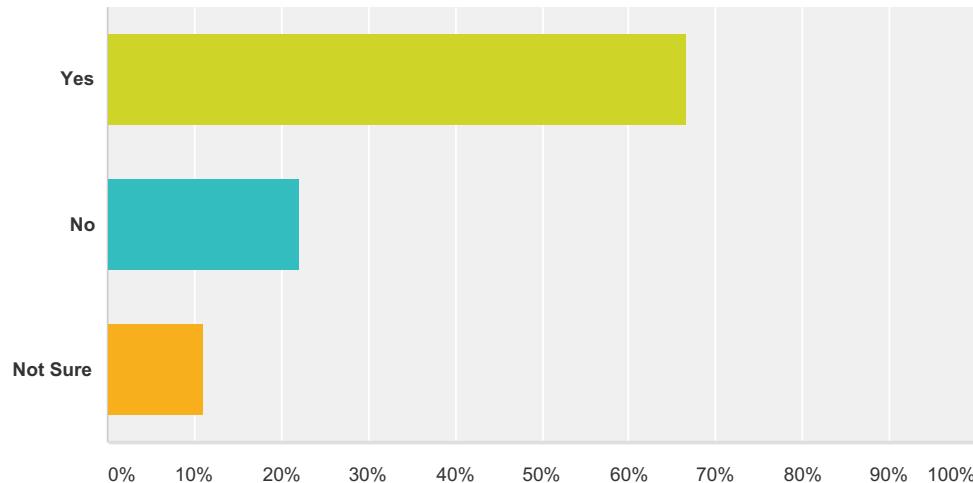


Answer Choices	Responses	
Yes	22.22%	2
No	55.56%	5
Not Sure	22.22%	2
Total		9

#	Comments:	Date
1	And make any that have not started construction from their approval date be subject to a new review for current zoning requirements	4/25/2017 1:17 PM
2	But the PUD zone should still consider the limits of the zone its in.	4/25/2017 1:17 PM

Q8 Should the Town continue to allow duplex dwellings in the HR-1 areas, but uphold such developments to higher standards of architectural review, walkability, and complemented by setbacks which are consistent with other structures within the HR-1 district?

Answered: 9 Skipped: 0

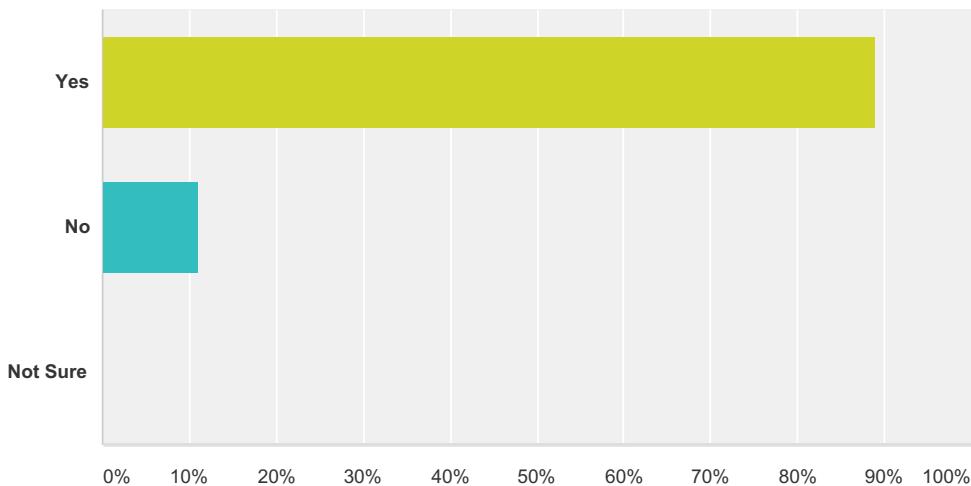


Answer Choices	Responses
Yes	66.67% 6
No	22.22% 2
Not Sure	11.11% 1
Total	9

#	Comments:	Date
1	if the disision is to keep them in hr1, above standards must be adhered to ... no above ground basements, and no more then 2 storys high	4/25/2017 1:27 PM
2	All developments to be uphold to the same level of standards of architectural review, as currently done by the ARB, no need for added bureaucracy.	4/25/2017 1:25 PM
3	Yes, allowing duplexes in HR-1 should also take into consideration parking as well as walk-ability and setbacks.	4/25/2017 1:17 PM
4	contingent upon prohibition of walk-out basements and half storey above grade	4/25/2017 1:15 PM

Q9 Should the Town allow duplex units outside of the immediate HR-1 districts, in the R-1 districts only?

Answered: 9 Skipped: 0

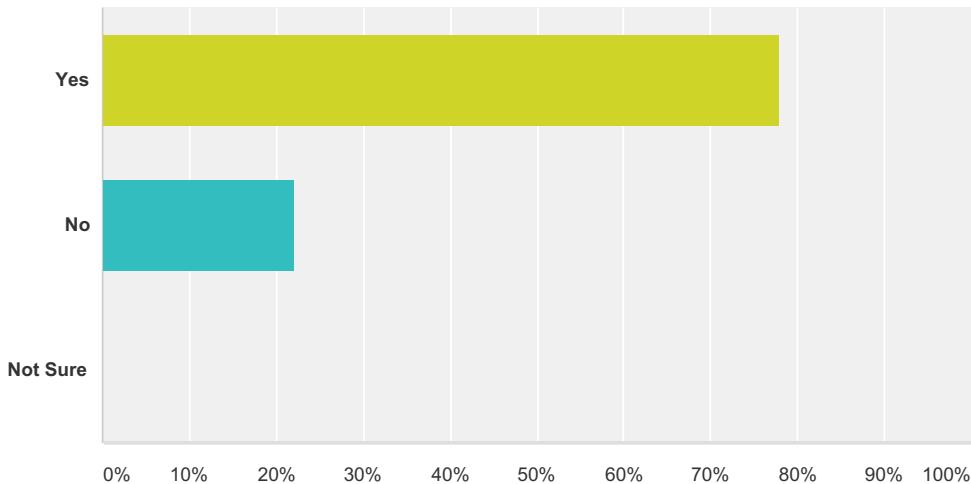


Answer Choices		Responses	
Yes		88.89%	8
No		11.11%	1
Not Sure		0.00%	0
Total			9

#	Comments:	Date
1	duplex units should be allowed in all districts except AG and REC	4/25/2017 1:25 PM

Q10 Should the HR-1 district allow duplexes only where each unit is on a fee simple lot (individually owned lots)?

Answered: 9 Skipped: 0

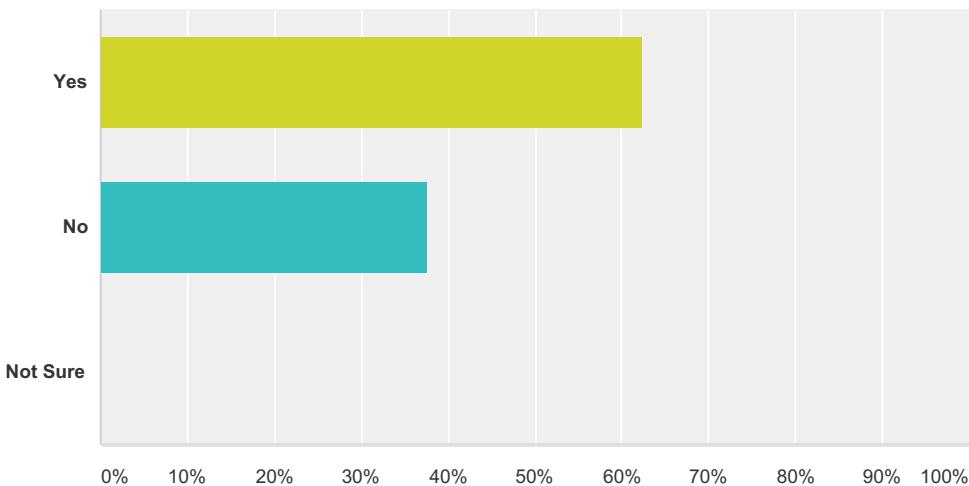


Answer Choices		Responses	
Yes		77.78%	7
No		22.22%	2
Not Sure		0.00%	0
Total			9

#	Comments:	Date
	There are no responses.	

Q11 Should the setback in the duplex law be less than 175' in the HR-1 zone where each dwellings is on a fee simple lot?

Answered: 8 Skipped: 1

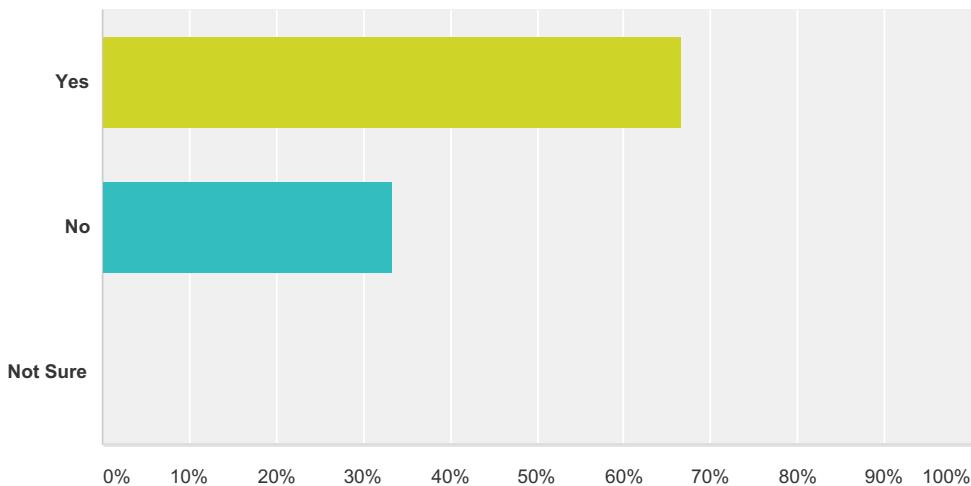


Answer Choices	Responses	
Yes	62.50%	5
No	37.50%	3
Not Sure	0.00%	0
Total		8

#	Comments:	Date
1	but NO less then 150 feet	4/25/2017 1:27 PM
2	75' of wooded buffer is more then satisfactory, (175' buffer proposal is only good if you want to completely restrict any possible development)	4/25/2017 1:25 PM
3	yes when the frontage space is similar the neighboring property and where the design aesthetically pleasing and that the building to built where the basement is flush with ground, similar to neighboring property.	4/25/2017 1:17 PM
4	Not recommending duplex developments in H-R 1 zone	4/25/2017 1:15 PM

Q12 Where duplex developments are allowed, should the vegetative buffer required be greater than 25 feet ?

Answered: 9 Skipped: 0

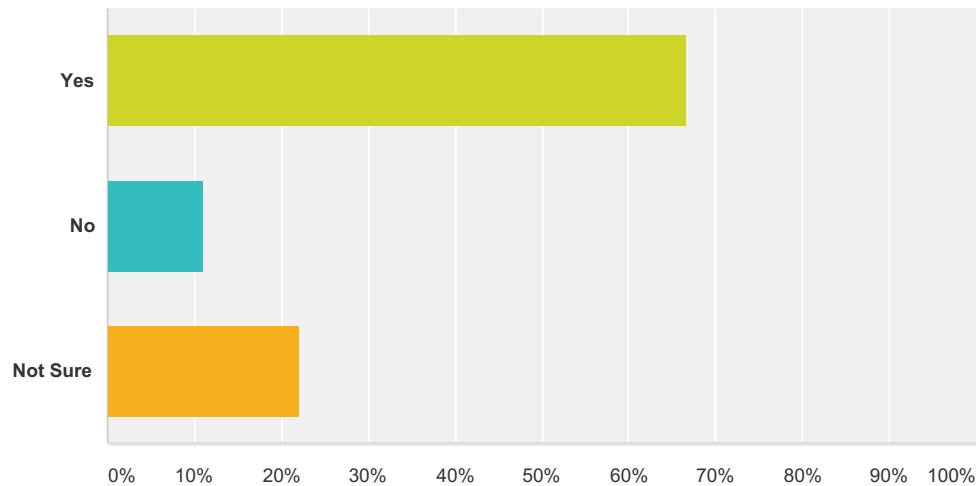


Answer Choices	Responses	
Yes	66.67%	6
No	33.33%	3
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	at least 75 feet	4/25/2017 1:27 PM
2	And certainly no less than 25 feet. More importantly hat the vegetation is truly creating a buffer and screen and that the vegetation is maintained aesthetically.	4/25/2017 1:17 PM
3	I would recommend 50 ft	4/25/2017 1:15 PM

Q13 Should the Town eliminate the REC-1 overlay which now allows development of $\frac{1}{2}$ acre lots in a zone that otherwise requires 1.5 acres with sewer and water and 3 acres without sewer and water?

Answered: 9 Skipped: 0

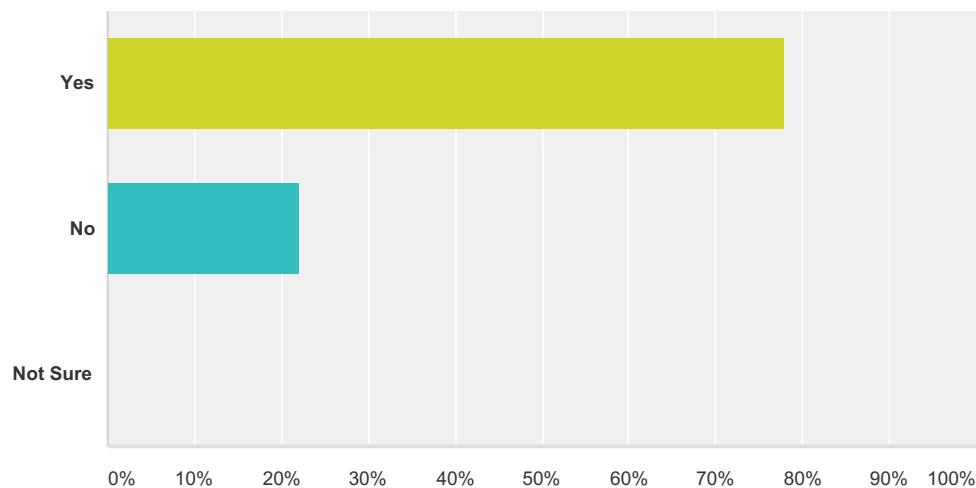


Answer Choices	Responses
Yes	66.67% 6
No	11.11% 1
Not Sure	22.22% 2
Total	9

#	Comments:	Date
1	But subject to special review to address site; view shed etc	4/25/2017 1:17 PM
2	keep the acres consistent for each zone.	4/25/2017 1:17 PM

Q14 Do you think the Town should focus nonresidential development including seasonal uses along the Route 52 and Route 42 corridors since these are state routes which can better accommodate traffic from nonresidential development, and can be more readily upgraded than local roads?

