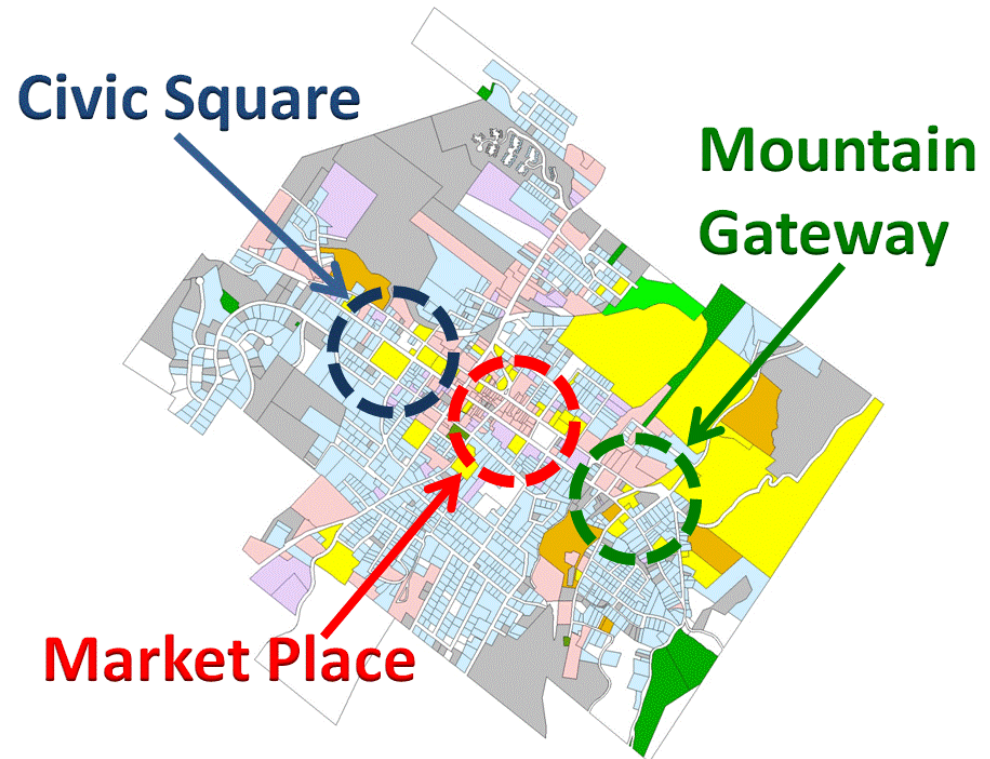


Comprehensive Plan

Village of Ellenville



Fairweather Consulting

May 2009

Contents

Introduction	1	The Central Marketplace.....	20
The Purpose of the Plan.....	4	The Civic Square	21
Background Analyses	6	Plan Goals, Recommendations & Land-Use Plan	22
Demographic Overview.....	7	Land Use Goals.....	22
Downtown Market Analysis.....	8	Community Services & Facilities Goals	24
Housing	10	Community & Economic Development Goals.....	26
Affordability:	10	Land-Use Plan.....	27
Tenure & Occupancy.....	10	Implementation	28
Size:	10	Sources.....	31
Community Services & Facilities	12	Plan Appendices.....	32
Public Safety.....	12	A-1. DRAFT ZONING LANGUAGE	33
Police Services:.....	12	A-2. SEQR DOCUMENTATION.....	42
Fire Services:	12	A-3. DOCUMENTATION FOR BACKGROUND ANALYSES.....	43
Parks & Recreation.....	13		
Water and Sewer System.....	13		
Transportation	14		
Community Survey.....	14		
Community Meetings.....	15		
Natural Resources.....	17		
Plan Vision.....	18		
Defining Catalytic Areas.....	18		
The Mountain Gateway	19		

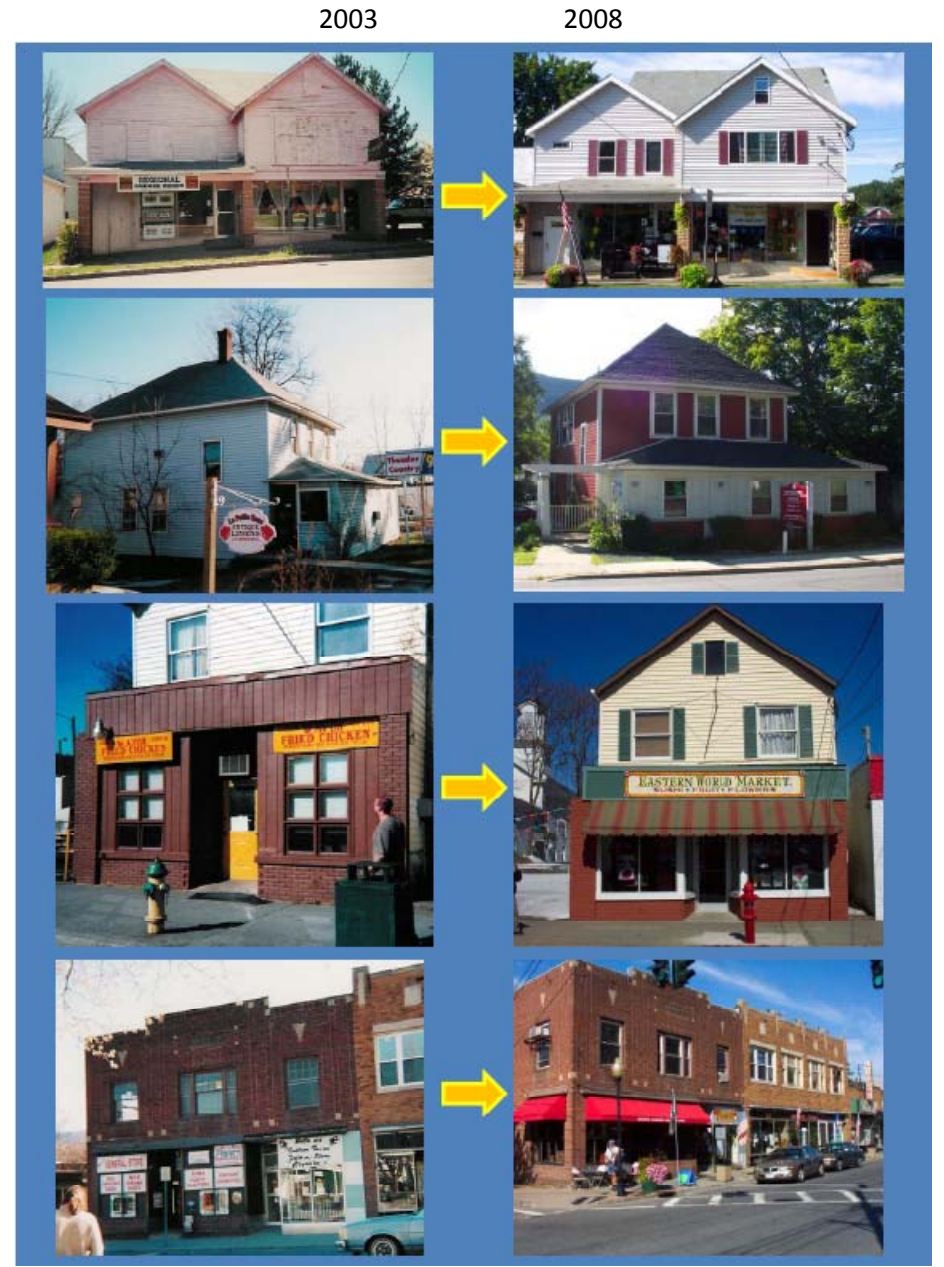
Introduction

Comprehensive plans are an important tool for local governments in New York State. Legally, any village or town wishing to create or change its local zoning ordinance must be able to refer to a duly adopted comprehensive plan as the basis for its action. In addition to this legal role, a comprehensive plan also provides an opportunity for the residents of a town or village to take an over-arching look at its strengths and weaknesses and, in one document, set priorities for government action in the future.

Chief among the concerns facing any community is the need to ensure that its tax base is high enough to cover the costs of providing government services without placing too great a burden on local taxpayers. This is a particular challenge for a village like Ellenville that is mostly “built out.” It can’t expect the construction of large-scale projects to dramatically expand its tax base. This means that the plan must seek the redevelopment of existing properties so that they produce more value per square foot or per acre that currently exists in the community. This approach is a central focus of this plan update.

