

COMPREHENSIVE PLAN WORKSHEET - The Town of Gardiner Comprehensive Plan (GCP) is divided into 4 sections: 1 Land Use, 2 Resource Protection/Open Space, 3 Economic Development/Community Development and 4 Community Infrastructure and Services. For each goal there are a series of recommendations. 4.20.2020

GCP Goals: Intended to shape the overall pattern of development so that it conforms to the vision for the Town.	GCP Recommendations: specific actions or policies the Town should pursue to accomplish the plan goals.	Status or Progress Notes	Next Steps and Assignments
GOAL A - LAND USE	Recommendations Goal A		
A1 - Maintain rural character of the landscape by preserving significant large parcels of undeveloped land and/or agricultural land.	RA-1 Establish cluster development as the preferred of development for major subdivisions.	Kiernan and Hess farms development rights secured. OSC seated; inventories completed;	OSC working on: Conservation Easement templates; easement management & monitoring; database development and funding opportunities. Produced "Preserved in Gardiner"
A2 - Develop within a circulation network rather than along circulation routes to create a circulation system offering autos, pedestrians, bicyclists and others a variety of connections between Gardiner's hamlets and between the hamlets and the regional transportation system.	RA-2 Adopt "conservation subdivision" practices.	Rail Trail Forest Glen bridge to be re-decked	
A3 - Foster a pattern of contrasting yet complementary urban and rural environments that operate most efficiently and conveniently to serve the majority of the population by encouraging higher density housing to locate in or near hamlet areas, with densities decreasing the distances from the hamlets centers.	RA-3 Create a system of incentives to achieve the desired land use patterns.	2008 zoning increased density in hamlet	
A4 - Support and enhance the concepts and relationships sought in the State and County planning efforts to arrive at a well-balanced and economic land use at the State and County level.	RA-4 Review the structure of the Town zoning ordinance and the densities in zoning districts to ensure that they provide sufficient incentives for creative development consistent with plan goals.	Working with the UCTC town has secured a grant to replace the bridge on Clove Road. Revised zoning code for tourist related land use	

Goal A. Land Use 4 goals 6 recommendations	RA-5 Adopt design guidelines or standards for residential and commercial development	Town Board has/is considering a moratorium for Ireland Corners which was not included in Comp Plan	Code revisions re tourist accommodations enacted.
Goal A. Land Use 4 goals 6 recommendations	RA-6 Encourage village-density at attached housing in hamlet areas.	Ad hoc group working with a local developer to investigate	Tourism management study planned;
GOAL B - RESOURCE PROTECTION OPEN SPACE	Recommendations Goal B		
B1- Protect the quantity and quality of groundwater resources available to support residential and commercial development.	RB-1 Develop Local Policies to Improve Protection of Major Aquifers in the Town.	The ECC has developed a draft law and Town Board has under review by attorneys	Must determine which aspects of the draft law are redundant to NY Law
B2- Reserve open mountain areas and much of the river valleys for public enjoyment.	RB-2 Improve Protection of the Shawangunk Ridge	Town Board has taken unanimous position re protecting Tillson Lake; 2008 zoning changed from 5 acre to 5 – 10 - 20 for SP1 – SP2 – SP3	2020 will participate in community planning led by PIPC re possible methods of preservation
B3- Protect and Preserve special natural resources and areas, unique geological and open space areas and key water bodies and watersheds.	RB-3 Improve protection of the Shawangunk Kill, the Wallkill River and other waterways in the Town	Town actively participates in the Wallkill River Watershed Alliance; Town Earth Day annual clean up	ECC and OSC undertaking a Natural Resources Inventory – in progress
B4- Help maintain the economic viability of agriculture in the Town of Gardiner as both a source of economic activity and as a means of preserving the traditional landscape of the Town.	RB-4 Develop and Implement a Formal Open Space Preservation Plan	Open Space Law and Plan adopted. OSC seated	Implement plans developed by OSC
B5- Improve public access to recreation areas via publicly owned lands.	RB-5 Improve opportunities for public access to recreation-related open space and waterways to enhance recreation opportunities and reduce trespassing on private lands	Potential economic development strategy -	Parks and Recreation Committee undertaking a town-wide assessment of needs and interests – in progress
Goal B. Resource Protection /Open Space	RB-6 Continue cooperative efforts with the Mohonk Preserve, the Nature Conservancy, the Palisades	Town Board is working closely with these groups to remediate the dam and save Tillson Lake.	Education and research in process for a Dark Skies Initiative