Answered: 9 Skipped: 0

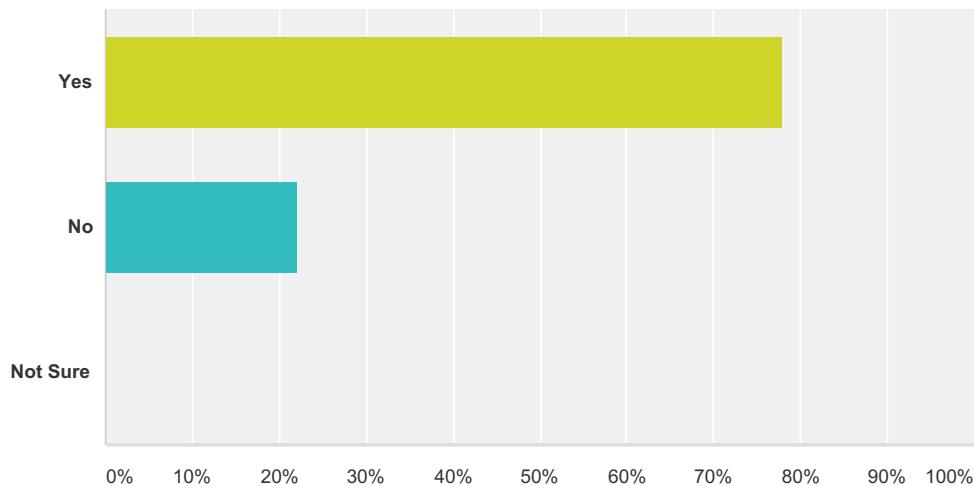


Answer Choices		Responses	
Yes		77.78%	7
No		22.22%	2
Not Sure		0.00%	0
Total			9

#	Comments:	Date
1	effort should be made to attract year round business	4/25/2017 1:27 PM
2	encouraging businesses along the main arterials but limit the amount of chain stores and focus on more independent businesses.	4/25/2017 1:17 PM
3	And we need to develop businesses in our hamlets.	4/25/2017 1:15 PM

Q15 Should the Town promote and regulate land uses within the immediate hamlets that encourage year-round use?

Answered: 9 Skipped: 0

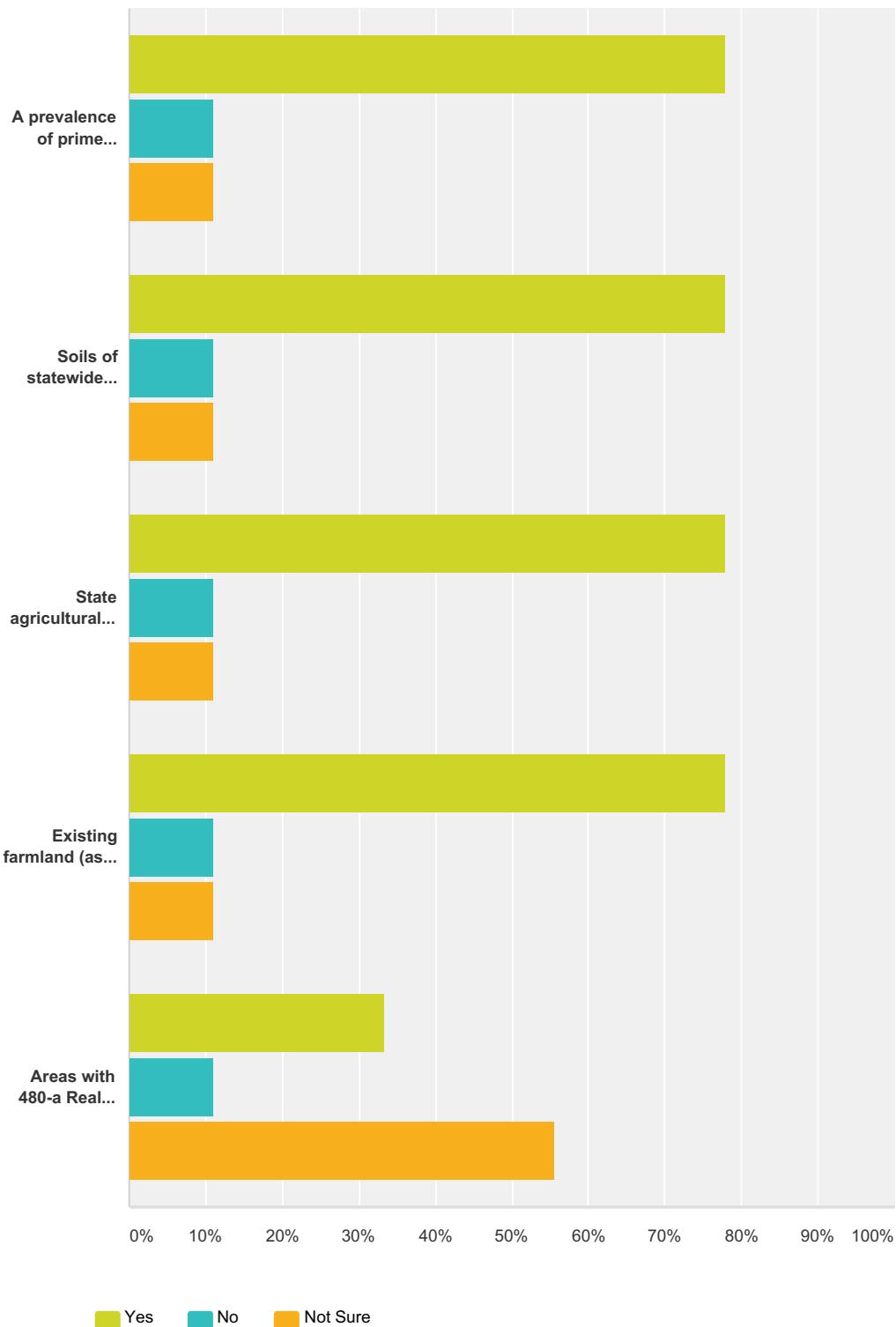


Answer Choices		Responses	
Yes		77.78%	7
No		22.22%	2
Not Sure		0.00%	0
Total			9

#	Comments:	Date
1	less regulation, less restrictions, more incentives to encourage economic development	4/25/2017 1:25 PM

Q16 Should the Town expand the AG zoning district to include areas which are very low density residential, and have:

Answered: 9 Skipped: 0



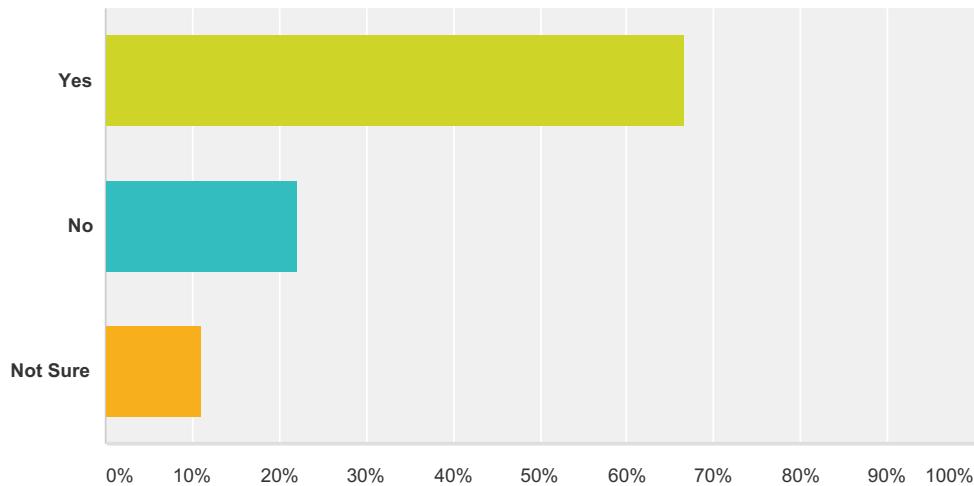
Fallsburg CPC Questionnaire

A prevalence of prime farmland soils?	77.78% 7	11.11% 1	11.11% 1	9
Soils of statewide significance?	77.78% 7	11.11% 1	11.11% 1	9
State agricultural districts?	77.78% 7	11.11% 1	11.11% 1	9
Existing farmland (as per tax roll and vegetation)?	77.78% 7	11.11% 1	11.11% 1	9
Areas with 480-a Real Property exemptions?	33.33% 3	11.11% 1	55.56% 5	9

#	Comments	Date
1	Besides Ag. you are preserving open space. Once farm use ends it very rarely returns to AG	4/25/2017 1:17 PM

Q17 Should the Town limit the number of uses that are allowed in the AG district to ensure that agriculture, agricultural-related, forestry, and very low density residential uses (5 acre lots) are permitted?

Answered: 9 Skipped: 0

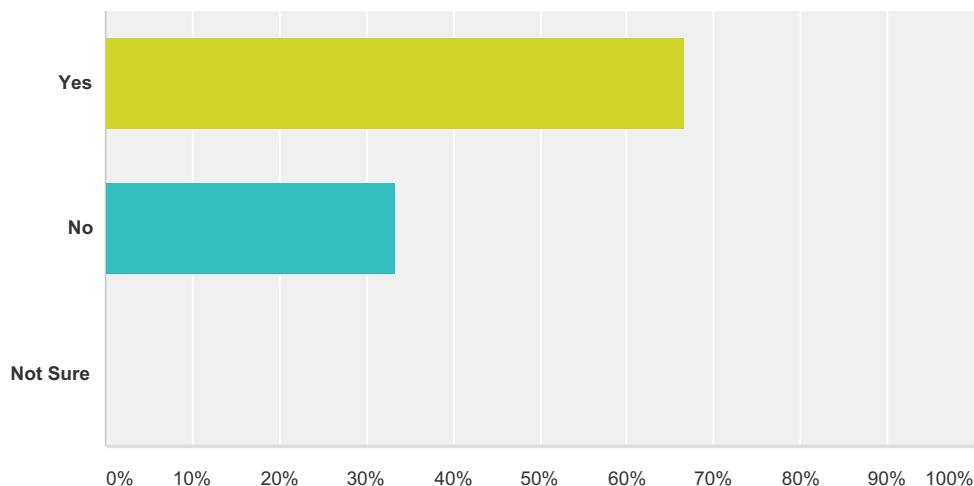


Answer Choices	Responses
Yes	66.67% 6
No	22.22% 2
Not Sure	11.11% 1
Total	9

#	Comments:	Date
1	impervious objects, and the space they require, should be considered based on size of building footprints	4/25/2017 1:27 PM
2	Definately. In addition do not allow houses on open fields with designate soils . With a little planning they can be located on non-agricultural soils.	4/25/2017 1:17 PM
3	All uses need to be reviewed	4/25/2017 1:15 PM

Q18 Currently clustering is permitted in the HR-1, R-1, REC-1 and REC-2 Zones and require a minimum site area of 15 acres for HR-1 and R-1 districts and 35 acres for the REC districts (which does not promote open space for smaller lots). Should the Town revise cluster development regulations to be consistent with open space goals?

Answered: 9 Skipped: 0

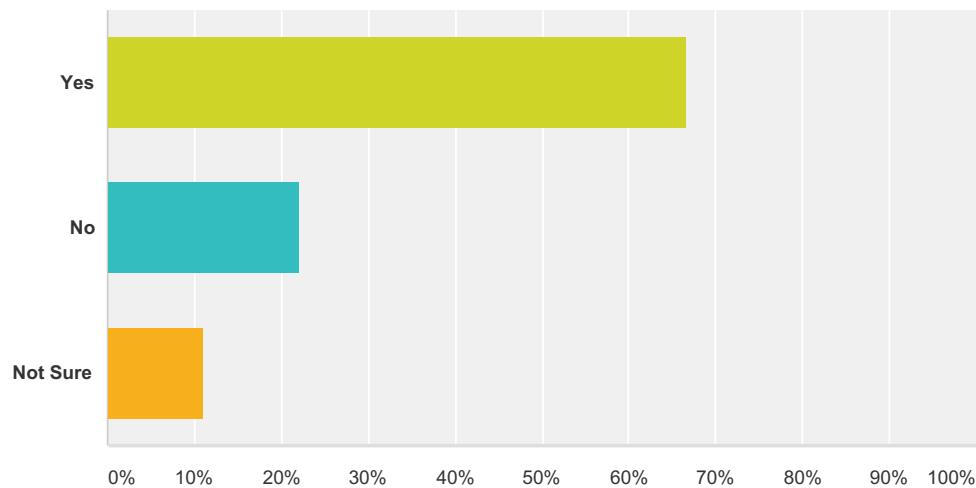


Answer Choices	Responses	
Yes	66.67%	6
No	33.33%	3
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	with the hope of preserving the parts of the property where trees, rivers, and other natural features of preserved.	4/25/2017 1:17 PM
2	I would recommend 50% open space particularly in REC 1 and REC 2	4/25/2017 1:15 PM

Q19 Should clustered developments include a conservation easement that is a percentage of the land area that provides a minimum amount of largely contiguous acreage of preserved land to promote open space on developments?

Answered: 9 Skipped: 0

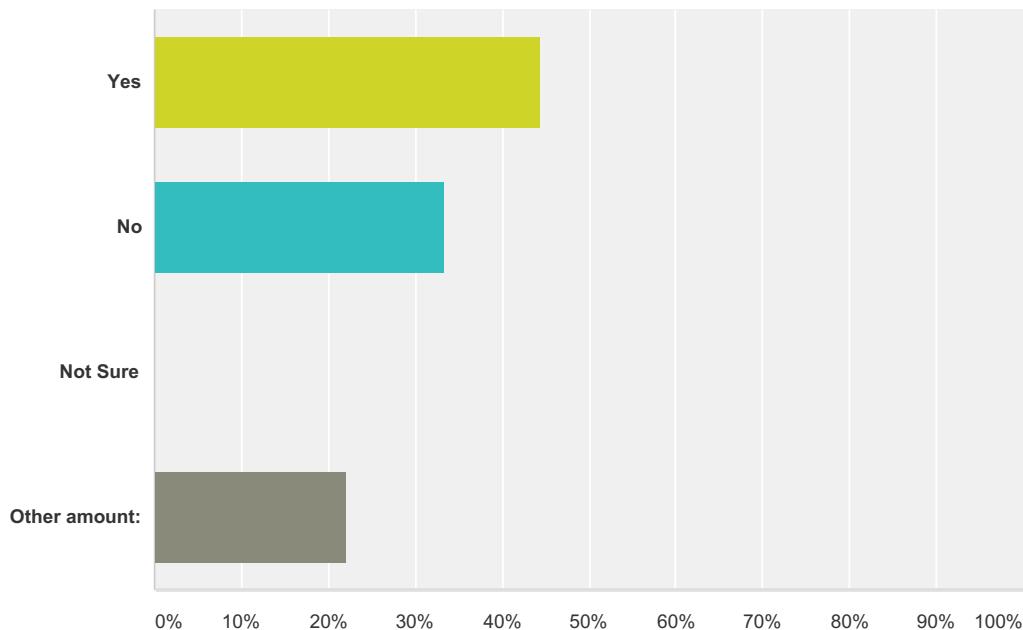


Answer Choices	Responses	
Yes	66.67%	6
No	22.22%	2
Not Sure	11.11%	1
Total		9

#	Comments:	Date
1	and the open space as separate from recreational space like tennis courts or paved areas.	4/25/2017 1:17 PM

Q20 Should the Town require that 50% of the gross land area be set aside for conservation as part of a cluster layout?