The Village of Ellenville last updated its comprehensive plan almost a half-century ago. That plan, completed in June, 1960 provided a concise summary of the first 155 years of the community’s history. As was noted at the time, it was a history of marked by the ebb and flow of economic prosperity. The 1960 plan divided Ellenville’s history into three distinct eras:

Examples of Improving Value per Square Foot: Ellenville, 2003 to 2008



A. 1805-1869

The area now known as the Village of Ellenville was originally settled by Johannes DeWitt. The DeWitt family owned almost all of the land within the present corporate limits of the Village for many years, and in 1798 they sold most of it to Abel Fairchild, who became Ellenville's first developer. His development was known as "Fairchild City," and consisted of a cluster of four buildings around the present Liberty Square. Thus began Ellenville's history in 1805.

Prior to 1824 Ellenville's growth was very slow—three families and a corner store constituting the entire community. Then in 1824 rapid development began, when work started on the construction of the D&H canal through the Rondout Valley between the Hudson and Delaware Rivers.

With completion of the canal in 1828 the entire valley began to boom. Factories and men migrated to the area, many new homes were built, businesses grew and prospered, wooded forest lands were stripped and converted to fertile fields, and plank roads were built to connect Ellenville with other communities: Newburgh, Rondout and Fallsburgh.

At the end of its first fifty years the population of the Village had grown to 1,575. The development was so rapid that it seemed wise to incorporate the community. Consequently, in 1855, a charter of incorporation was drawn up and the

first meeting of the Village Board was held in April 1856. By that time Ellenville had many of the physical characteristics and commercial enterprises existing today.

Images from Ellenville's Past.



Source: William H. Winters, Ellenville Website, <http://members.tripod.com/ellenvilleny/index.htm>

B. 1869 – 1900

The peak year in the boom period was 1869. The Village had a population of over 3,000 persons and had become a community with numerous churches, two schools, varied industries, stores, several hotels, two banks, a seminary and two fire companies. The 1870's brought to the Village an industrial decline. The construction of the New York, Ontario and Western Railroad lessened the need for the

canal until finally it was abandoned. Then, outside competition began to force the closing of many of Ellenville's industries. As the 19th century came to an end the Village was at one of its low points.

C. 20th CENTURY

The 20th Century brought new opportunities. As the railroad had put Ellenville within comfortable reach of New York City, it was found that it was easy to lure city people to the area for vacationing. Many new hotels and boarding houses developed to take advantage of this new business venture as the Village began to exploit its greatest asset—the natural beauty of the Shawangunk Mountains and the surrounding country side.

As the years progressed the tourist industry expanded rapidly and manufacturing again became important to Ellenville's economy. The development of the Channel Master Corporation after World War II just outside of the Village limits gave a tremendous boost to Ellenville's economy and caused a great deal of new growth in the community.

Ellenville's history has been one of ups and downs—prosperity and depression. The ups however always outweighed the downs and in its own way the Village has slowly but steadily grown and improved its economy.

Ellenville, NY. Master Plan, Brown & Anthony, City Planners, June, 1960, pp. 4-6.

Ellenville in the 21st Century

In the intervening years, the cycle of “ups and downs” described in the Brown and Anthony plan has continued. In the last decades of the 20th Century and in the early 21st Century, the Ellenville area experienced the loss of such major employers as Channel Master, Imperial Schrade and VAW. The traditional “borscht belt” Catskills resort industry, once a local economic mainstay, has all but disappeared from the Village. The Village population declined from 5,003 in 1960 to 4,130 in 2000.

Yet these large-scale declines have masked the beginnings of yet another revival for Ellenville tied to four emerging trends.

New types of in tourism and outdoor recreation

According to the Travel Industry Association, “[More] travelers are choosing the heritage, cultural and historic theme than ever before. Another subset will pursue more physical activities such as adventure, specialty sports and volunteerism.” (TIA. *Travel Insights*, April 2006). Ellenville has the potential to tap into these trends. Its historic downtown and interesting new businesses can provide opportunities for cultural and historic tourism. In addition, the Village's proximity to such outdoor recreational activities as hang-gliding and rock-climbing position it to become a haven for those tourists interested in engaging in such pursuits.

The emergence of arts as economic development

Since the emergence of the nearby Cragmoor arts community, Ellenville has had a connection with arts. In recent years, these ties have strengthened with the emergence of the Shadowland Theater

as a site for Actors' Equity productions and increased recognition of Ellenville's arts scene through the "crop art" of Roger Baker and the efforts of many others. Through its initiation of an artists' loft program and the ArtsWAVE initiative, the Village has been actively promoting the arts as economic development. This plan seeks to complement these efforts.

The rise of experienced-based retail and its potential for small-scale, specialized businesses

The retail industry has dramatically changed over the last 20 years. Big box retailers like Wal-Mart and Target and "category killers" like Home Depot have become the site for many purchases that formerly took place in downtown retailers. But downtowns have continued to thrive in many areas by establishing themselves as "experience-based" shopping areas focusing on specialty products and high-quality service. The retail industry now recognizes that "retailers that can connect with customers through experiences that are personally relevant, memorable, interactive and emotional are more likely to increase sales and brand loyalty." (IBM Corporation. *How immersive technology can revitalize the shopping experience*, 2008.) Traditional downtowns like Ellenville's are perfect candidates to build strong experiences, and the recommendations in this plan seek to accomplish that for Ellenville's business districts.

The revival of urban places as choice locations for living

The 21st Century has seen a strong revival of village living. A recent article in the *Atlantic Monthly* by developer and planning professor Christopher Leinenberger summarizes the opportunity:

Suburban towns built in the 19th and early 20th centuries, featuring downtown street grids at their core, have seen a good deal of "in-filling" in recent years as well, with new condos and town houses, and renovated small-lot homes just outside their downtowns. And while urban construction may slow for a time because of the present housing bust, it will surely continue. Sprawling, large-lot suburbs become less attractive as they become more densely built, but urban areas—especially those well served by public transit—become more appealing as they are filled in and built up. Crowded sidewalks tend to be safe and lively, and bigger crowds can support more shops, restaurants, art galleries.

In order to tap into this trend, this plan seeks to reinforce Ellenville's ongoing efforts to create a high-density, high-activity downtown area that combines nonresidential uses with housing and is itself within easy walking distances from vibrant residential neighborhoods.

The Purpose of the Plan

According to New York State law, a Village Comprehensive Plan is:

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 any incorporated village or city.

A comprehensive plan is intended to set the overall direction for growth and development in the Village. Once adopted, the plan becomes the legal basis by which the Village creates or amends its zoning ordinance.

The Ellenville that we know today is the culmination of many factors including its history, built environment, along with current economic and demographic conditions. It is a community in transition from one shaped by manufacturing and resort-based tourism to one that can build new sources of prosperity based upon the opportunities of the 21st Century. This plan is intended to assist Ellenville with this transition.

Plan Purpose:

The purpose of this plan is to position the Village of Ellenville to fully participate in its next round of prosperity by improving the ability of the village to support economic growth among small-niche employers and to become a high-amenity small urban area able to benefit from the new interest in urban living in the United States.

Background Analyses

This section provides an overview of key demographic, economic, and natural factors that serve as opportunities and constraints for Ellenville’s continued growth and development. These background

analyses also include a summary of the community values surrounding these issues as captured in a community survey. This section provides an overview of key findings. Full documentation of the analyses is included in the Plan Appendices.

Figure 1. Summary of Ellenville’s Demographics Compared to surrounding Areas

Ulster and Sullivan County	Town of Wawarsing	Village of Ellenville
<ul style="list-style-type: none"> • 2000 Population = 251,715 	<ul style="list-style-type: none"> • 2000 Population = 12,889 (13,936 revised base) 	<ul style="list-style-type: none"> • 2000 Population = 4,130 (4,011 revised base)
<ul style="list-style-type: none"> • 2006 Estimate = 259,330 	<ul style="list-style-type: none"> • 2006 Estimate = 13,665 	<ul style="list-style-type: none"> • 2006 Estimate = 3,954
<ul style="list-style-type: none"> • Estimated Growth = 3.0% 	<ul style="list-style-type: none"> • Estimated Growth = 6.0% (-1.9% from revised base) 	<ul style="list-style-type: none"> • Estimated Growth = -4.3% (-1.4% from revised base)
<ul style="list-style-type: none"> • 2000 Median Age = 38.27 	<ul style="list-style-type: none"> • 2000 Median Age = 36.96 	<ul style="list-style-type: none"> • 2000 Median Age = 33.4
<ul style="list-style-type: none"> • 2012 Median Age = 40.68 	<ul style="list-style-type: none"> • 2012 Median Age = 38.24 	<ul style="list-style-type: none"> • 2012 Median Age = 34.93
<ul style="list-style-type: none"> • 2000 MHI = \$41,522 	<ul style="list-style-type: none"> • 2000 MHI = \$35,948 	<ul style="list-style-type: none"> • 2000 MHI = \$28,429
<ul style="list-style-type: none"> • 2012 MHI = \$53,721 	<ul style="list-style-type: none"> • 2012 MHI = \$46,664 	<ul style="list-style-type: none"> • 2012 MHI = \$33,497
<ul style="list-style-type: none"> • MHI % Increase = 29.4% 	<ul style="list-style-type: none"> • MHI % Increase = 29.8% 	<ul style="list-style-type: none"> • MHI % Increase = 17.8%

Source for base and estimates: US Census Source for projections: Claritas, Inc.