5 goals with 8 recommendations	Interstate Park Commission and other land stewardship organizations on the Shawangunk Ridge to manage visitor impacts		
Goal B. Resource Protection /Open Space 5 goals with 8 recommendations	RB – 7 Build partnerships with the appropriate land stewardship organizations to manage protected open space in the community, particularly on the Shawangunk Ridge	The Shawangunk Mountain Scenic By-way, an IMA w 9 muni partners continues to work together and has an Open Space Plan for the By-way corridor	Tourism Management Study in planning phase – will begin September 2020
Goal B. Resource Protection /Open Space 5 goals with 8 recommendations	RB – 8 Complete an inventory of important biodiversity features in Gardiner	The ECC has been working on this.	
GOAL C - Economic/Community Development	Recommendations Goal C		
C1- Encourage the continued growth and improvement of Gardiner’s local retail-service areas primarily to serve local needs and not as regional service centers.	RC -1 Initiate an extensive and long-term hamlet revitalization effort <ul style="list-style-type: none"> • Create a detailed physical master plan for an expanded Gardiner Hamlet • Create a detailed physical master plan for a new Ireland Corners Hamlet • Establish design guidelines to encourage new hamlet development to reflect existing patterns • Consider the creation of a Generic Environmental Impact Statement to guide development in each hamlet area 	The Town Board has begun discussion of a possible moratorium on the Ireland Corners hamlet. *Gardiner Hamlet Study 2004 – hamlet design guidelines.	High Priority
C2- Broaden employment choices for all workers and locate sources of employment near residential concentrations.	RC – 2 Avoid “strip development” along Route 208 south of Ireland Corners through selected changes in the Hamlet Commercial (HC) zone regulations specific to that location	TB Discussions about Code changes and STR have included opportunities for home-based employment while ensuring they do not diminish the quality of Gardiner’s neighborhoods.	Broader discussion has resulted of the STR development.

C3- Broaden the Town’s tax base in order to stabilize and limit the level of residential property taxes by encouraging revenue producing land uses such as business and industry.	RC- 3 Expand the “uses permitted by right” in Hamlet Commercial (HC) and Commercial Light Industrial zones, encouraging mixed uses in the HC zone		Economic Development Strategy required
C4- Preserve, rehabilitate and strengthen existing hamlet areas as pedestrian friendly activity centers with a mix of housing and retail and service business serving the local (rather than regional) needs.	RC – 4 Implement a comprehensive approach to encourage agriculture in the Town of Gardiner.	Sidewalks and street lights have been installed	
C5- Protect and foster the Town’s heritage through preservation of historic areas, landmarks, sites and structures.	RC-5 Ensure Home Occupations do not diminish the quality of Gardiner’s neighborhoods	The Town Board is drafting a local law on Short-term rentals.	Complete STR law
C6- Provide a diversity of housing types and styles to ensure housing choices for each level of income in the community.	RC-6 Formally incorporate information on Gardiner’s historic structures and sites into the planning process	TB considering proposal by Senior Resource Group for Senior Housing project	Research continues
Goal C. Economic/Community Development 6 goals with 9 recommendations	RC-7 Continue to participate in the Scenic Byways program to promote tourism in Gardiner	Gardiner hosts many of these meetings and is an original IMA community.	The 11 communities in By-way with support from SUNY NP and Marist College will undertake research on how to manage tourism along the by-way
Goal C. Economic/Community Development 6 goals with 9 recommendations	RC-8 Town policies should recognize and support Tourism as an important part of the local economy.		
Goal C. Economic/Community Development 6 goals with 9 recommendations	RC- 9 Create a Small Business Retention/Expansion/Attraction Initiative for Gardiner.	Initiated discussion about this need with the STR advocacy group	
GOAL D - Community Infrastructure and Services	Recommendations Goal D		
D1- Provide sufficient capacity in municipal water and sewer systems to allow for orderly, compact development in and immediately adjacent to Gardiner’s central Hamlet.	RD-1 Continually seek the means to add capacity to the municipal sewer system, while creating a public water supply for the central hamlet of Gardiner	Updated map of sewer connections; A study to ID sources of overflow is complete and funds are being sought for a full I & I study. Since 2000 Gardiner has informed users to	Grant request for I&I study funded; evaluation and research in progress