Answered: 9 Skipped: 0

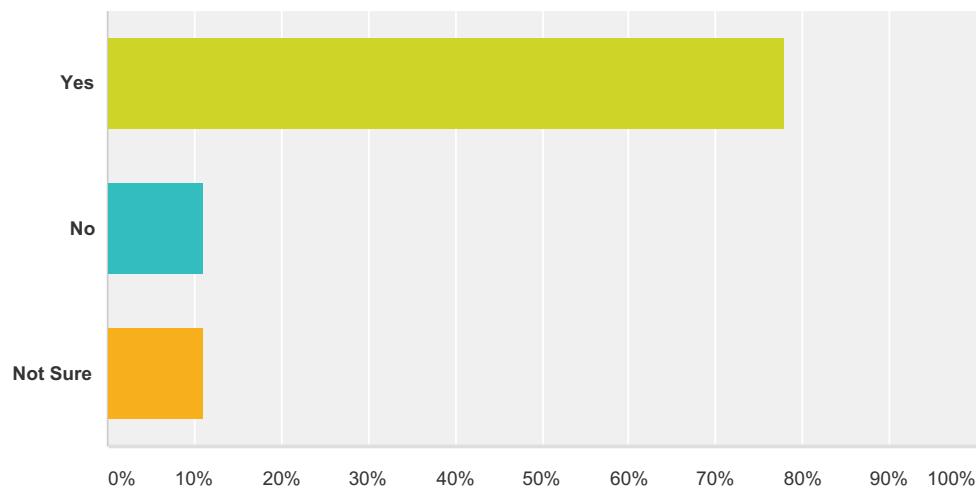


Answer Choices	Responses
Yes	44.44% 4
No	33.33% 3
Not Sure	0.00% 0
Other amount:	22.22% 2
Total	9

#	Other amount:	Date
1	And make part of the conserved land area in the front of the property	4/25/2017 1:17 PM
2	35%	4/25/2017 1:13 PM

Q21 Should applicants of major subdivisions be required to submit an alternative "cluster" (aka "conservation") subdivision plan with the same number of lots and contiguous open space be submitted and provide the authority to the Planning Board to choose the best alternative?

Answered: 9 Skipped: 0

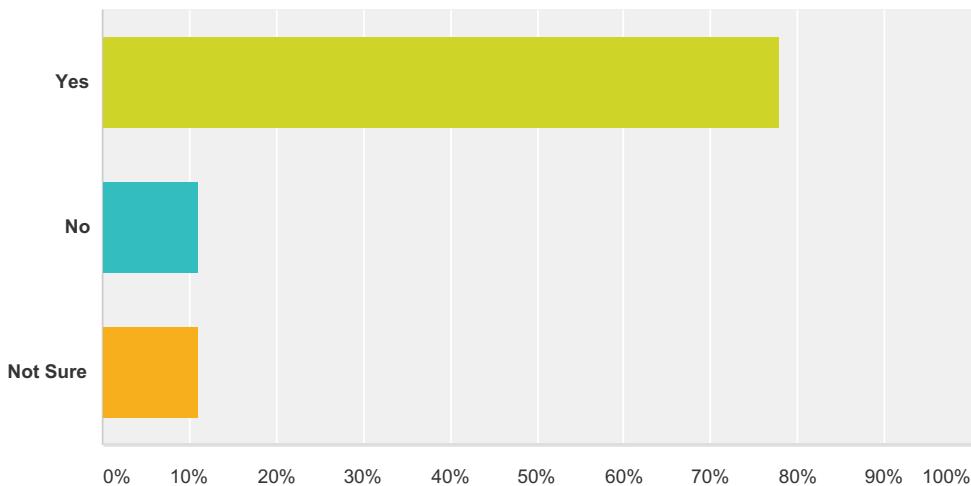


Answer Choices		Responses	
Yes		77.78%	7
No		11.11%	1
Not Sure		11.11%	1
Total			9

#	Comments:	Date
1	With the Planning Board being able to suggest or prevent trees / rivers from getting destroyed by construction when there are places on the site that are less environmentally destructive.	4/25/2017 1:17 PM
2	Question doesn't seem to make sense	4/25/2017 1:16 PM

Q22 Should staff housing in camps and religious retreats eliminate kitchens so as not to qualify these as dwelling units?

Answered: 9 Skipped: 0

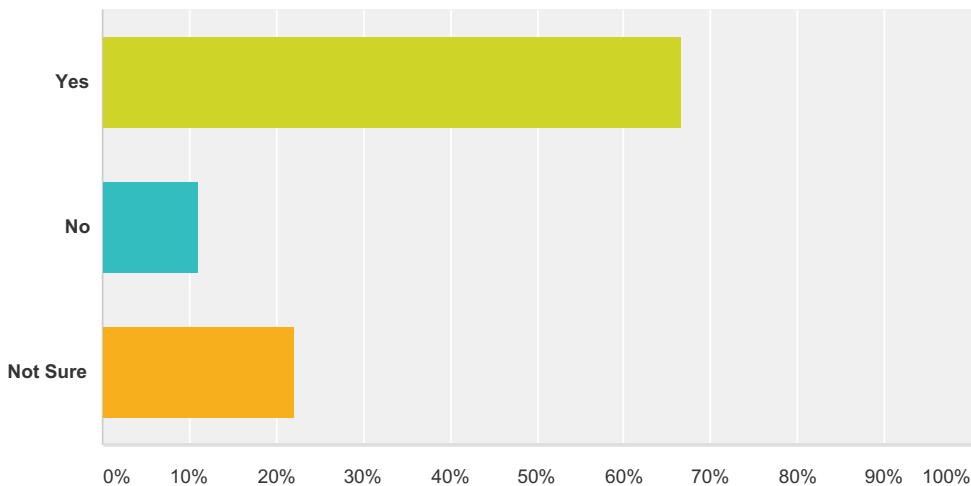


Answer Choices		Responses	
Yes		77.78%	7
No		11.11%	1
Not Sure		11.11%	1
Total			9

#	Comments:	Date
1	because dwelling units can be used in Hotel, airbnb or rented as a unit.	4/25/2017 1:17 PM

Q23 Should we change the definition of camps to prohibit dwelling units other than those for the camp owner and caretaker?

Answered: 9 Skipped: 0

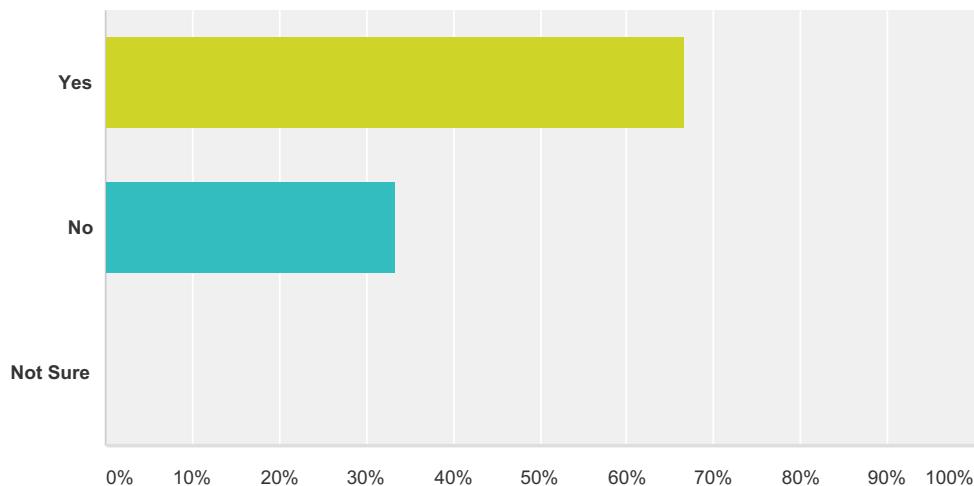


Answer Choices		Responses	
Yes		66.67%	6
No		11.11%	1
Not Sure		22.22%	2
Total			9

#	Comments:	Date
1	The amount of units to be based on the amount of children, 1 unit per 5 kids	4/25/2017 1:25 PM
2	A clear and obvious distinction between a seasonal camp and year round dwelling to ensure each property is abiding by those zoning limits.	4/25/2017 1:17 PM
3	In general there is a need to tighten up the definition of what is a camp to prevent camps from becoming another kind of seasonal fully residential neighborhood	4/25/2017 1:16 PM

Q24 Floor area ratio (FAR) is the ratio of a building's total floor area to the size of the lot on which it is located. Should a floor area ratio be imposed in a camp to regulate the maximum floor area of the buildings based upon the acreage of the project site?

Answered: 9 Skipped: 0

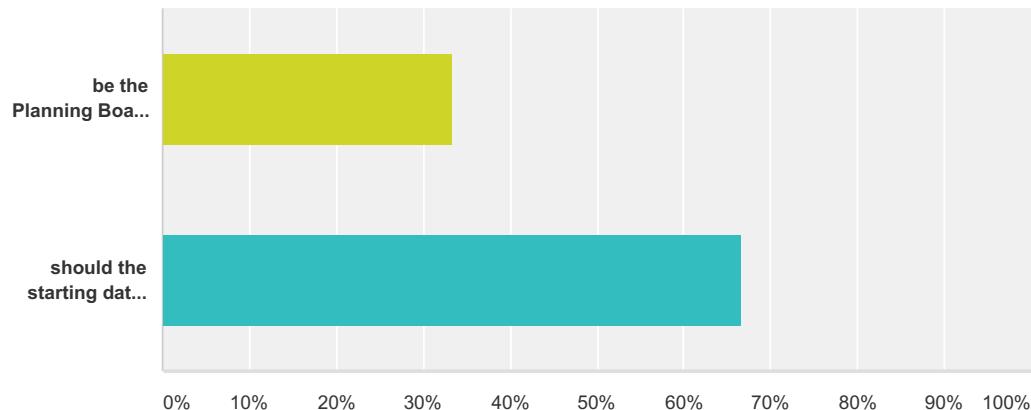


Answer Choices	Responses	
Yes	66.67%	6
No	33.33%	3
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	only based on lot coverage of 35% Impervious surfaces	4/25/2017 1:25 PM
2	In reference to question below (#25) - What is the typical difference in time between the chairman signature and approval? I also think removing a person from the date makes the date more fair, where something like vacation could unfairly give a project more or less time than the year.	4/25/2017 1:17 PM

Q25 The expiration of a site plan approval is set at one year from Planning Board approval and may be extended upon request for six months. Should the starting date of an approval:

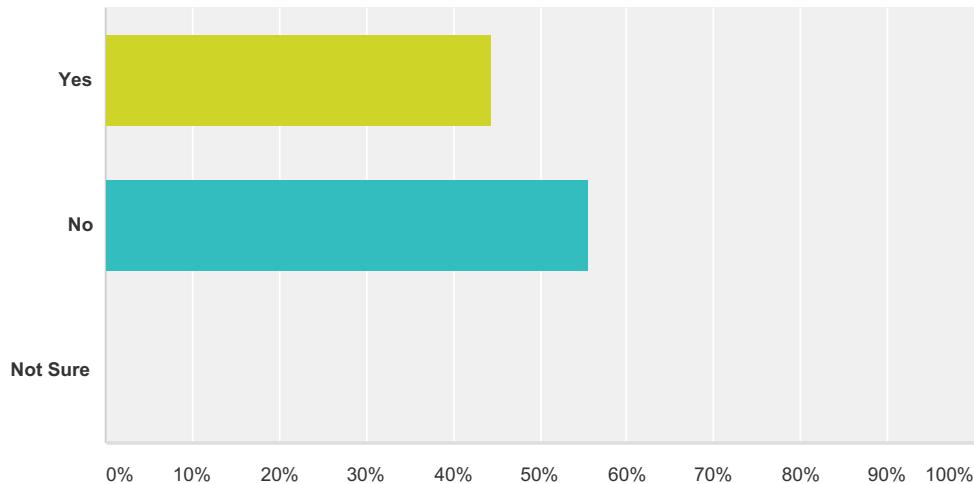
Answered: 9 Skipped: 0



Answer Choices	Responses
be the Planning Board meeting date when the conditional approval is approved? Or,	33.33% 3
should the starting date of an approval be the date of the Chairman's signature of the plan (which would extend the timeframe of the approval)?	66.67% 6
Total	9

Q26 Should the initial site plan approval be valid for less than one year?

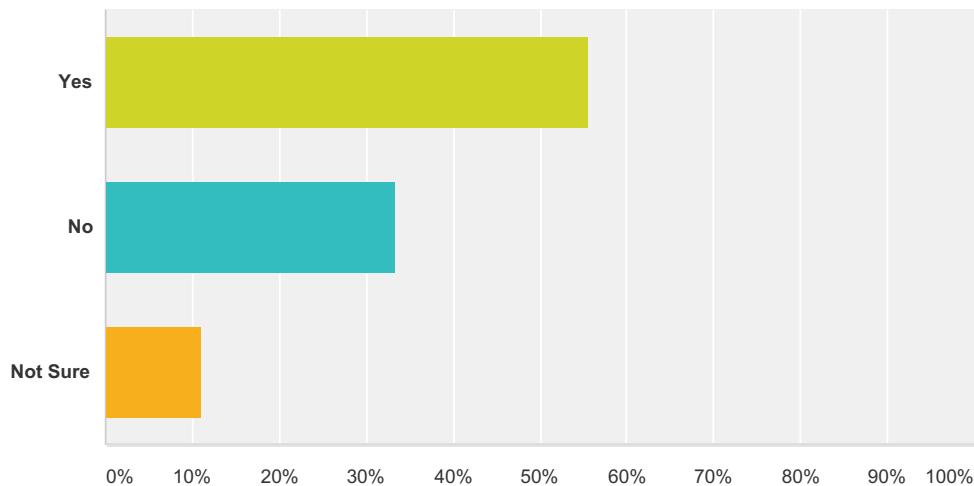
Answered: 9 Skipped: 0



Answer Choices	Responses	
Yes	44.44%	4
No	55.56%	5
Not Sure	0.00%	0
Total		9

Q27 Should the Town regulate secondary kitchens in basements of single family homes?

Answered: 9 Skipped: 0

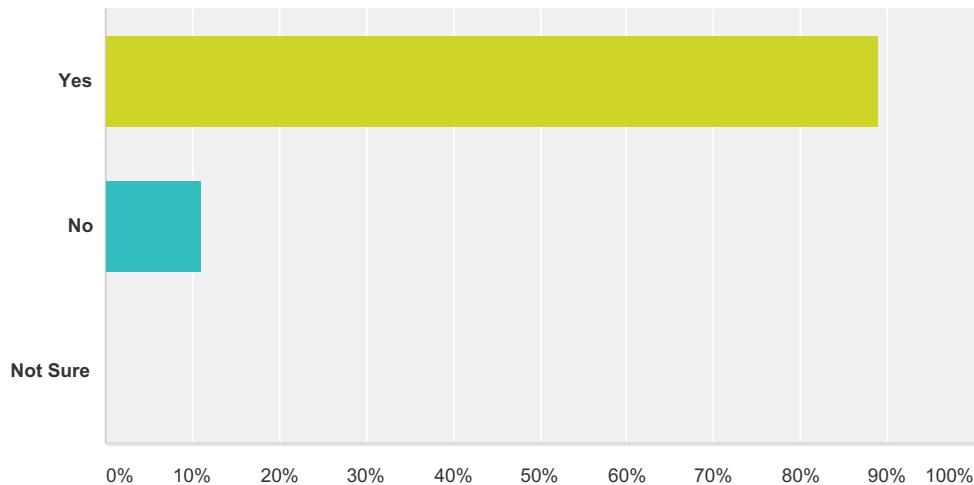


Answer Choices	Responses	
Yes	55.56%	5
No	33.33%	3
Not Sure	11.11%	1
Total		9

#	Comments:	Date
1	it is not fair to restrict all good law obeying citizens for a few law breakers!!!	4/25/2017 1:25 PM

Q28 Should the land uses Religious Retreat, Day and Overnight Camp be consolidated and regulated as a use and have the same bulk table requirements?