Demographic Overview

The demographic analysis for Ellenville compares the Village with the Town of Wawarsing and Sullivan and Ulster counties. (See Figure 1.)

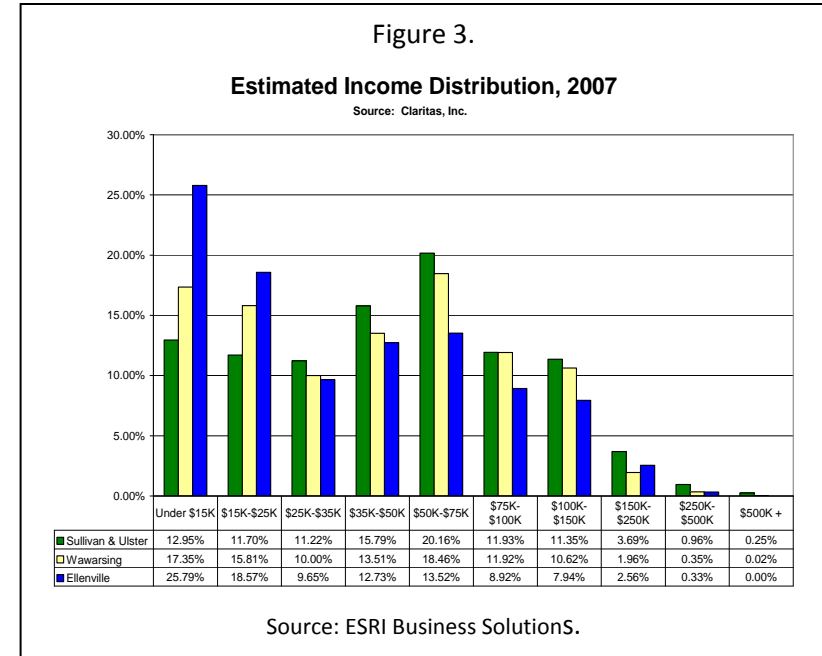
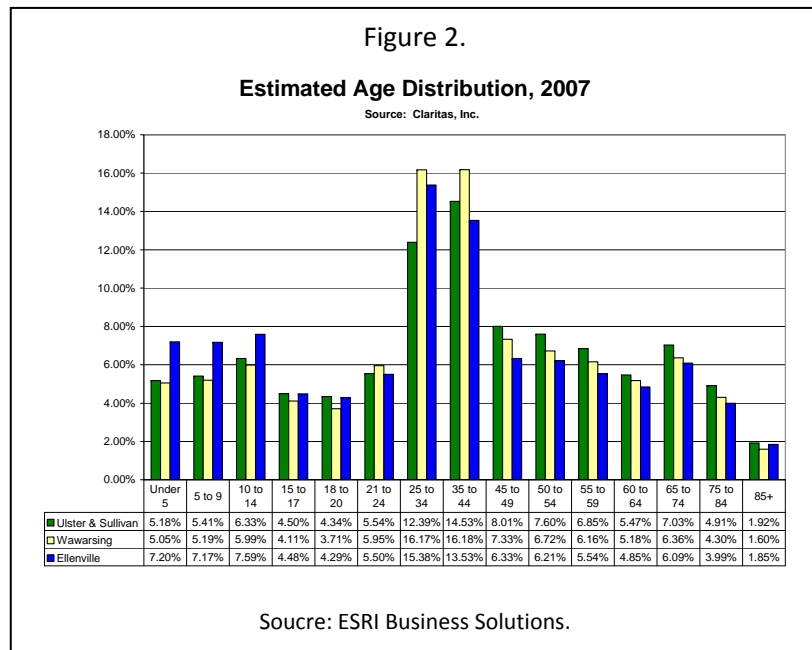
According to data from the US Census Bureau and estimates from Claritas and ESRI Business Solutions, Ellenville’s population is continuing a slow, long-term shrinkage that began in the 1960s. The loss of employment opportunities in the tourism and manufacturing industries have contributed to this decline. But it is also important to remember that urbanized areas like Ellenville tend to have older, smaller housing units. Since World War II, Americans expect more square feet in their dwelling units. Thus, a village two-bedroom home that may have been built in the 1930s for a middle-class five-person family is likely to be considered large enough for only a two

or three-person household.

Note also that the population of Ellenville tends to be younger and less affluent than the surrounding area, with a median household income (MHI) well below Wawarsing and the Sullivan/Ulster area.

Figure 2 shows that Ellenville’s population is skewed to the younger age ranges, with relatively high concentrations of population under age 14, and relatively low concentrations of population over the age of 45. This suggests that there are opportunities to attract greater numbers of older adults to Ellenville if it can be made an even more walkable “senior-friendly” community.

The data also suggests that Ellenville needs greater diversity in its income distribution. As shown in Figure 3, it has high concentrations of households with incomes below \$25,000 and is under-



represented among households earning over \$50,000.

Downtown Market Analysis

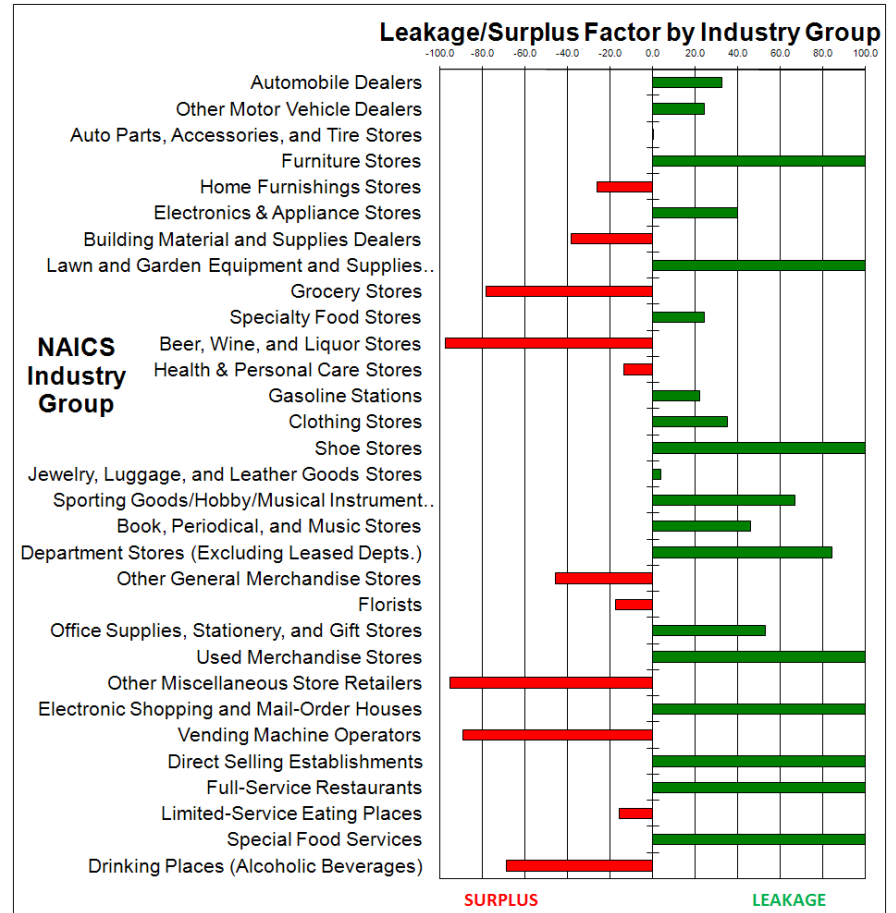
The demographics of Ellenville and its environs affect the viability of the Village’s retail sector. The following analysis has been conducted to determine how much of the local and regional demand for goods and services Ellenville businesses are currently capturing and which potential opportunities exist for future business growth. For each category of retail stores, the analysis shows current sales by existing stores. This is the “supply” of retail stores in that category for that geographic area.