		take care and last year increased the district budget.	
D2- Maintain health and safety standards in areas of compact seasonal development that may be converting or may have converted to year-round residency.	RD-2 Establish local policies to require nonconforming properties (particularly seasonal residences that have been converted to year-round occupancy) to meet current standards for wastewater management and environmental compliance	The Town currently has a moratorium on camp and campground related uses.	Code revisions adopted and moratorium lifted – enforcement and administration apparatus in development
D3- Provide a diversity of transportation routes and modes throughout the Town to minimize auto traffic congestion associated with population increases.	RD-3 Create a local policy to allow the Town access to private septic systems to prevent or alleviate system failures		
D4- Develop a system of primary and secondary transportation-utility corridors to aid in clustering growth, thus preserving the natural environment as much as possible.	RD-4 Continue to use Land Use Policy as a means to alleviate traffic congestion	Shawangunk Mt Scenic Byway Study on transportation	
D5- Formulate Town land use policies which will insure that future growth will bear its fair share of costs for necessary increases in public improvement such as roads, utilities schools and recreation facilities.	RD-5 Encourage coordinated development of a multi-access circulation network for transportation	Consider 485b limitations?	
D6- Improve the ability of the Town to coordinate its investment programs and service delivery with those of other, overlapping jurisdictions, e.g., school districts, fire districts, etc.	RD-6 Adopt Land-use policies that recognize the role of Primary and Secondary Arterial Roads in the circulation network		
Goal D-7. Continue to develop a town parks system for the enjoyment of Gardiner residents.	RD-7 Encourage the extension of new communications technologies throughout the Town consistent with preserving the Town’s scenic beauty and natural resources	Climate Smart G/G Library/TB working together to install an EV Charging Station New relationship with NP Community Foundation for fundraising; improvements to the	Renewed PRC undertaking a survey

		pole barn; new tetherball and gaga pit installed	
GOAL D - Community Infrastructure and Services 7 goals with 11 recommendations	RD-8 Create a Public Facilities Plan for Gardiner • Finalize the location of Town Offices • Ensure that land is set aside for necessary expansion of Fire and Emergency Service • Explore the Feasibility of Creating a School District that is Coterminous with Town Boundaries	• Town office location is finalized. • Fire House expanded	Internal reorganization of town hall office in planning to facilitate growth in CEO office and improve security.
GOAL D - Community Infrastructure and Services 7 goals with 11 recommendations	RD-9 Ensure that Land-use Policies meet Requirements of Emergency Services		
GOAL D - Community Infrastructure and Services 7 goals with 11 recommendations	RD-10 Create a long-term parks plan as part of the Town’s Open Space Plan	Open Space Commission re-established. Parks & Rec Committee charged with parks plan.	Provide facilitation to advance this objective.
GOAL D – Community Infrastructure and Services 7 goals with 11 recommendations	RD-11 Promote innovative approaches to energy conservation and the development of renewable resources	The Town works closely with Climate Smart Gardiner volunteers and a number of initiatives are in progress.	Consideration of a Dark Skies Initiative in progress
GOAL E – Issues of Regional Concern	Recommendations Goal E		
Goal E-1 Seek regional solutions for the following issues that extend beyond municipal boundaries: • securing adequate water supplies and wastewater treatment facilities • providing affordable housing • protecting the Shawangunk Ridge • preserving agriculture • planning for open space • improving regional transportation systems.	RE-1 Continually seek regional solutions to issues of waste water disposal and creation of public water supplies	Potential to tap into the NYC DEP aqueduct on Route 208 with a new tap	Consider access to NYC Water Supply
Goal E-2. Promote and participate in	RE-2 Seek intermunicipal solutions	Town Supervisor attends UC	

intermunicipal systems for providing a range of municipal services ranging from emergency services, code enforcement and others.	for protection of the Shawangunk Ridge	Transportation Council meetings and the UC Supervisors association and the Shawangunk Mountains Scenic Byway. Town now has a member on the UC Planning Board.	
GOAL E - Issues of Regional Concern 2 goals with 7 recommendations	RE-3 Cooperate with neighboring towns and Ulster and Orange County in developing regional solutions to transportation problems		
GOAL E - Issues of Regional Concern 2 goals with 7 recommendations	RE-4 Seek regional solutions to affordable housing issues		Interest has been expressed in senior citizens housing
GOAL E - Issues of Regional Concern 2 goals with 7 recommendations	RE-5 Work with neighboring Towns to preserve agriculture		
GOAL E - Issues of Regional Concern 2 goals with 7 recommendations	RE-6 Participate in regional open space planning efforts		Work with the Town of Shawangunk and Ulster County to resolve Tillson Lake
GOAL E - Issues of Regional Concern 2 goals with 7 recommendations	R#- 7 Continue to work with neighboring towns and Ulster and Orange County on efforts at Inter-municipal cooperation		
			5.12.2020