Answered: 9 Skipped: 0

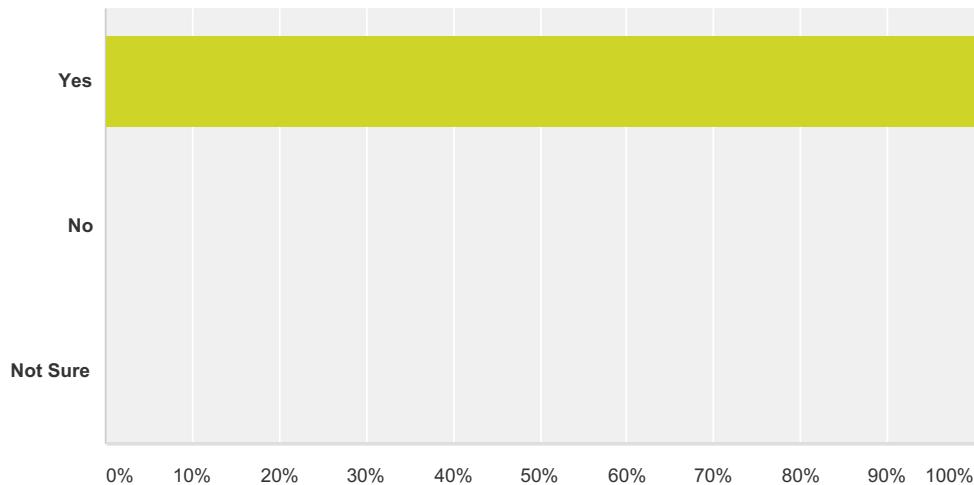


Answer Choices	Responses	
Yes	88.89%	8
No	11.11%	1
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	With the addition of more staffing for code enforcement to enforce.	4/25/2017 1:17 PM

Q29 Should the Town expand code enforcement and strengthen code provisions to ensure that properties are maintained and illegal uses are removed?

Answered: 9 Skipped: 0

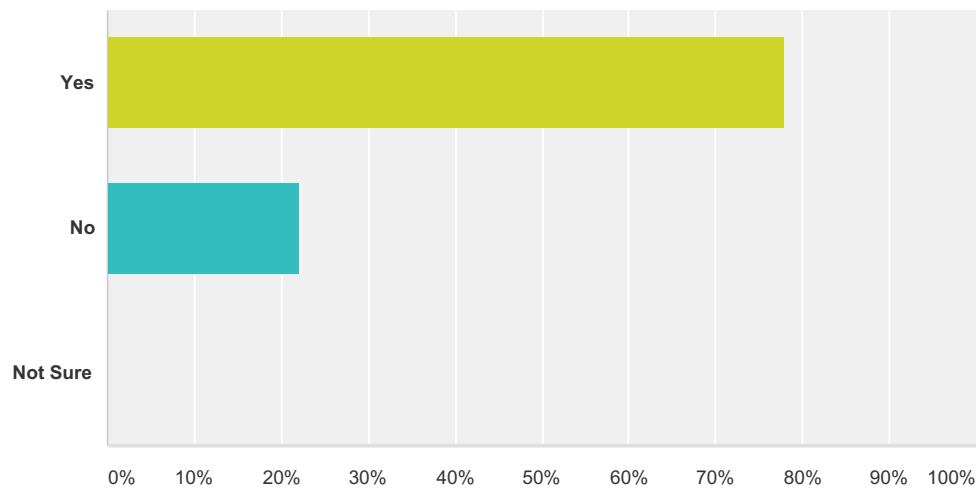


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	Adopt Property maintenance standards for enforcement	4/25/2017 1:26 PM
2	with total respect to privacy	4/25/2017 1:25 PM

Q30 Do you think the Town should expand the low density residential districts for purpose of promoting hunting, fishing, and other passive outdoor recreational activities?

Answered: 9 Skipped: 0

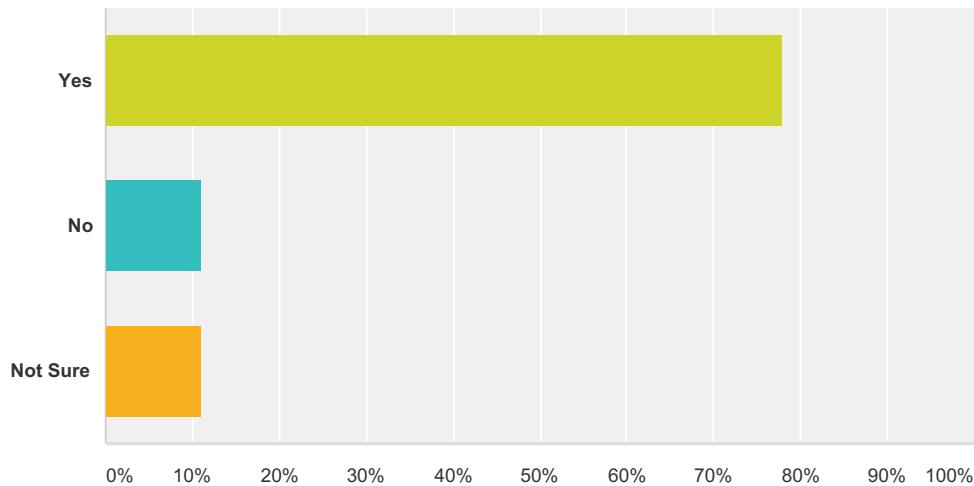


Answer Choices	Responses
Yes	77.78%
No	22.22%
Not Sure	0.00%
Total	9

#	Comments:	Date
1	But make the districts large enough	4/25/2017 1:17 PM

Q31 The Neversink River is over the Town's primary aquifer and provides habitat for the bald eagle. Should the Town create an overlay zone which limits uses and development in close proximity to the River in order to protect water quality & habitat?

Answered: 9 Skipped: 0

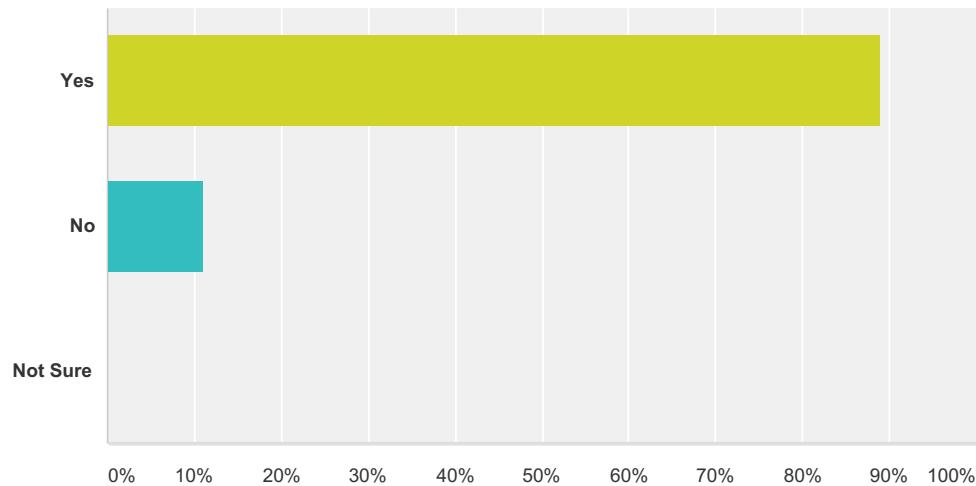


Answer Choices	Responses	
Yes	77.78%	7
No	11.11%	1
Not Sure	11.11%	1
Total		9

#	Comments:	Date
1	it is all regulated by the DEP no need for another layer of regulation!!!	4/25/2017 1:25 PM

Q32 Should the Town create a Water Supply Protection Overlay District to limit uses & development immediately atop an aquifer area or surrounding a well to protect the Town's water supply?

Answered: 9 Skipped: 0

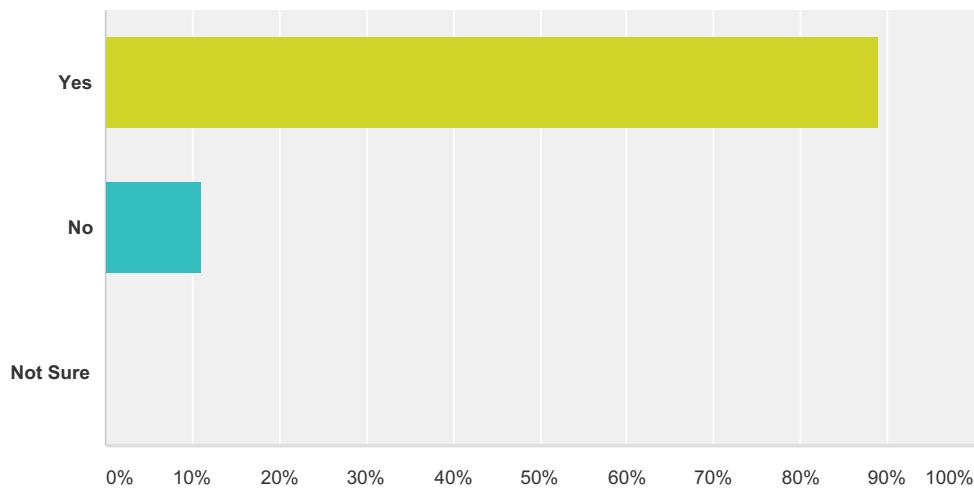


Answer Choices	Responses
Yes	88.89% 8
No	11.11% 1
Not Sure	0.00% 0
Total	9

#	Comments:	Date
1	We have the best water, no need for another layer of regulation!!!	4/25/2017 1:25 PM
2	Be careful with allowed uses - These areas are also prime agricultural soils	4/25/2017 1:17 PM

Q33 Should the Town require that new developments integrate undisturbed buffer areas into any development to limit the scale and visibility of large developments, and to limit expansive views of development?

Answered: 9 Skipped: 0

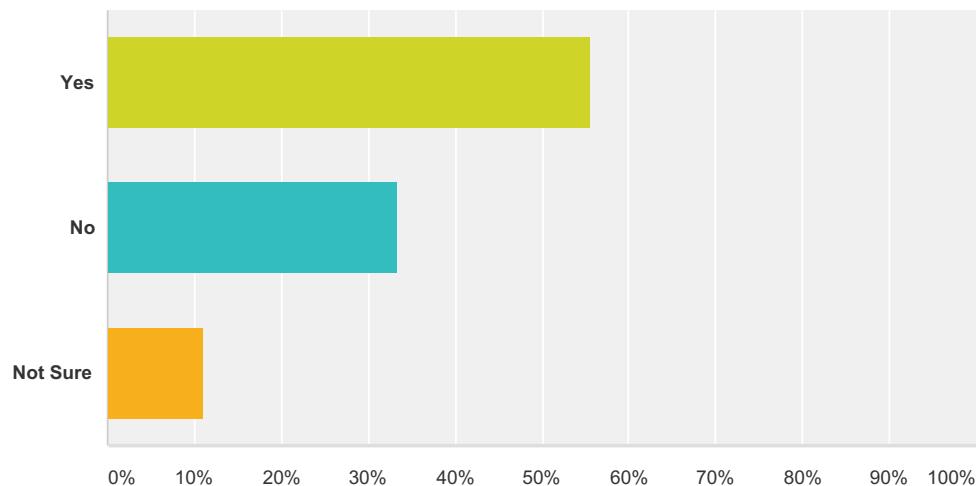


Answer Choices	Responses	
Yes	88.89%	8
No	11.11%	1
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	50' undisturbed buffer	4/25/2017 1:25 PM
2	Definitely!!! Plus as a provision of lifting the moratorium, any development that has not started 12 months after approval must come back for further review and conform with new provisions as adopted.	4/25/2017 1:17 PM
3	More important is affecting change to mandate different exterior designs to create a better aesthetic as opposed to the current monochromatic exteriors	4/25/2017 1:16 PM

Q34 There are a variety of ways the Town of Fallsburg can oversee lands that are subject to conservation easements. Do you support the Town holding conservation easements without formation of a land trust?

Answered: 9 Skipped: 0

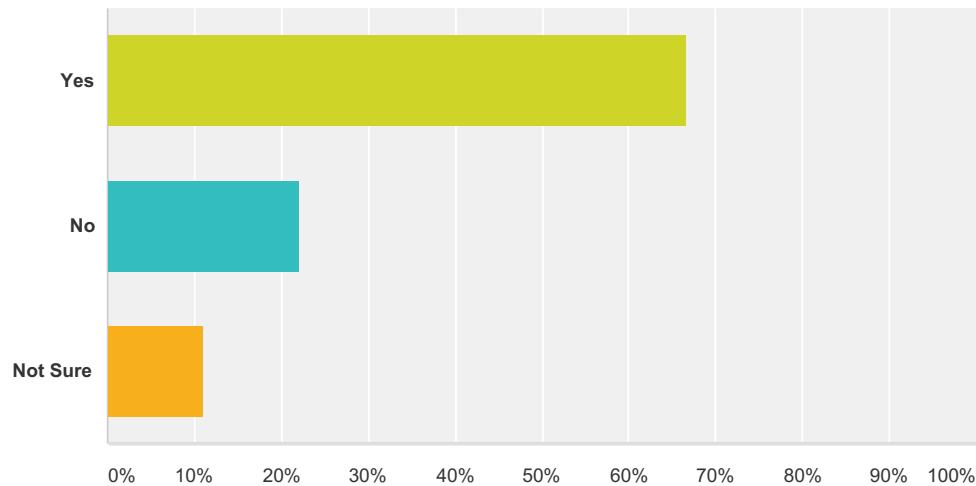


Answer Choices		Responses	
Yes		55.56%	5
No		33.33%	3
Not Sure		11.11%	1
Total		9	

#	Comments:	Date
	There are no responses.	

Q35 Should the Town incorporate floodplain provisions that do not allow primary residential or nonresidential buildings to be located within the 100-year floodplain?

Answered: 9 Skipped: 0

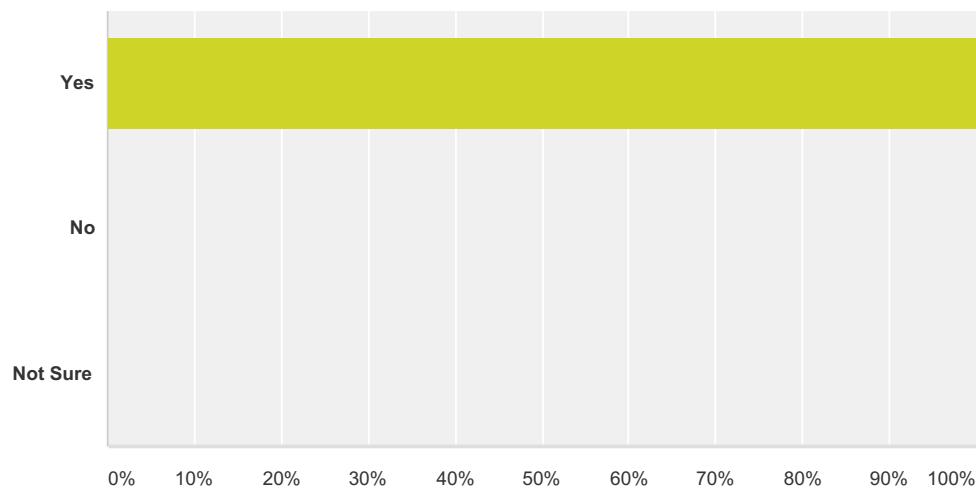


Answer Choices	Responses
Yes	66.67% 6
No	22.22% 2
Not Sure	11.11% 1
Total	9

#	Comments:	Date
1	Definitely. We have had several 500 year storms in recent years	4/25/2017 1:17 PM
2	With exceptions for recreational access	4/25/2017 1:15 PM

Q36 Should the Town require applicants of projects over a certain number of dwelling units (appropriate number to be determined) to prepare a traffic study which obtains actual summer traffic counts to determine impacts related to levels of service and provide appropriate mitigation where the roads are over capacity?