Second, the analysis provides an estimate of *expected* purchases in that type of store given the income levels and demographics of shoppers living in that geographic area. This represents the “demand” by residents for goods in that retail category for that geographic area.

Finally, the analysis uses the difference between “supply” and “demand” to identify the extent to which “leakage” or “surplus” exists in that retail category for that geographic area. Leakage exists if the projected demand for purchases in that category *is greater than* the sales by existing stores. This means that the local demand is being met by stores outside the geographic area. That is, sales are “leaking” out of the local market and into other areas. Surplus exists if the projected demand for purchases *is less than* sales by existing stores. It means that the retail stores in that sector are serving demand from outside the area.

Those categories in which leakage exists may represent an opportunity for new business for the local area. Those categories in

Figure 4. Market Surplus/Leakage for an area within a 5 Minute Drive from the Intersection of Routes 209 and 52.



Source: ESRI Business Solutions.

which surplus exists are bringing sales in from outside the area. ESRI Business Solutions provides data on supply, demand and an assessment of leakage or surplus for a variety of different retail

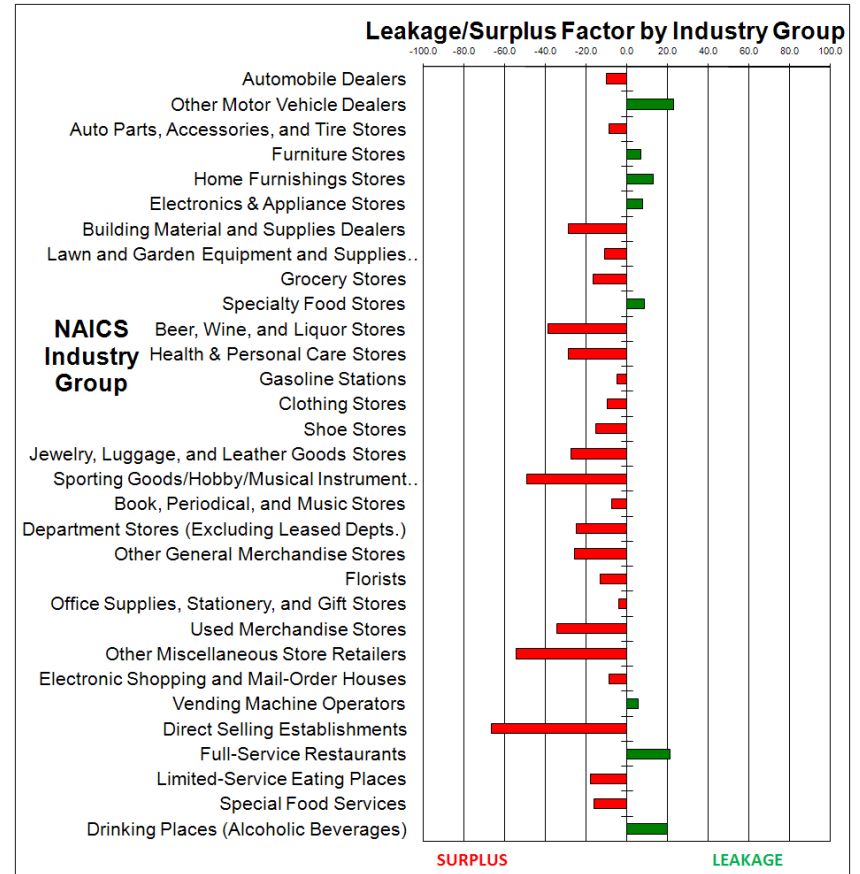
categories. For the purposes of this analysis, we used the intersection of routes 209 and 52 as the center of the analysis.

The figure 4 and 5 provide a summary of downtown Ellenville’s position in the regional retail market. Figure 4 shows the surplus and leakage for an area within a five-minute drive of the intersection of routes 209 and 52 (this is essentially walking distance). On the “surplus” side, Ellenville is clearly a local center for such stores as groceries, liquor stores and miscellaneous retailers. (See the red bars in the figure.) At the five minute drive time there is considerable “leakage,” in many categories, with spending by local residents in those categories in excess of sales by local stores in the same categories.

The picture changes when the market area is extended to the 60-minute drive time. (See Figure 5.) This captures some of the trips Ellenville residents make to stores outside of the Village. It shows that, within that one-hour drive time, there is a much closer match between what shoppers spend and what stores sell. This is because so much of retail is now conducted through large stores at regional malls. For example, an Ellenville resident may not be able to find adequate choices among furniture stores within five minutes of Ellenville. But these shoppers typically can find what they want by driving to Kingston or Middletown. Thus, the substantial leakage that is found at the five-minute drive-time disappears when the market area is extended to the 60-minute drive-time.

Given the fact that most retail needs can be found within a 60-minute drive, local merchants must find a way to keep shoppers in the local area. Typically this involves creating a compelling reason for shoppers to pay a little bit more for a local item, rather than

Figure 5. Market Surplus/Leakage for an area within a 60 Minute Drive from the Intersection of Routes 209 and 52.



Source: ESRI Business Solutions.

making the trip to the mall. Merchants do this by focusing on specialty products or providing superior customer service. As indicated above this is where “experience-based” retail strategies come in. If merchants can make Ellenville and enjoyable and

interesting place to visit while they shop (through interesting specialty shops, an attractive streetscape, festivals and—above all—outstanding customer service) people will spend more of their shopping dollars locally.

The Downtown Market analysis also examined the economic characteristics of local shoppers. In particular, we examined the extent to which residents within a 5-minute drive of the intersection of routes 52 and 209 have purchasing habits similar to the overall US market. The analysis shows that, with only a few exceptions, local shoppers in Ellenville are much less likely than the national average to buy a new auto, own a personal computer or spend significant amounts on toys or games. Clearly this is related to the fact that Ellenville contains high concentrations of low-income households. Therefore, part of a downtown revitalization strategy must be to broaden the range of housing choices in the Village to attract more higher-income households to help support downtown businesses.

Housing

Review of characteristics of housing suggests the need for greater diversity of housing, particularly to diversify the population by attracting more higher-income residents into the Village, as suggested above. At present, the housing stock of Ellenville is distinguished by four characteristics:

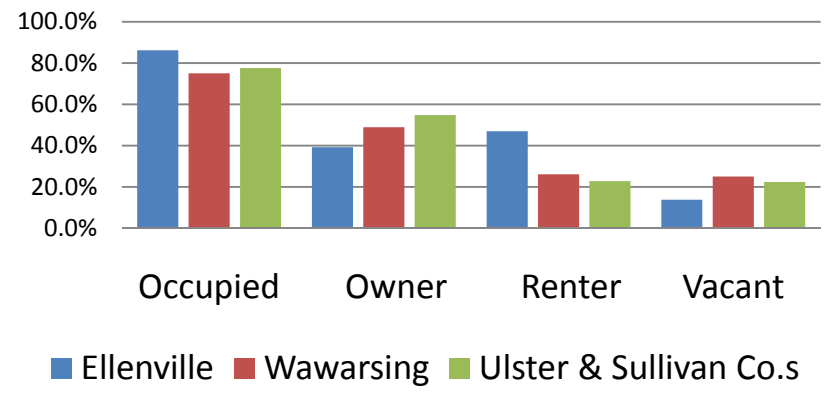
Affordability: As indicated earlier the Village is an important reservoir of relatively affordable housing. In turn, the affordability of Village housing is related to its distinct characteristics.

Tenure & Occupancy: There are a disproportionate number of rental units in the Village compared to the surrounding area. Give the very low vacancy rate in the Village, this rental stock is filling an important local and possibly regional need. Yet, there are clearly economic and social benefits to adding additional owner-occupied housing in the Village. (See Figure 6.)

Size: Given the age of the Village housing stock, it tends to have units that are smaller in size than the surrounding areas. For example, the data show that there is a relative shortage of 3-bedroom owner-occupied housing units in the Village. In addition, there is a relatively high concentration of housing units as 2- and 3-

Figure 6.

Housing Stock by Occupancy & Tenure, projected, 2008



Source: ESRI Business Solutions.

bedroom rental units. (See Table 1.)

Age: Much of the characteristics of the Village housing stock reflects its relative age. Unlike the Town and surrounding counties, residential construction in the Village peaked in 1950s, with the bulk of owner-occupied units built before 1960. (See Figure 7.)

Number of Bedrooms	Ellenville	Wawarsing	Sullivan & Ulster Co.s
Owned	40.3%	62.4%	68.1%
0	0.0%	0.0%	0.1%
1	0.4%	2.0%	2.4%
2	7.4%	16.4%	16.3%
3	23.0%	30.6%	33.2%
4	5.6%	8.6%	12.4%
5+	3.9%	4.8%	3.6%
Rented	59.7%	37.6%	31.9%
0	2.9%	1.4%	1.6%
1	16.1%	9.5%	10.4%
2	22.8%	14.9%	11.2%
3	15.1%	9.1%	6.5%
4	2.1%	2.2%	1.7%
5+	0.8%	0.4%	0.6%
Value, Owner	\$ 82,337	\$ 86,366	\$ 105,091
Source: US Census Bureau Decennial Census.			

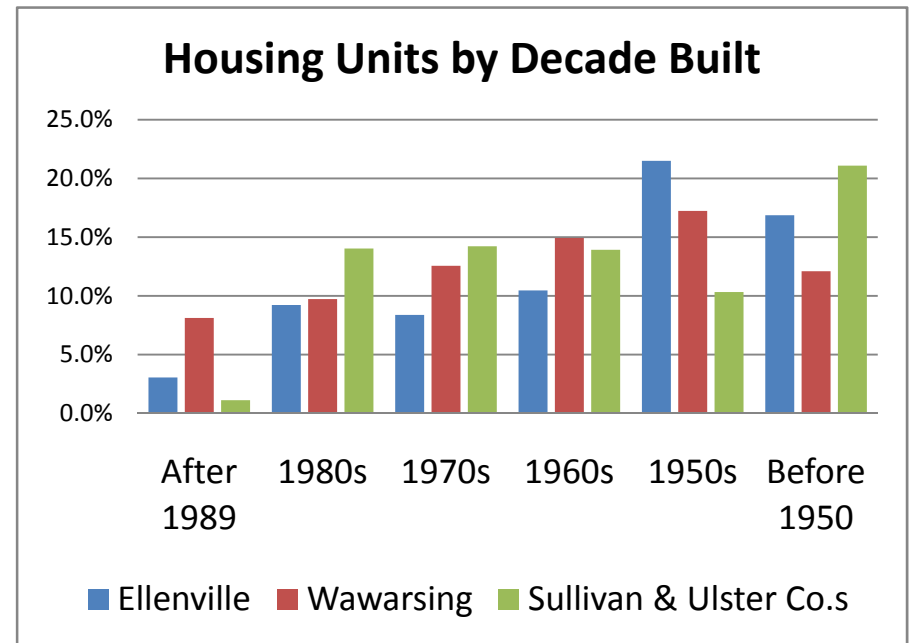
The zoning analysis in the Ulster County Housing Consortium’s 2005 Housing Strategy identified four local policies that communities can use to improve the diversity and affordability of their housing stock: provisions to allow accessory apartments, multifamily housing, inclusionary zoning and density bonuses. Ellenville currently has implemented only the accessory apartment provision. It may be useful for the Village to consider new policies to diversify the local housing stock. Among the policy options to be considered include:

- **Incentive Zoning** can be used to encourage various housing styles by allowing a developer additional density in a project if it

contains smaller, more affordable houses along with standard, market-rate units.

- **Inclusionary Zoning** that requires developers to set aside a certain number of units in large-scale residential projects for purchasers who meet certain income guidelines.
- **Planned Unit Developments** enable a developer to use a single large parcel of land to create mixed-use developments that can include a wide range of housing styles from large-lot estates to small apartments in the second floor of commercial buildings.
- **Allowing mixed uses** particularly in the hamlet areas which have traditionally been a source of starter housing for young couples and an option for housing for the elderly. Apartments and condominiums on the upper floors of nonresidential

Figure 7.



Source: US Census Bureau.

development offer a traditional style of hamlet housing.

- **Delineation of areas for manufactured housing developments** so this type of lower-cost housing can be provided.
- **Federal and/or State grants** through such programs as the Department of Housing and Urban Development’s HOMES program which can provide funding for the creation of housing for those with moderate to low incomes, including senior citizens.

Community Services & Facilities

Public Safety

A review of public safety service and interviews with public safety officials suggest several areas that need to be addressed for both police and fire services.

Police Services: In terms of police services, current staffing levels are seen as adequate, but the following issues require further attention:

- Continued training is always an issue for a police for, especially a department serving a densely populated area like Ellenville. A well-trained staff is better able to maintain strong community relations and provide the type of “community-based” policing currently regarded as the most effective approach to providing police services in an urban area like Ellenville.
- The Village does not have a formal vehicle replacement program to minimize replacement costs and maximize the percentage of time each vehicle is in service.
- There is also an ongoing need to maintain cooperative relationships with a wide variety of community groups in

Ellenville. The Village government should continually seek ways in which the Village Police force can provide an orientation to community groups about the Police role in the community and how they can benefit from Police services and programs.

- The Village should continue to explore options to better control the illegal drug trade in Ellenville. For example, it may be worth considering expanding the use of surveillance cameras in the downtown business district to assist in this effort.

Fire Services: Fire services are currently provided through three volunteer companies: Pioneer, Kimball Hose and Scoresby. Each of the companies owns their respective firehouses which they lease to the Village fire department.

Like volunteer departments across the United States, Ellenville’s fire companies have difficulty recruiting and retaining firefighters. In addition, the companies are facing increasing costs for maintaining equipment and providing adequate training for firefighters.

The current dispersed nature of the fire services may be related to these costs problems. For example, each fire company currently maintains its own firehouse, typically relying on donated labor from volunteers. If firefighting facilities were consolidated, the companies would be better able to share equipment, maintain a single physical presence, and coordinate training efforts, thereby reducing costs.

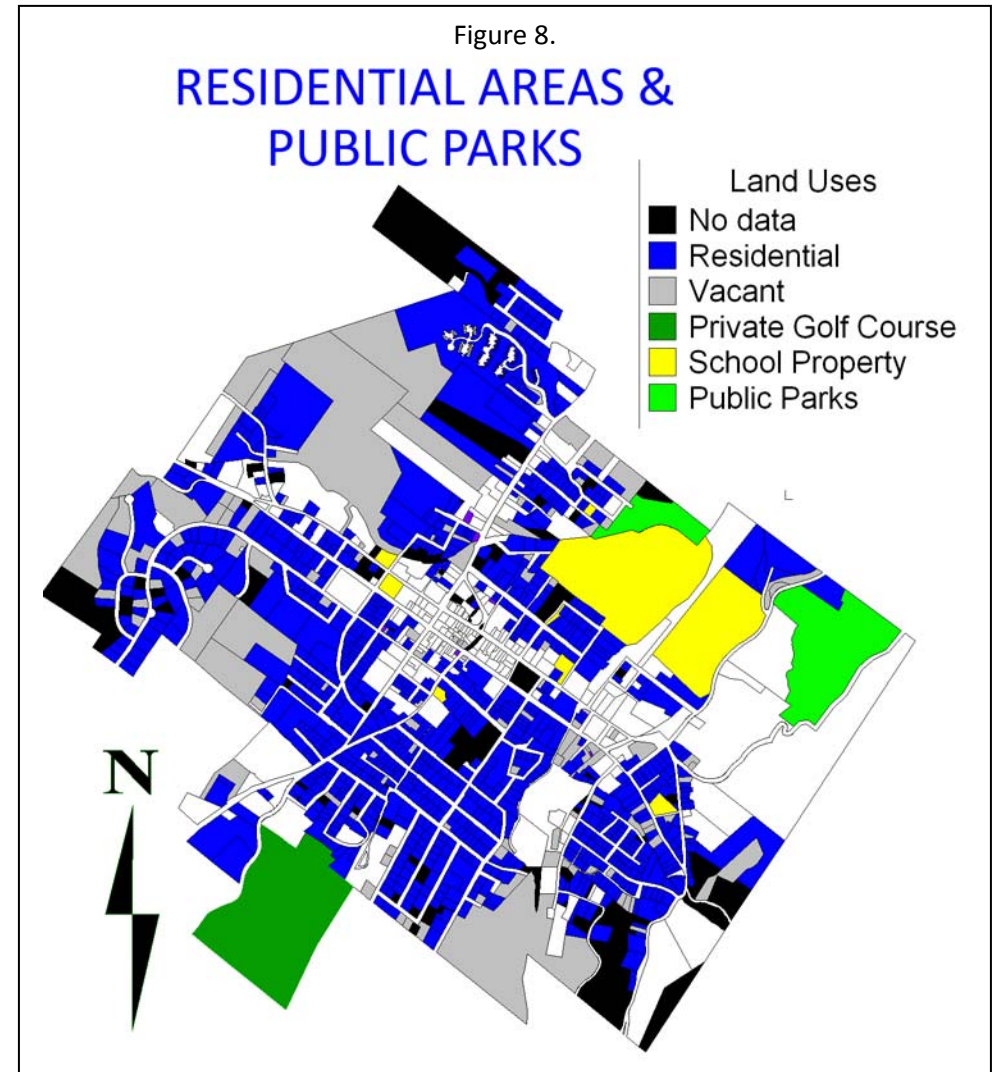
This may also improve the companies' ability to fight fires since equipment would be centrally dispatched. Under the present system, each company maintains its own inventory of equipment. If a piece of equipment owned by one company is required by another company for a fire it is fighting, it must be requested from the company which owns it.