Answered: 9 Skipped: 0

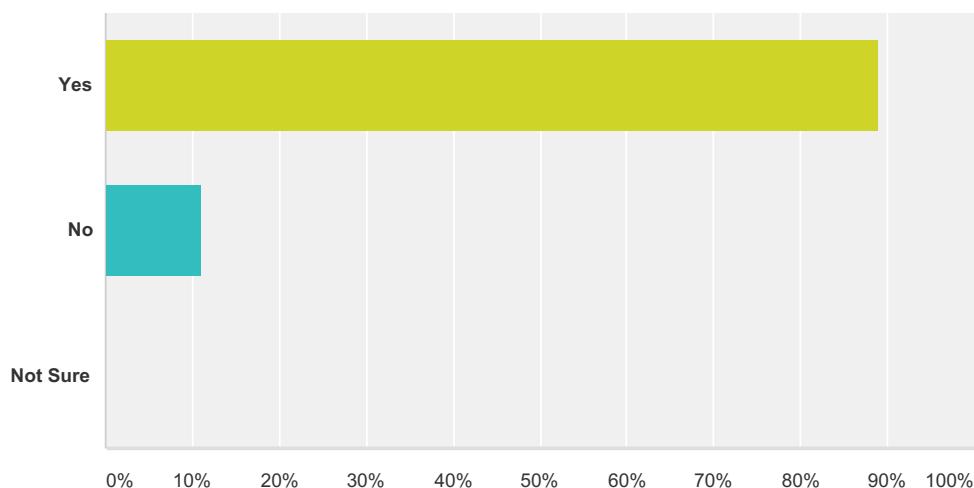


Answer Choices		Responses	
Yes		100.00%	9
No		0.00%	0
Not Sure		0.00%	0
Total			9

#	Comments:	Date
1	Definitely	4/25/2017 1:17 PM
2	Communities could contribute to and provide for creation of bypass roads where possible/feasible.	4/25/2017 1:16 PM

Q37 The Town's engineering consultant reviews traffic data from reports prepared by applicants. Should the Town specifically retain a consultant or commission the existing consultant to perform a separate focused Traffic Impact Study to identify short and long term solutions for mitigating summer traffic congestion and bottlenecks?

Answered: 9 Skipped: 0

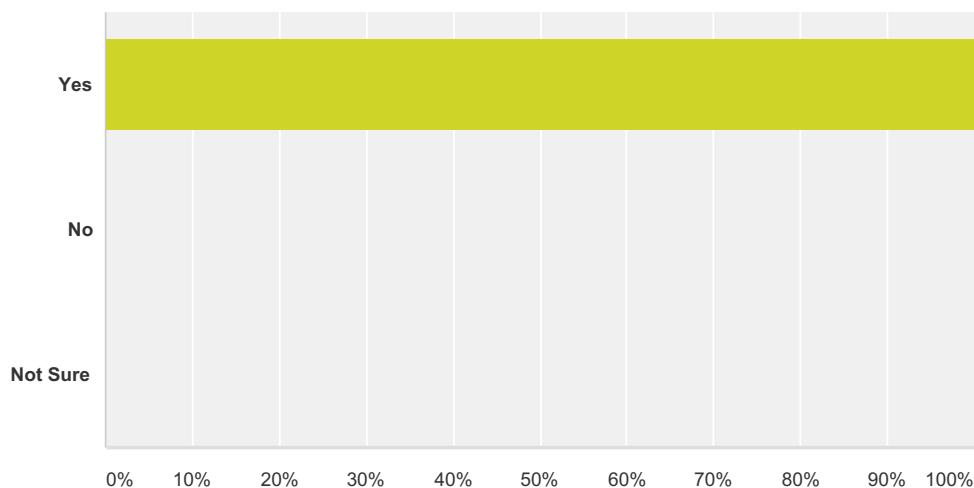


Answer Choices	Responses	
Yes	88.89%	8
No	11.11%	1
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	The town to do proper planning to accommodate growth	4/25/2017 1:25 PM
2	And require new projects be part of a parking district to solve summer traffic problems	4/25/2017 1:17 PM

Q38 Should the Town continue to pursue grant funding to expand Complete Streets and/or Safe Routes to School programs, as a means of strengthening the local road network to safely accommodate motorists, cyclists, and pedestrians?

Answered: 9 Skipped: 0

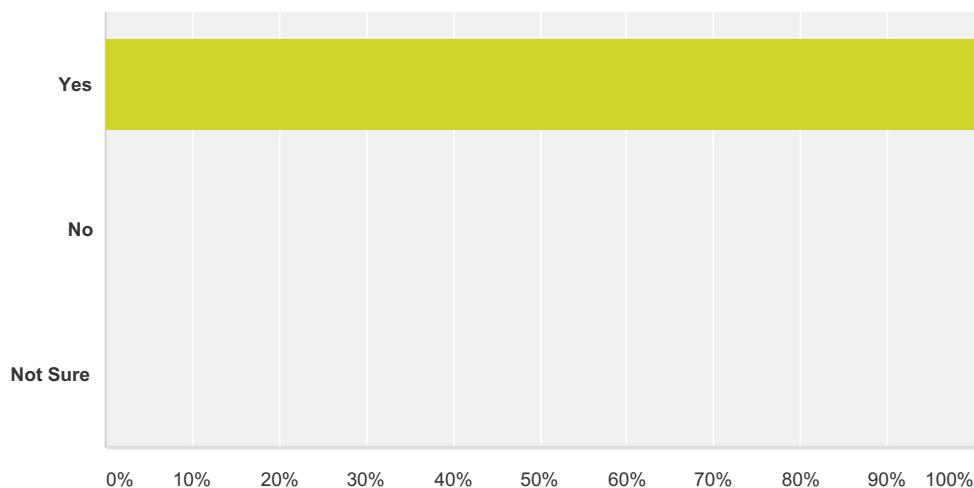


Answer Choices		Responses	
Yes		100.00%	9
No		0.00%	0
Not Sure		0.00%	0
Total			9

#	Comments:	Date
1	Complete and repaired sidewalks and bicycle routes are especially needed.	4/25/2017 1:16 PM

Q39 Should the Town expand design and aesthetic reviews to most developments, including residential developments, to ensure that buildings and parcels are designed to be aesthetically pleasing and an asset to the community?

Answered: 9 Skipped: 0

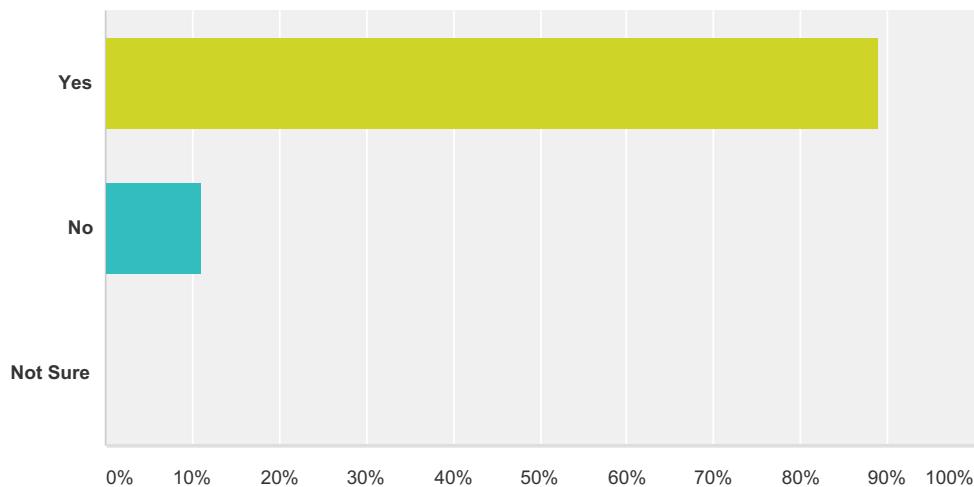


Answer Choices	Responses
Yes	100.00% 9
No	0.00% 0
Not Sure	0.00% 0
Total	9

#	Comments:	Date
1	only with clear predetermined reasonable guidelines for all applicants across the board	4/25/2017 1:25 PM
2	Definitely	4/25/2017 1:17 PM

Q40 Should the Town adopt new lighting regulations (now required for nonresidential uses) for residential uses, e.g., multifamily developments?

Answered: 9 Skipped: 0

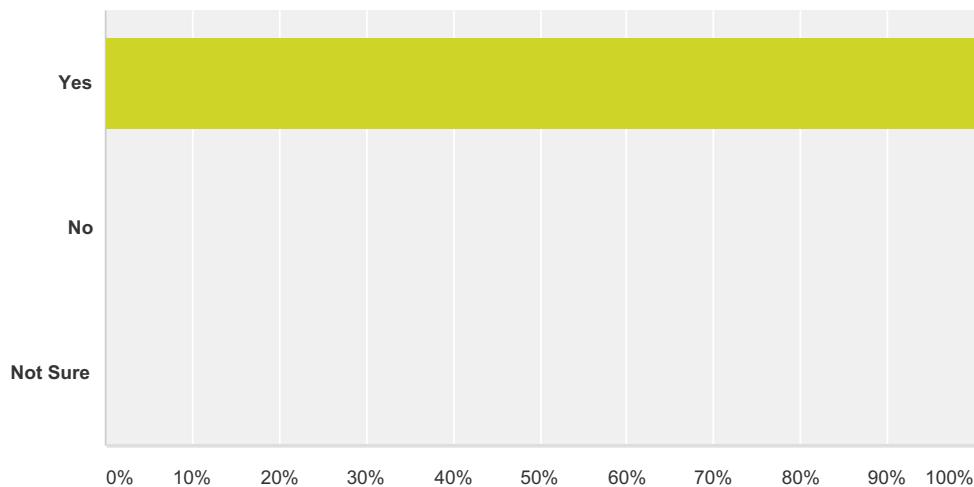


Answer Choices	Responses	
Yes	88.89%	8
No	11.11%	1
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	lights emitting from fixtures,should not disturb neighbors or traffic	4/25/2017 1:27 PM
2	Light pollution is both energy wasteful and environmentally negative. Also consider motion lights, blocking light bleed to focus on areas where the light functional.	4/25/2017 1:17 PM

Q41 Should development and commercial signs be required to have English as the primary language and permit second language in sub text?

Answered: 9 Skipped: 0

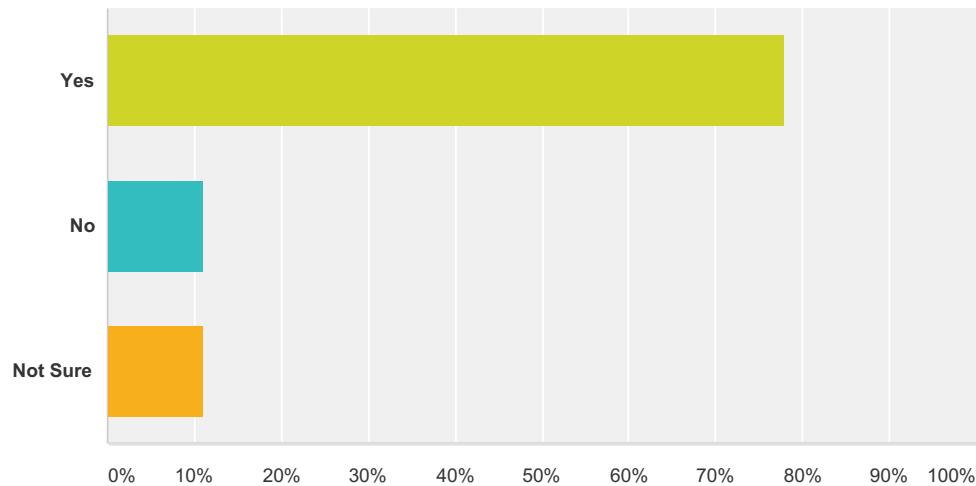


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
	There are no responses.	

Q42 Should the Town consider requiring, as part of business park development, more undisturbed land to buffer and screen nonresidential projects (except in the Mixed Use District)?

Answered: 9 Skipped: 0

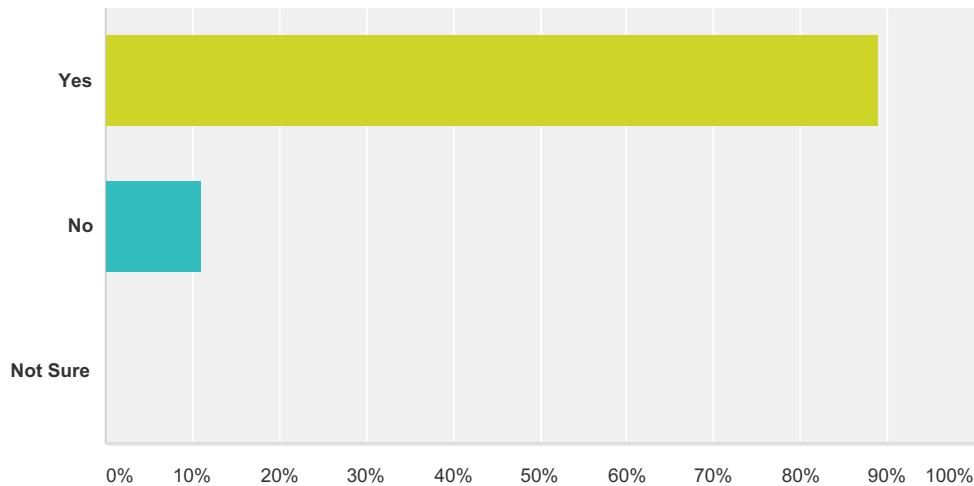


Answer Choices	Responses
Yes	77.78%
No	11.11%
Not Sure	11.11%
Total	9

#	Comments:	Date
1	The Town to promote business parks not to restrict!	4/25/2017 1:25 PM

Q43 Should the Town consider adopting scenic or improvement districts which encompass the hamlets and require that developments meet specific design guidelines for buildings and streetscapes?