Finally, if fire services were operated out of a single, higher profile facility, this may improve the companies' fund-raising abilities in the community. They would be better able to coordinate their separate efforts. In addition, a consolidated, single facility may make the companies more visible in the community at large.

Parks & Recreation

Because the Ellenville schools are located entirely in the Village, residents have access to a substantial complex of recreational facilities on school grounds. The Berme Road Park provides an additional source of open space nearby and, when the Smiley Carriage road is improved, will provide a link to the thousands of acres of the Minnewaska State Park. On the other hand, there is very little other park space available in the Village, and none is found north of Route 209. (See Figure 8.) There is a general shortage of small, pocket parks that could serve as informal gathering places for families with small children and/or senior citizens.

Youth programming is currently conducted at the Ellenville schools through the Ellenville/Wawarsing Youth Commission under the auspices of the Ulster County/Kingston YMCA. While the schools are an important resource for the community, there exist no separate facilities to support youth (or adult programs) in the Village.



Water and Sewer System

According to the analysis by Barton and Logiudice, the Village's water system is in relatively good shape, but does have some

capacity constraints. For example, although the capacity rating of the water treatment plant is 180 gallons per minute. The filtration system itself could operate at 300 gpm, but is limited by the capacity of the water pumps serving the filtration system. [page 3]

In addition, the system has limited capacity to absorb growth. The system’s current capacity was rated as 910,000 gallons per day with an average day demand of 900,000 gallons. The study indicates that the current maximum day demand (a “worst case” scenario given current number of hookups) in the Village is 1.2 million gallons. The B&L study projected that, over a 30-year period, Ellenville’s population would increase by 2,100 (or 50 percent) and that commercial and industrial use of the system would therefore increase by approximately 25 percent. Based on that forecast, the Barton and Loguidice study indicates that at its present capacity, the system would not be able to meet the projected average day demand of 1.23 million gallons per day, nor the maximum day demand of 1.64 million gallons per day. Clearly, the capacity of the system needs to be expanded in order for the Village to achieve and sustain significant levels of growth in population and business.

The municipal sewer system has a capacity of 800,000 gallons per day. Under normal operation, it receives approximately 650,000 gallons per day. However, like most aging systems, it has a significant problem with inflow and infiltration. The plant operators report that on days of heavy rains, the system can receive as much as 2 million gallons per day.

Transportation

According to the Ulster County Planning Department website, the Village of Ellenville currently has 18.1 miles of centerline roads in

the Village. 15.6 miles of those are Village streets and 2.9 miles are owned by the New York State Department of Transportation (routes 209 and 52).

According to the 2005 Ulster County Transportation Study, the 209 corridor in the Village has capacity problems, where at peak, traffic volume to road capacity can exceed a ratio of 1.5. Otherwise the streets in the Village currently provide acceptable levels of service.

Ulster County Area Transit provides local bus service in Ellenville, running eight buses per weekday linking Ellenville with Spring Glen, the Valley Mall shopping plaza, the hamlet of Wawarsing, Kerhonkson, Accord, Stone Ridge and the SUNY Ulster campus. UCAT also provides service to the City of Kingston eight times per weekday and to the Village of New Paltz (3 times per weekday).

The Shortline Bus Company also serves Ellenville. It runs three buses through Ellenville per day on a route connecting Roscoe, NY to New York City.

Community Survey

As part of the Comprehensive Planning process for the Village of Ellenville, a public survey was developed and administered to gather input from Village residents and others with a stake in the future of growth and development in the village. The survey’s primary purpose was to identify the priorities and goals of the community at large.

To that end, we asked a series of questions on the following topics: *Quality of Life* (what strategies can improve quality of life), *Economic Development* (what strategies will spur economic

development), and *Background Information* (info about the survey respondents). We also permitted open-ended comments in each of the first two sections, as well as general comments.

Survey Methodology

Over the course of eleven weeks, stretching from January 14, 2008 to April 1, 2008, Village of Ellenville residents were asked to complete a survey that was made available in a paper format that was first made available at a village meeting and later at the municipality's village hall and were distributed through the community's local newspaper, the Ellenville Journal.

In addition, an electronic version of the survey was available online through links on the Ellenville Journal's website (www.ellenvillejournal.com) and through Fairweather Consulting's project website (www.fairweatherconsulting.com).

To increase public awareness of the survey, Fairweather Consulting gave an interview with the village's paper of record and contacted the area's local Council of Agencies to assist in distributing information about the survey.

The survey received 177 responses from all sources.

Survey Highlights

Respondents were asked to rank which approaches they favored to "protect and/or enhance quality of life in Ellenville." Respondents were given the choice answering on a scale of "Not at all Important" – meaning that nothing needs to be done regarding a given topic –

to "Very Important" - meaning that the respondent would be willing to pay more taxes to support the given topic.

By far, the most statistically significant response came from answers generated by the question of whether the village should focus on "creating new businesses and jobs". 93.2% of respondents rated this priority as either "important" or "very important" with 60.3% saying that they would be willing to have their taxes raised to support this measure.

Among the other areas listed for consideration, survey respondents also showed very strong support for developing the village's neighborhood shopping and services with a total 83.2% rating this priority as either "important" (47.7%) or "very important" (35.5%).

Respondents were also asked to rank "which new approaches can spur economic development in Ellenville. Respondents were then given the option or rating four different approaches from "a bad thing to do" to "one of the best things to do".

Though each approach received significant support from respondents, those approaches that received the highest median response in the "one of the best things to do" category dealt with improving the appearance of the community (63%) and exploring ways to share services with Wawarsing and other municipalities as a way to hold down taxes (67.1%).

Community Meetings

Throughout the process of developing a comprehensive plan for the Village of Ellenville, Fairweather Consulting held seven community

meetings in order to discuss goals and objectives, present results, and garner feedback from the public.

Public and private sector individuals in the Village of Ellenville provided valuable data for, and updates to, the Comprehensive Plan through two interactive Village Board meetings held on January 14th, 2008 and September 22nd, 2008. During these meetings the progress and results of the Village of Ellenville Comprehensive plan were presented and feedback from the public was requested. Issues addressed included the public's future vision of the Village of Ellenville, the opportunities that the comprehensive plan would present for the community to engage in a discussion of how to best move forward, a current demographic overview and market analysis of the Village of Ellenville, the identification of sites to be included in the discussion of the comprehensive plan, and a discussion of the comprehensive plan's goals and objectives.

In addition to these two public meetings, five meetings were held with the Steering Committee of the Ellenville Comprehensive Plan on May 21st, 2001, July 11th, 2007, October 3rd, 2007, January 14th, 2008, and August 21, 2008. At each of these meetings, Fairweather Consulting presented updates and results of the comprehensive plan for the Village of Ellenville and obtained feedback from members of the steering committee. Topics discussed during these meetings included land use, housing, transportation, public facilities and services, economic development, and regional issues. Goals for each of these issues were discussed and included the maintenance of smart growth principles, promotion of affordable housing and public spaces, the provision of adequate and attractive parking solutions and reduction of traffic congestion, the expansion of

neighborhood parks and the development of tourism as well as enhanced residential spaces.

Each of the seven community meetings held throughout the study served as a conduit through which Fairweather Consulting could disseminate updated information on the progress of the study and receive feedback and direction from both the steering committee and the public. The questions and concerns raised at each of these meetings shaped the development of the final comprehensive plan for the Village of Ellenville.

Natural Resources

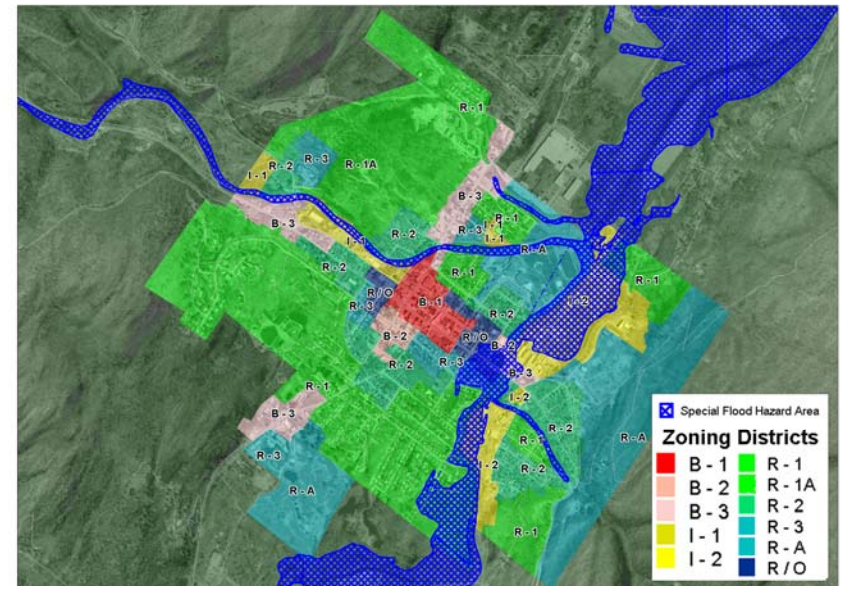
Ellenville is largely a built-out community, with few large natural areas left in the Village. Nonetheless, a review of the natural resources in the Village provides insight into the physical character of the community.

Figure 9.
Elevation in Ellenville



Elevation is key to understanding emergence of Ellenville (see Figure 9). The land on which the Village was founded was largely flat land located along waterways. This provided water power for transportation and industry. But it also puts the Village in the flood plains of the Beerkill, Sanders Creek and other streams. (See Figure 10.)

Figure 10.
FEMA Flood Zones



Plan Vision

Given the trends taking place in the Village and the surrounding region, the Village’s current position and the aspirations of its residents and businesses, what should this plan accomplish for the community? This is expressed in the plan vision:

In the next 15 years, Ellenville will emerge as a signature creative community in the Hudson Valley. The Village’s growth and development will:

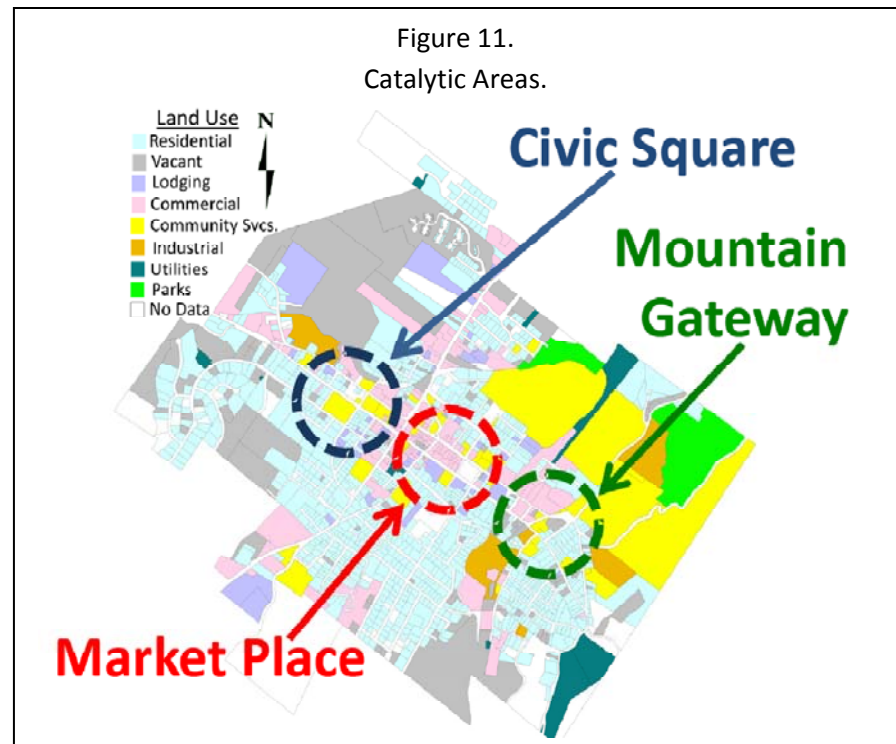
- Build upon and strengthen its ethnic & economic diversity
- Provide economic opportunities for existing residents and newcomers in tourism, niche manufacturing, specialty retail, services and the arts
- Promote pedestrian-friendly, intergenerational neighborhoods
- Re-establish the Central Business District as an important commercial and cultural center in the Rondout Valley region.

Defining Catalytic Areas

This plan seeks to fulfill its vision for Ellenville by defining “catalytic areas” that are designed to attract or encourage investment in the Village. These areas are defined to attract investments in ways the extend the benefits of those benefits to the entire Village. The general idea is to bring in new types of businesses, services and housing that will bring tax rateables, jobs and new types of housing opportunities into the Village. These activities are intended to spur development and redevelopment in the other areas of the Village. The catalytic areas defined in this plan are intended to bring new investment in the Village in:

- Professional Services
- Small-scale light industry
- Retail
- Tourism-related enterprises
- New types of housing

Note: the catalytic areas defined here are designed to build upon and intensify existing trends that already exist in those areas. The three catalytic areas are defined below. They are central elements in the “Land Use Plan” detailed in the next section. Draft zoning language for each of these areas is included in the Plan Appendices.



The Mountain Gateway: a new mixed-use district, comprising a blend of residential, commercial, small light industrial and live/work space, all on a traditional neighborhood street grid. The Mountain Gateway would provide opportunities for existing Village businesses to “graduate” to larger facilities than are available downtown. The Gateway is envisioned as the home for emerging “creative businesses” in Ellenville (e.g., design firms, small scale specialty light industry, etc.) that would benefit from the Empire Zone designation. It would also provide for small scale inns, B&Bs and other businesses involved in the region’s growing outdoor recreation industry.

Location: Industrial Parcels West of Clinton Ave extending to the parcels in the Empire Zone Northeast of Canal Street.

Possible Design Elements: Work/live units with living space above retail or professional office space, mixed density, traditional neighborhood design. Incorporate elements of rail station and depot to create medium density professional office and retail space, possibly ‘green’ buildings.

Figure 12.

Mountain Gateway



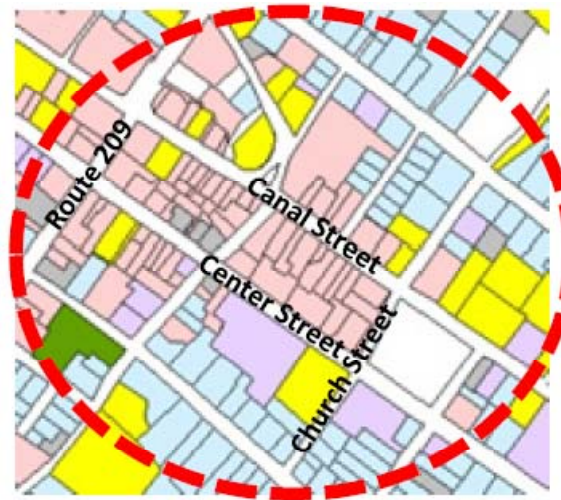
The Central Marketplace: The Central Marketplace encompasses the traditional downtown business district. It is intended to be the focus of Ellenville’s “experience-based” retail sector and arts-related activities as well as serving as the host of the Village’s major festivals and celebrations.

Location: focused on Canal and Center streets, east of Main Street

Possible Design Elements: Build upon strong signature structures including the Hunt Memorial Building and the traditional mercantile buildings found throughout the central business district. Include important gathering places such as the Farmers Market and the proposed Intermodal Transportation Center.

Figure 13.

Market Place



The Civic Square: The Civic Square of Ellenville is intended to become a focus for government and professional services activities. It currently contains the Village Hall, the Library, and a variety of service organization and government offices.

Location: focused on Canal Street west of Main Street

Possible design elements: Strengthen pedestrian-friendliness of the area. Create more uniform design among buildings, building on the modernism of the Library, Village Hall and other existing buildings.

Figure 14.