Answered: 9 Skipped: 0

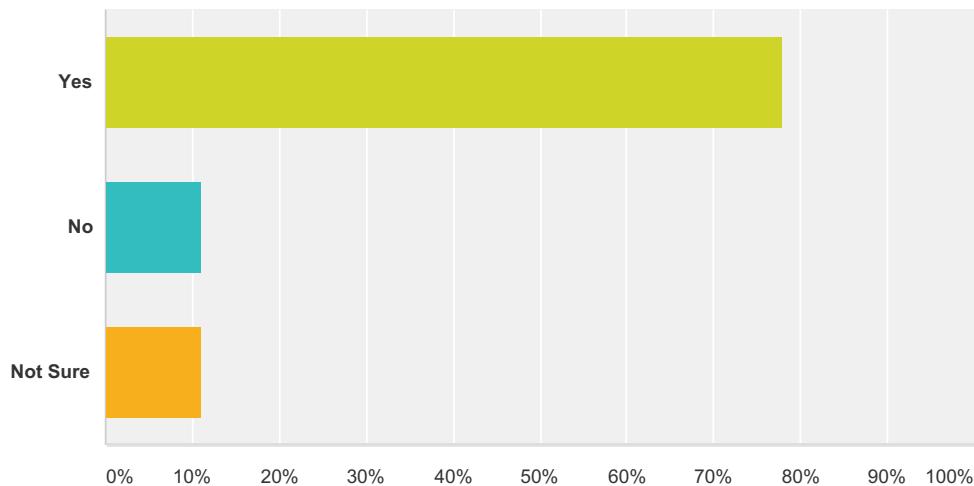


Answer Choices	Responses
Yes	88.89% 8
No	11.11% 1
Not Sure	0.00% 0
Total	9

#	Comments:	Date
1	need a clear proposal and clear guidelines across the board (no open check for adding regulations)	4/25/2017 1:25 PM

Q44 Should the Town prepare Hamlet-specific studies to determine streetscape improvements that should be implemented?

Answered: 9 Skipped: 0

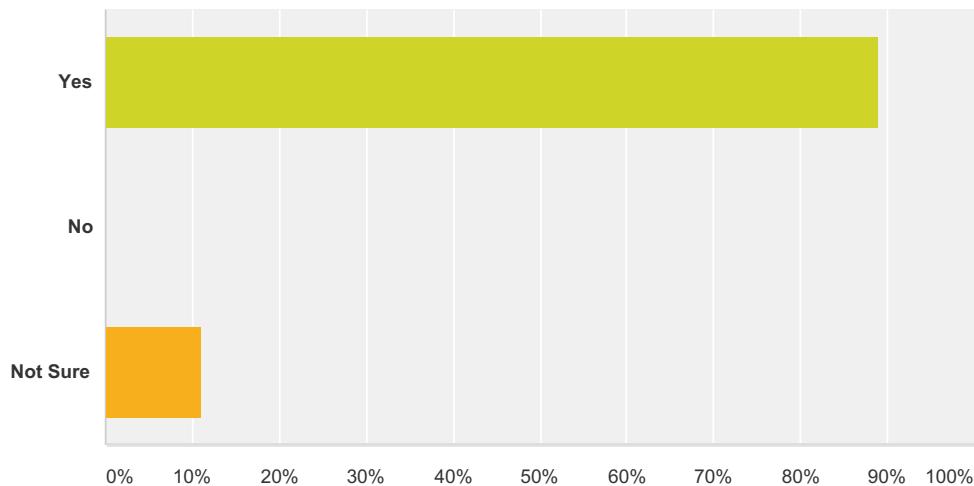


Answer Choices		Responses	
Yes		77.78%	7
No		11.11%	1
Not Sure		11.11%	1
Total			9

#	Comments:	Date
1	Not sure what this would be looking at. It seems the unattractiveness of the hamlets would be covered by the architectural review. And enforcement of aesthetic improvements on existing structures is more important than a study.	4/25/2017 1:17 PM

Q45 Should the Town work with NYSDEC to create additional access points to Neversink River?

Answered: 9 Skipped: 0

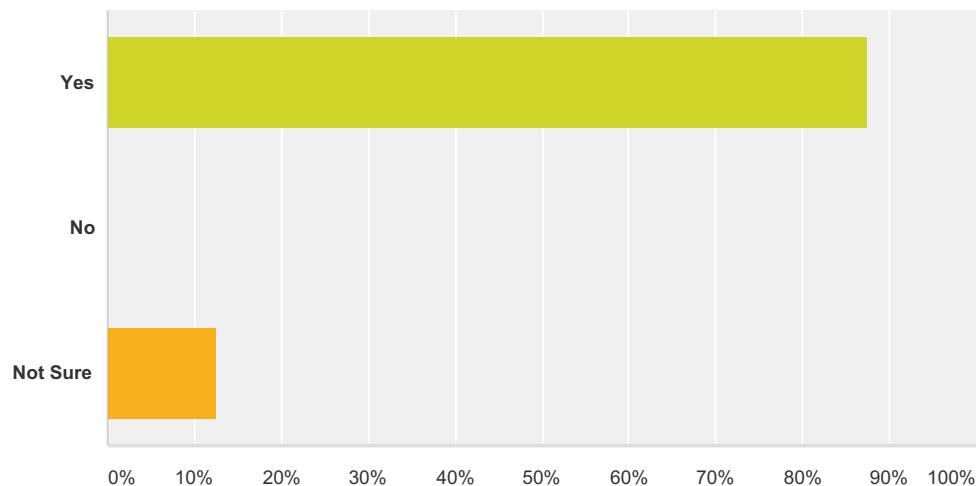


Answer Choices		Responses	
Yes		88.89%	8
No		0.00%	0
Not Sure		11.11%	1
Total			9

#	Comments:	Date
1	Plot current access points and expand if necessary	4/25/2017 1:17 PM
2	With an awareness and consideration of traffic, invasive species in the river, which is already an issue in other local waterways, and making access points clear so private properties are not disturbed.	4/25/2017 1:17 PM

Q46 Should the Town pursue the development of a linear park along the Neversink River between the DEC regulated Neversink Unique Area to the Catskill Park along with the Towns of Neversink and Thompson?

Answered: 8 Skipped: 1

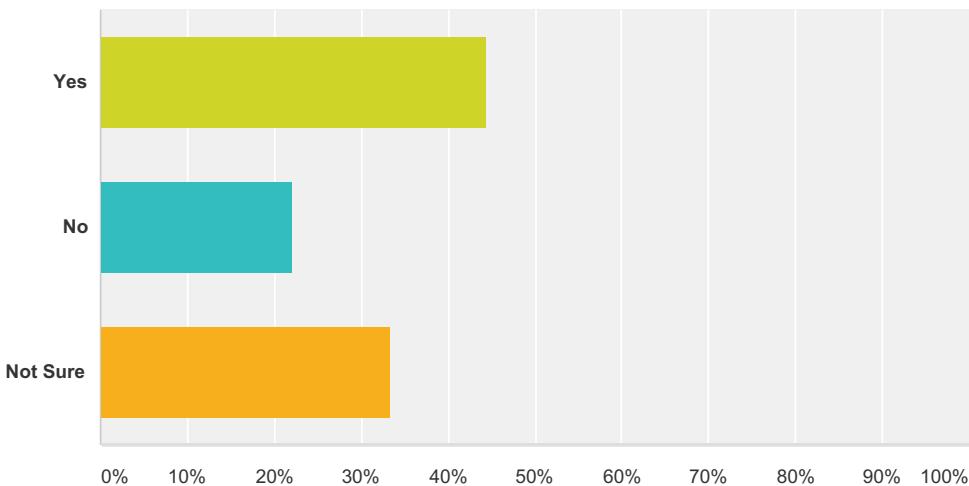


Answer Choices	Responses	
Yes	87.50%	7
No	0.00%	0
Not Sure	12.50%	1
Total		8

#	Comments:	Date
1	linear parks require parking and refuse collection maximum river frontage should be considered	4/25/2017 1:27 PM
2	If state funding pays most of the cost	4/25/2017 1:17 PM
3	in sections as feasible.	4/25/2017 1:15 PM

Q47 Should the Town enact a local historic preservation law for historic areas within the Town including its hamlet centers?

Answered: 9 Skipped: 0

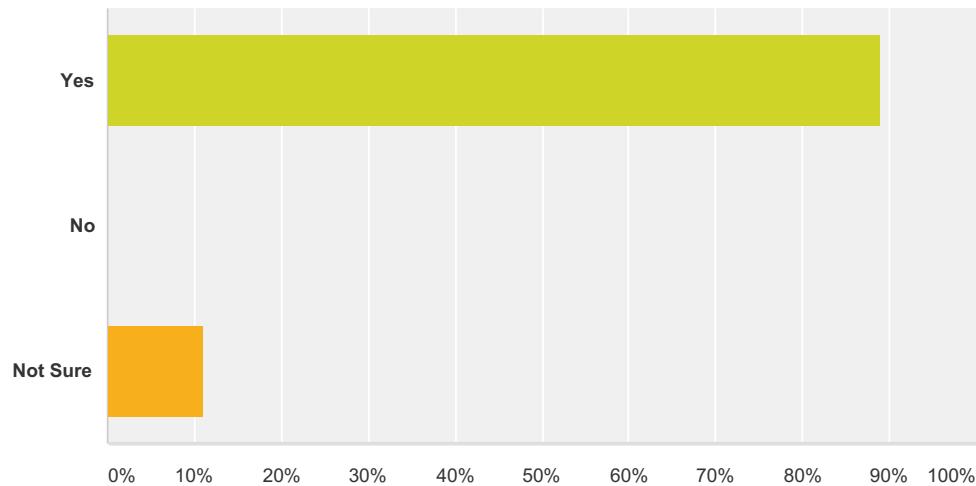


Answer Choices		Responses	
Yes		44.44%	4
No		22.22%	2
Not Sure		33.33%	3
Total			9

#	Comments:	Date
1	is this to preserve historic bungalow colonies?	4/25/2017 1:25 PM

Q48 Should the Town consider the use of the new NYS Conservation Tax Credit program to secure conservation easements for linear parks and public access to the Neversink River?

Answered: 9 Skipped: 0

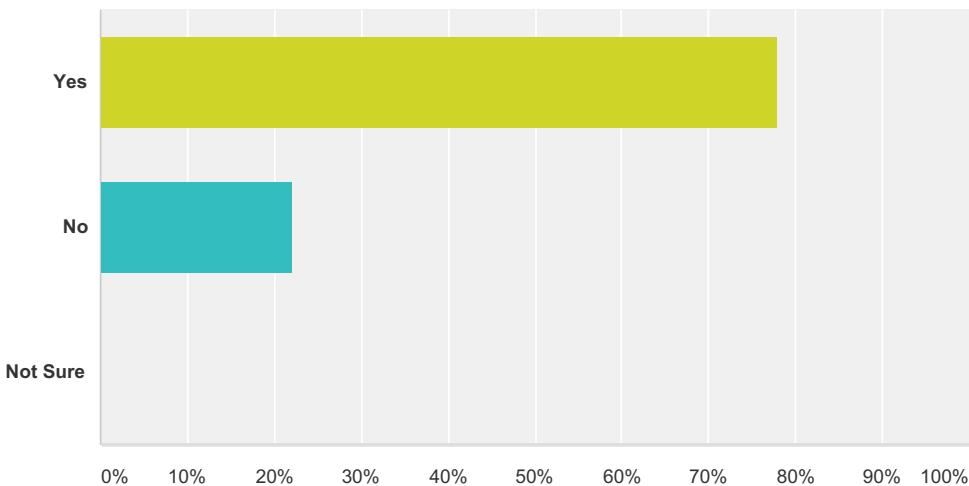


Answer Choices	Responses	
Yes	88.89%	8
No	0.00%	0
Not Sure	11.11%	1
Total		9

#	Comments:	Date
	There are no responses.	

Q49 Should the Town expand water and sewer facilities, as necessary, to meet demand?

Answered: 9 Skipped: 0

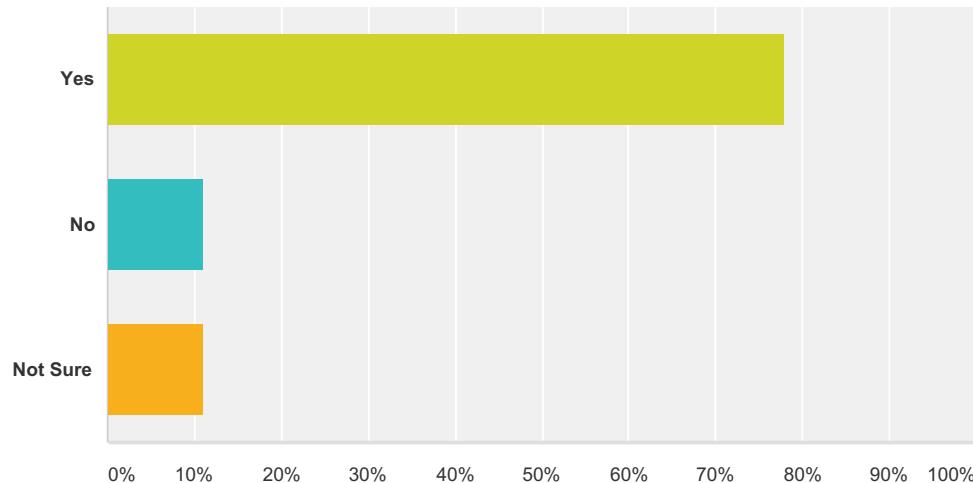


Answer Choices	Responses	
Yes	77.78%	7
No	22.22%	2
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	unless a formular is developed, so as to warrant expansion... current facilities should be considered first	4/25/2017 1:27 PM
2	Project developers must bear the costs of necessary expansion, and not the current ratepayers!	4/25/2017 1:26 PM
3	Fully paid for by the new users	4/25/2017 1:18 PM
4	With zoning regulating the speed of that demand and to limit that demand.	4/25/2017 1:17 PM
5	But only under strict conditions and within the existing sewer and water districts	4/25/2017 1:15 PM

Q50 Do you agree that areas that are recommended for higher density on the Future Land Use Map included in the 2017 Comprehensive Plan Update should receive a priority consideration for water and sewer line extensions to serve both residential and nonresidential development?

Answered: 9 Skipped: 0

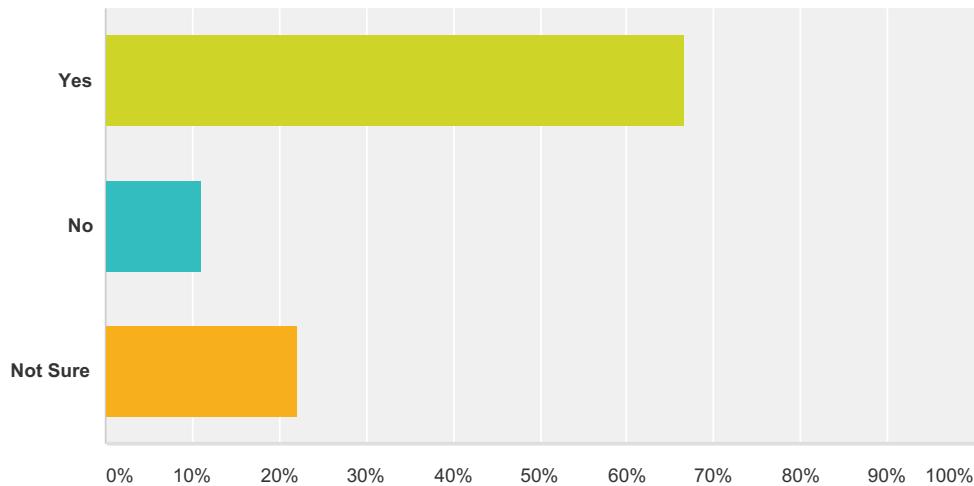


Answer Choices	Responses
Yes	77.78%
No	11.11%
Not Sure	11.11%
Total	9

#	Comments:	Date
1	Extensions should be limited to existing water and sewer district boundaries then we are consistent with the water and sewer district boundaries.	4/25/2017 1:15 PM

Q51 Should the Town pursue adaptive reuse of the Fallsburg High School Building? Should the Town consider acquiring the building for its own purposes?

Answered: 9 Skipped: 0

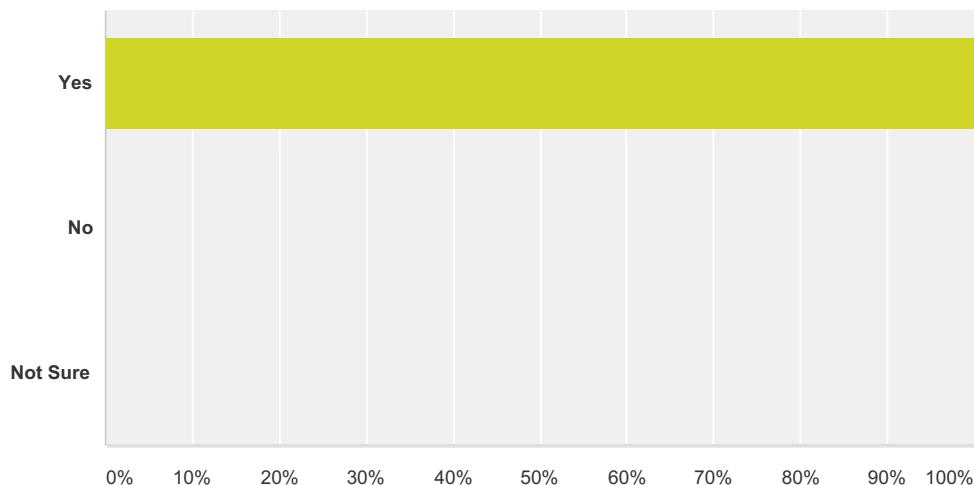


Answer Choices	Responses
Yes	66.67% 6
No	11.11% 1
Not Sure	22.22% 2
Total	9

#	Comments:	Date
1	It depends on cost and potential uses. Do a study and publicize the report	4/25/2017 1:18 PM
2	Only if the current owner is unable to use it for their desired use.	4/25/2017 1:16 PM

Q52 Do you think the Town should select and improve locations for parks to serve the Town's hamlet centers and be available to the public?

Answered: 9 Skipped: 0

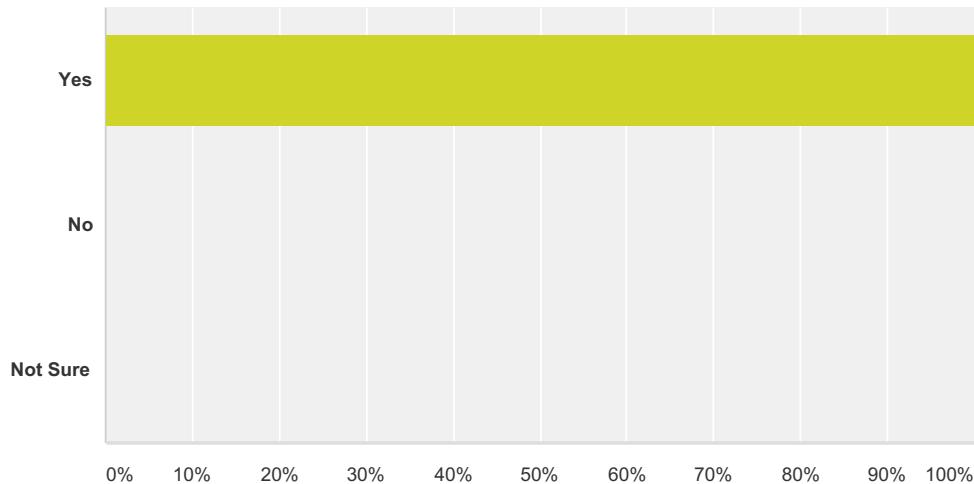


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	Public restrooms should be considered in each hamlet.	4/25/2017 1:26 PM
2	If close to or used by summer residents; develop cost sharing provisions	4/25/2017 1:18 PM

Q53 Should the Town promote agribusiness uses within the AG zoning district?

Answered: 9 Skipped: 0

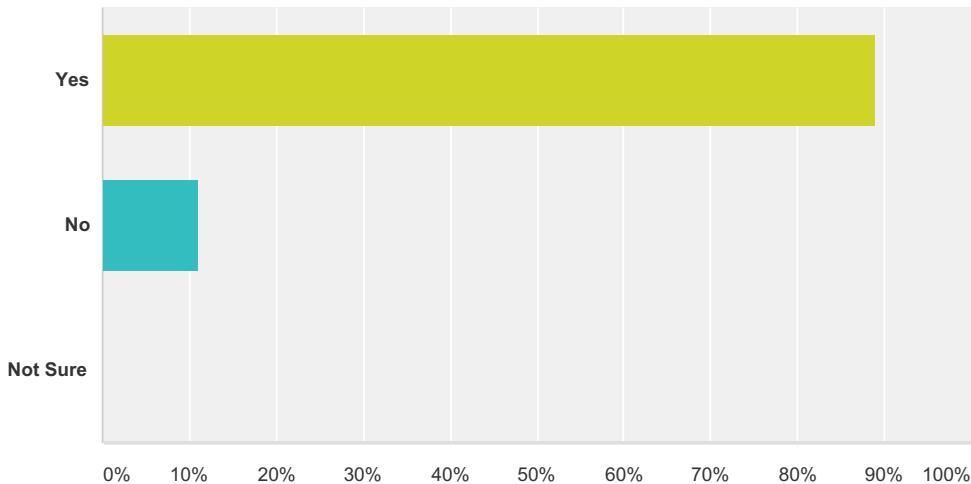


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	Ag district designation gives good protection if followed. By being more receptive to Farm structures and direct marketing, signage etc. Do not allow houses/developments on Prime or soils of statewide significance.	4/25/2017 1:18 PM

Q54 Should the Town encourage cluster subdivisions to preserve prime farm land under conservation easements?

Answered: 9 Skipped: 0

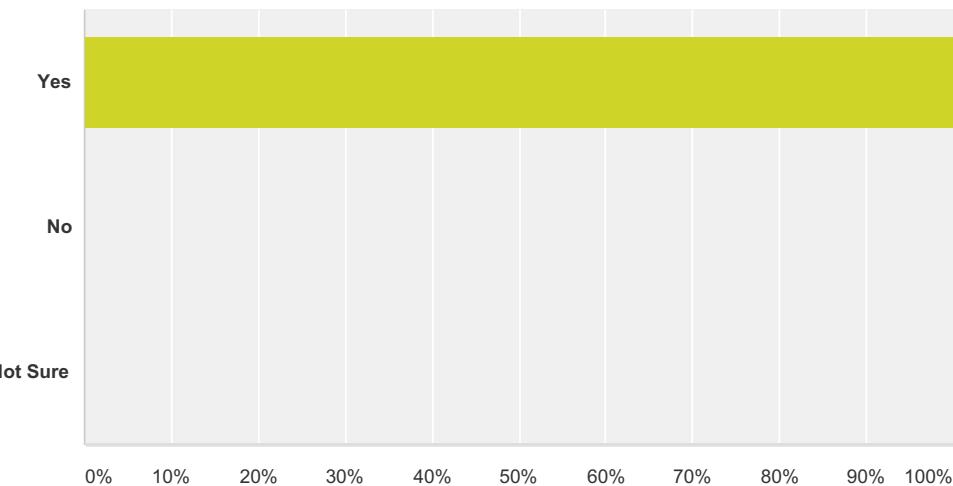


Answer Choices		Responses	
Yes		88.89%	8
No		11.11%	1
Not Sure		0.00%	0
Total		9	

#	Comments:	Date
1	Almost Every parcel contains soils that are not good for farming. Develop the plan around that premise	4/25/2017 1:18 PM

Q55 Do you agree that the Towns should continue to promote the County's Agri-business loan programs to area farmers?

Answered: 9 Skipped: 0

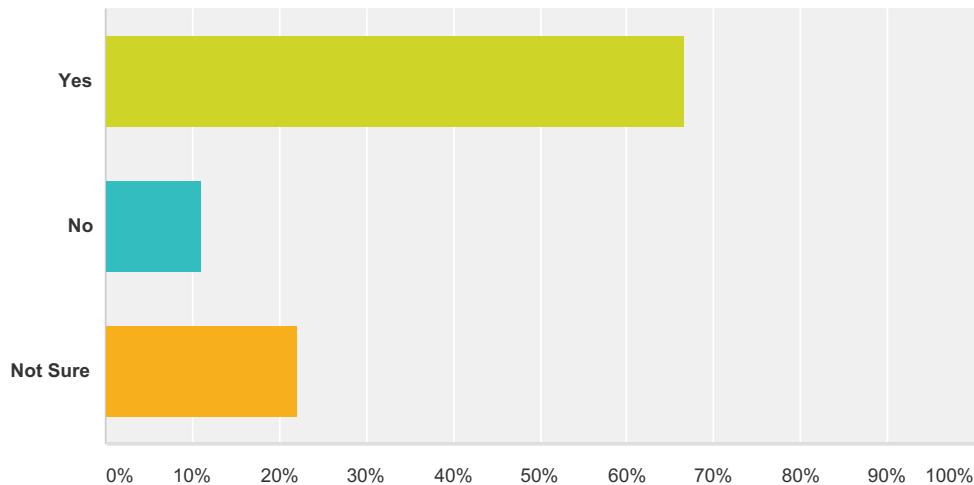


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
	There are no responses.	

Q56 Should the Town continue to support applications by willing farmers to NYS Ag & Markets for the Purchase of Development Rights?

Answered: 9 Skipped: 0

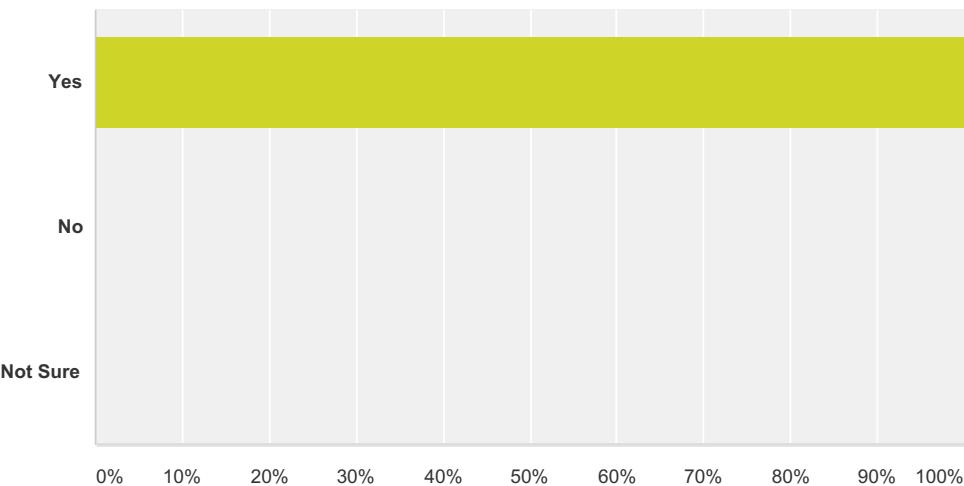


Answer Choices	Responses	
Yes	66.67%	6
No	11.11%	1
Not Sure	22.22%	2
Total		9

#	Comments:	Date
1	Don't make a big deal of this . The requirement are rigorous and there is very little funding. We have very few qualified farms. Develop a list of Farmer friendly programs; assign a person to be proactive; give favorable assessment on farms that do not qualify for ag value assessment; have special assessments for farm buildings	4/25/2017 1:18 PM
2	yes, with a note of what kind of Ag Market that is being developed and how that will affect the area including noise, smells, environmental impact. Preservation and limit to negative environmental impact.	4/25/2017 1:17 PM

Q57 Should the Town promote the County's agribusiness programs to support further growth & retention of agricultural uses?

Answered: 9 Skipped: 0

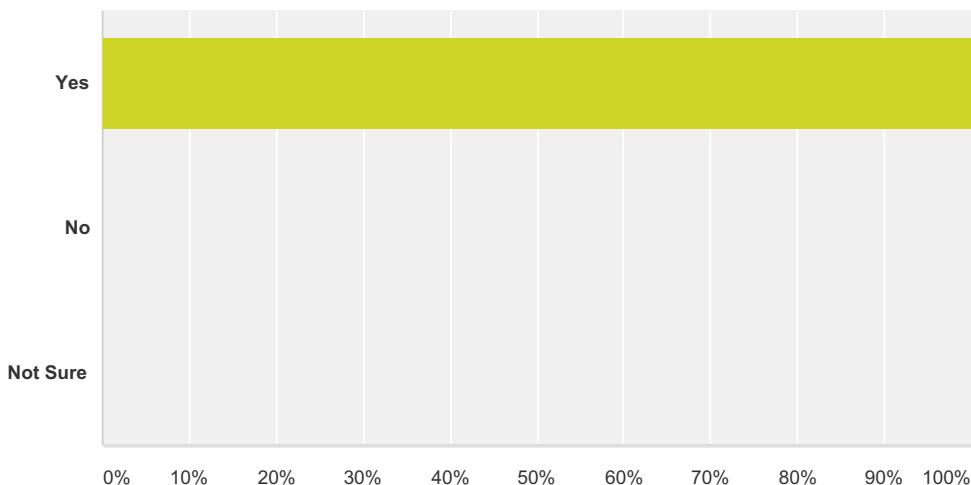


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	Yes encouraging farms also preserves open space.	4/25/2017 1:18 PM

Q58 Should existing infrastructure be prioritized for uses that expand the ratable base, generate year-round jobs, and promote economic development?

Answered: 9 Skipped: 0

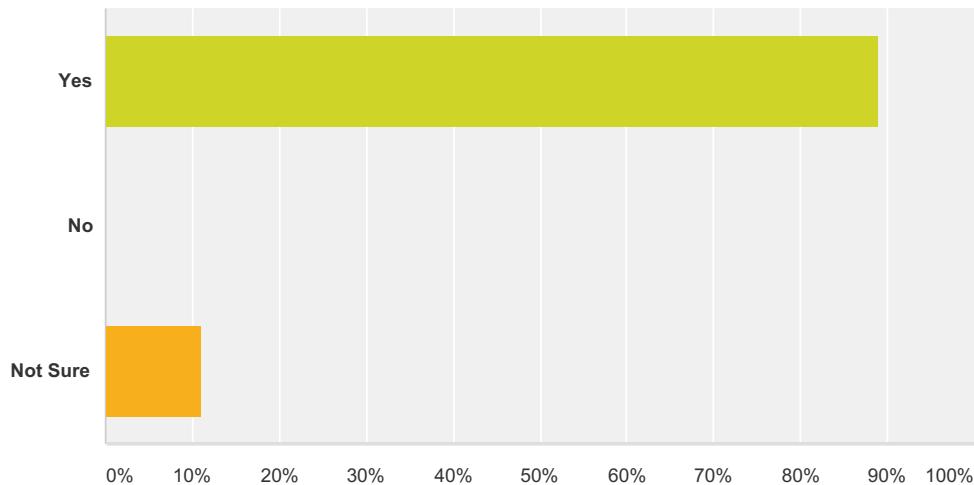


Answer Choices	Responses	
Yes	100.00%	9
No	0.00%	0
Not Sure	0.00%	0
Total		9

#	Comments:	Date
1	Work with the Partnership for Economic Development to establish shovel ready industrial parks. Make SCCC sites more shovel ready.	4/25/2017 1:18 PM

Q59 Should the Town encourage the creation business parks in appropriate locations (e.g. along state or county roads & with public sewer and water)?

Answered: 9 Skipped: 0

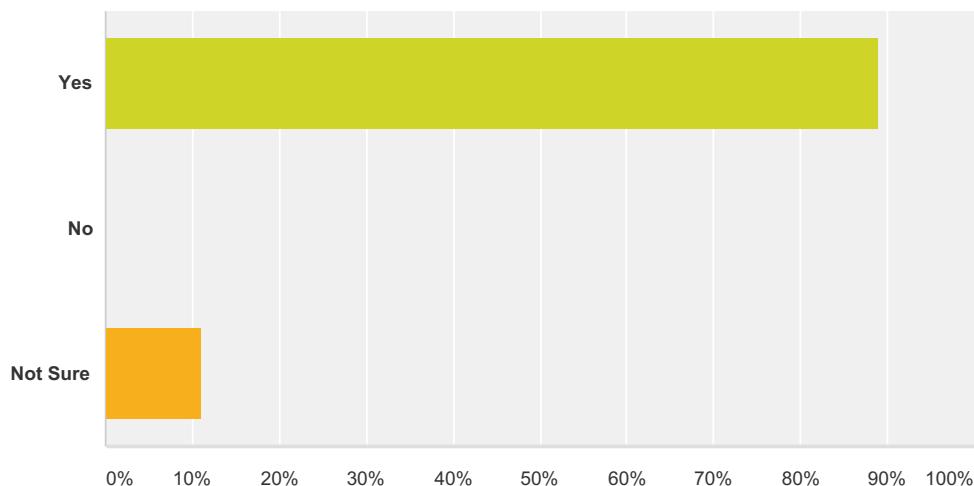


Answer Choices		Responses	
Yes		88.89%	8
No		0.00%	0
Not Sure		11.11%	1
Total			9

#	Comments:	Date
1	Desirable sites must have sewer and water.	4/25/2017 1:18 PM
2	Yes, they should be along state/county roads and public water & sewer, but I'd prefer a focus on businesses in the main street and hamlets. Though an anchor large business like manufacturing or tech, getting a more diverse range of employers would be economically healthier and avoid devastating the area when one company leaves. Making the town of Fallsburg a quiet, pleasant place to live and work and enjoy nature.	4/25/2017 1:17 PM

Q60 Should the Town promote ecotourism style developments at an appropriate density, scale and location? (Examples of ecotourism-style developments include access to natural areas with guided hikes, kayaking, hospitality businesses, and related businesses which draw on the Towns' natural setting to attract visitors).

Answered: 9 Skipped: 0



Answer Choices		Responses	
Yes		88.89%	8
No		0.00%	0
Not Sure		11.11%	1
Total			9

#	Comments:	Date
1	Other: Plan for /designate a Woodbourne BY- Pass so it can be built in the future. Improve Riverside Drive(Woodbourne) and post signs for summer congestion avoidance Develop an off road parking District for Woodbourne - could include a trolley/busing system Require Timber Ridge provide weekend busing route to Woodbourne. Require any business or building not used for six or more months get a new CO.	4/25/2017 1:18 PM

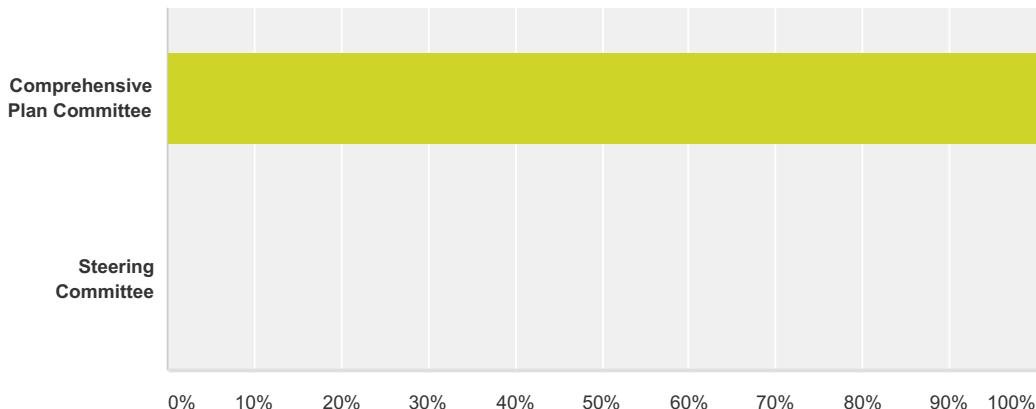
Q61 Your Email:

Answered: 9 Skipped: 0

#	Responses	Date
1	steve altman	4/25/2017 1:27 PM
2	Joseph Rausch	4/25/2017 1:26 PM
3	Mike Weber	4/25/2017 1:25 PM
4	Eric Boles	4/25/2017 1:24 PM
5	Gerald J Skoda	4/25/2017 1:18 PM
6	Ellyane Hutchinson	4/25/2017 1:17 PM
7	Rabbi Lawrence Zierler	4/25/2017 1:16 PM
8	Rebecca Pratt	4/25/2017 1:16 PM
9	Allison Brundage	4/25/2017 1:13 PM

Q62 Committee

Answered: 9 Skipped: 0



Answer Choices	Responses	
Comprehensive Plan Committee	100.00%	9
Steering Committee	0.00%	0
Total		9

Q63 Email Address:

Answered: 9 Skipped: 0

#	Responses	Date
1	saltman@mtnservice.com	4/25/2017 1:27 PM
2	drumstyx53@gmail.com	4/25/2017 1:26 PM
3	Mw@mwebersoffice.com	4/25/2017 1:25 PM
4	Eric.Boles@co.sullivan.ny.us	4/25/2017 1:24 PM
5	gjskoda@yahoo.com	4/25/2017 1:18 PM
6	ellyaneh@yahoo.com	4/25/2017 1:17 PM
7	Rabbilzierler@gmail.com	4/25/2017 1:16 PM
8	akkapratt@mac.com	4/25/2017 1:16 PM
9	allison@alport.com	4/25/2017 1:13 PM

APPENDIX C

Wildlife Agency Responses



The following rare plants and rare animals
have been documented in the Natural Heritage database for the

Town of Fallsburg

December, 2016

	COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	NY STATE RANK*
Birds	Bald Eagle	<i>Haliaeetus leucocephalus</i>	Threatened	S2S3B, S2N
	Nesting along the Neversink River and lakes Wintering along the Neversink River			
	Sedge Wren	<i>Cistothorus platensis</i>	Threatened	S3
	Nesting in wet fields near Woodbourne			
Freshwater Mussels	Brook Floater	<i>Alasmidonta varicosa</i>	Threatened	S1
	Found in the Neversink River			

* Conservation status in NYS as ranked by NY Natural Heritage Program:

S1 = Critically imperiled

S2 = Imperiled

S3 = Rare or uncommon

B after one of the above ranks indicates the status rank is for breeding populations only.

N after one of the above ranks indicates the status rank is for nonbreeding/wintering populations only

Information about many of the rare animals, rare plants, and natural communities in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org.

This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. This information should not be substituted for on-site surveys.



New York Natural Heritage Program

SUNY College of Environmental Science and Forestry

In partnership with NYS Department of Environmental Conservation

625 Broadway, Albany, NY 12233-4757, (518) 402-8935, NaturalHeritage@dec.ny.gov

Fallsburg Comprehensive Plan

IPaC Trust Resources Report

Generated November 29, 2016 04:33 PM MST, IPaC v3.0.10

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.

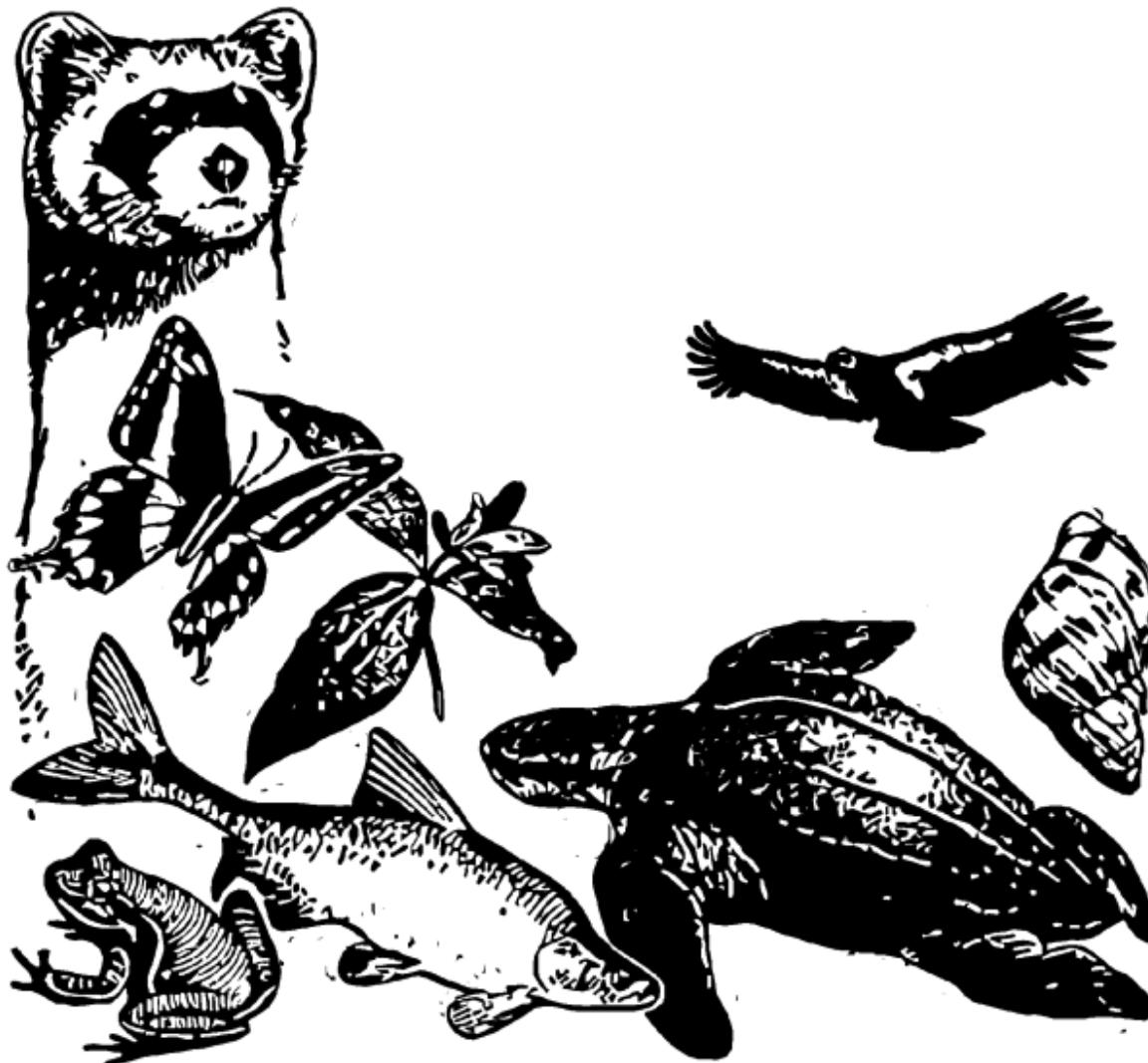


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Endangered Species	<u>2</u>
Migratory Birds	<u>4</u>
Refuges & Hatcheries	<u>6</u>
Wetlands	<u>7</u>

U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

Fallsburg Comprehensive Plan

LOCATION

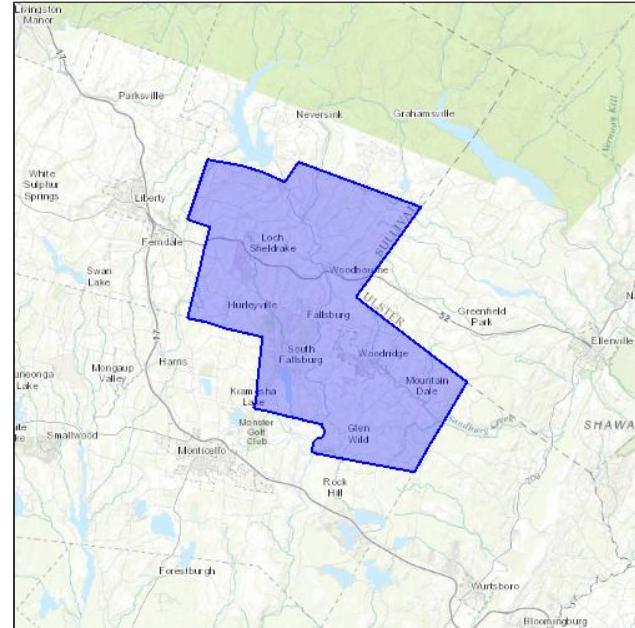
Sullivan and Ulster counties, New York

DESCRIPTION

The project involves the preparation of an update to the Town of Fallsburg Comprehensive Plan.

IPAC LINK

[https://ecos.fws.gov/ipac/project/
YS4PU-QZGWN-APHIA-5EN6A-2VEKSM](https://ecos.fws.gov/ipac/project/YS4PU-QZGWN-APHIA-5EN6A-2VEKSM)



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

New York Ecological Services Field Office

3817 Luker Road
Cortland, NY 13045-9349
(607) 753-9334

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Clams

Dwarf Wedgemussel *Alasmidonta heterodon*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F029

Mammals

Indiana Bat *Myotis sodalis*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A000

Northern Long-eared Bat *Myotis septentrionalis*

Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A0JE

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The following species of migratory birds could potentially be affected by activities in this location:

American Bittern <i>Botaurus lentiginosus</i>	Bird of conservation concern
Season: Breeding	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F3	
Bald Eagle <i>Haliaeetus leucocephalus</i>	Bird of conservation concern
Season: Year-round	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008	
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i>	Bird of conservation concern
Season: Breeding	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0H1	
Blue-winged Warbler <i>Vermivora pinus</i>	Bird of conservation concern
Season: Breeding	
Canada Warbler <i>Wilsonia canadensis</i>	Bird of conservation concern
Season: Breeding	

Golden-winged Warbler <i>Vermivora chrysoptera</i>		Bird of conservation concern
Season: Breeding		
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0G4		
Least Bittern <i>Ixobrychus exilis</i>		
Season: Breeding		
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092		
Louisiana Waterthrush <i>Parkesia motacilla</i>		Bird of conservation concern
Season: Breeding		
Olive-sided Flycatcher <i>Contopus cooperi</i>		Bird of conservation concern
Season: Breeding		
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0AN		
Peregrine Falcon <i>Falco peregrinus</i>		Bird of conservation concern
Season: Breeding		
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU		
Pied-billed Grebe <i>Podilymbus podiceps</i>		Bird of conservation concern
Season: Breeding		
Prairie Warbler <i>Dendroica discolor</i>		Bird of conservation concern
Season: Breeding		
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i>		Bird of conservation concern
Season: Breeding		
Rusty Blackbird <i>Euphagus carolinus</i>		Bird of conservation concern
Season: Wintering		
Short-eared Owl <i>Asio flammeus</i>		Bird of conservation concern
Season: Wintering		
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD		
Willow Flycatcher <i>Empidonax traillii</i>		Bird of conservation concern
Season: Breeding		
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F6		
Wood Thrush <i>Hylocichla mustelina</i>		Bird of conservation concern
Season: Breeding		
Worm Eating Warbler <i>Helmitheros vermivorum</i>		Bird of conservation concern
Season: Breeding		

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubificid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Wetland data is unavailable at this time.