Civic Square



Plan Goals, Recommendations & Land-Use Plan

This section details the specific goals and recommendations to realize the plan vision. Goals and recommendations are listed in each of four areas: land use, community services, transportation and economic development. The goals and recommendations are followed by a description of the overall land-use plan upon which these recommendations are based.

Land Use Goals

1. **Define and clarify the changing social, economic and cultural functions played by Ellenville in the 21st Century** through the creation of catalytic areas that highlight and build upon existing redevelopment momentum.

Supporting Recommendations:

- Create catalytic districts. As described in the Plan Vision section, Ellenville should define three catalytic areas that reflect ongoing redevelopment trends in the Village. The positive trends in each of these areas can be reinforced through zoning, design standards and guidelines along with target public investments in such infrastructure and sidewalks, parking and streetscape improvements.
- Strengthen physical links to Shawangunk Ridge through pedestrian and bike trails, way-finding signage and activities and festivals celebrating Ellenville's easy access to the Ridge. This will provide residents and visitors with reminders of the high-quality outdoor recreation opportunities available in the Ellenville area.

- Create a Zoning Committee to make the changes to Village Zoning included in this plan. The committee should be appointed by the Village Board and work in close cooperation with both it and the Village Planning Board.

2. **Maintain and/or Create Diverse, Cohesive Neighborhoods** by

- Providing a mixed range of housing prices and types throughout the Village.
- Ensuring that village neighborhoods are elder friendly
- Ensuring that village neighborhoods are family friendly
- Providing live/work spaces in appropriate places in the Village
- Improving and Maintaining strong physical & visual connections from neighborhoods to local institutions, employment, shopping and culture

Supporting Recommendations:

- Create a Parks plan to foster a system of Neighborhood Parks and other Public Gathering Spaces with strong physical & visual connections to neighborhoods and downtown shopping areas.
- Support the Artist/Live Work Initiative by creating an overlay zone for live/work lofts for R-1, R-2, B-1, B-2 districts (excluding R-0 & R-2 west of the Central Business District).
- Enforce Property Maintenance Codes with special emphasis on prohibiting illegal conversion of single-family homes.

- Update Provisions of Zoning Code to ensure that adequate penalties are in place with clear and appropriate penalties for each infraction.
 - Create more local policies to diversify Ellenville’s housing stock to provide more affordable housing as well as to increase the presence of higher income housing in Village neighborhoods. As indicated in the analyses section, the policies to be considered include incentive zoning, inclusionary zoning, planned unit developments, and others.
 - Reintegrate old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
 - Ensure that Ellenville’s neighborhoods and downtown have traffic signals, sidewalks and speed limits that promote pedestrian mobility for an elderly population.
 - Provide a stronger connection to the Shawangunk Ridge through signage and a trail system linking downtown areas to the Ridge.
3. **Ensure that zoning and other Village regulations make Ellenville’s central business district a competitive location** for specialty retail, services and cultural enterprises.

Supporting Recommendations:

- Create a parking plan for downtown that provides an overall framework to ensure adequate parking for residents, shoppers,

merchants and their employees as well as tourists. The plan should also provide guidelines for landscaping and street furniture associated with parking lots.

- Formally adopt the Commercial Design Guidelines prepared for the Village by Barton and Loguidice.
- Review current zoning specification for lot coverage, parking requirements, setbacks, etc. to ensure that they can accommodate the needs of business establishments in the 21st Century.
- Ensure that Village regulations and policies support community festivals and special events that attract people to downtown such as the Farmers’ Market and Blueberry Festival.

4. **Provide incentives for achieving plan goals through private investment and redevelopment**

Supporting Recommendations:

- Create a Planned Unit Development (PUD) provision to foster a flexible and creative approach to mixed-use development projects in the Village. A Planned Unit Development is a “Floating Zone” that enables a mix of uses to be incorporated into a single project. In its PUD ordinance, the municipality sets the terms under which a PUD may be created (e.g., a parcel or project of at least 10 acres). The ordinance also describes the purpose of the PUD as it relates to the Comprehensive Plan and outlines the types of uses that may be included. Draft zoning language for a Planned Unit Development District is included in the Plan Appendices.

- Use the Planned Unit Development provisions to provide incentives for developers such as density bonuses and relaxation of setbacks and other requirements to promote projects consistent with this Comprehensive Plan.
- Position the Village to use Tax Increment Financing to support infrastructure needed for PUD projects. Tax increment financing is an innovative way to finance infrastructure and other projects that has been used for decades by municipalities throughout the United States. Simply put, Tax Increment Financing (TIF) uses the additional tax revenue generated by a project to pay for improvements that allow that project to happen. For example, under a TIF, if a developer is seeking to create a sizeable new development on \$5 million worth of land, the taxing jurisdictions involved would agree to hold the taxable value of the property to \$5 million for general government purposes. The additional value created by the development would also be taxed, but those revenues would go into a fund dedicated to paying the costs for infrastructure required to support the project (e.g., additional sewer and water capacity, road improvements, etc.). The New York State legislature has been considering legislation to make TIFs more “user-friendly” for both developers and taxing jurisdictions. Ellenville should be prepared to take advantage of the opportunities for creative financing that are likely to come out of this legislative effort.

Community Services & Facilities Goals

1. Support continued effectiveness and efficiency of the Village Police.

Supporting Recommendations:

- Ensure that police officers have access to appropriate training opportunities, particularly on topics related to community-based policing and other issues important for maintaining public safety in a small urban environment.
- Provide ongoing opportunities for Police/Community dialogue so that community members and organizations are aware of the services available through the police force and to keep the force aware of special needs and concerns of community members
- Provide a formal program of regular facilities/equipment replacement coordinated through the capital budgeting program recommended under goal 5 below.

2. Enhance the effectiveness of Fire/Emergency Services in the Village

Supporting Recommendations:

- Study creation of a central location for Fire companies to support enhanced dispatching, encourage sharing equipment of equipment and training.
- Coordinate emergency response plans of Village and Town to ensure effective and efficient use of resources in emergency situations.
- Explore mutual aid agreements with area fire departments for specialized services to minimize financial burden involved in duplication or redundant equipment purchases by the departments.

3. Ensure that Ellenville has adequate physical infrastructure to maintain and improve quality of life in the Village.

Supporting Recommendations:

- Study the feasibility of creating a family/community/intergenerational center that provides services to residents, celebrates and connects the community, contributes to activity in the downtown business district.
- Maintain and improve the municipal sewer and water system to support Village revitalization and growth. This effort can be incorporated into the capital planning and budgeting planning process recommended under goal 5 below.
- Maintain the Ellenville Central Schools in Village by working with the School District to ensure that the location continues to work for the students and the Village.
- Through a village parks planning process, upgrade parks and public spaces throughout the Village. The results of this effort can also be incorporated into the capital planning and budgeting planning process recommended under goal 5 below.
- Seek opportunities to share services, facilities and equipment with the Town of Wawarsing & other communities.

4. Create Transportation System that supports a connected, creative community.

Supporting Recommendations:

- Providing a well-maintained sidewalk system (including “critical pathways” consisting of the heaviest traveled corridors that link neighborhoods to retail and service areas).
- Through the parks plan, expand Bike paths to enable residents to use bicycles for both recreation and basic transportation throughout the Village.
- Encourage transit opportunities by working with Ulster County Area Transit to aggregate demand for bus routes among employers, residents, youth and others.
- Provide parking that is attractive and well-integrated with the built environment of the neighborhoods.
- Continue to seek ways to reduce congestion along Route 209 by participating in the Route 209 corridor study and cooperating with Wawarsing and other municipalities on regional solutions to the traffic congestion problem.

5. **Seek ways to reduce taxes by minimizing the cost and improving the effectiveness of municipal services.**

Supporting Recommendations:

- Create a comprehensive Capital Planning and Budgeting Process for all Village departments to formalize equipment and facility replacement schedules and identify ways in which capital equipment can be shared among departments.
- Seek to provide shared/consolidated services with the Town of Wawarsing and other municipalities through such efforts and the Shared Municipal Services Incentive program and other initiatives.

Community & Economic Development Goals

1. **Strengthen Connections to outdoor recreation opportunities, particularly as they relate to the Shawangunk Ridge.**

Supporting Recommendations:

- Strengthen physical connections to the Ridge as outlined under the land-use recommendations.
- Ensure that the regulations governing the Mountain Gateway catalytic district are configured to permit and encourage relevant outdoor-related activities such as outfitters, bike rentals, small scale lodging and other appropriate activities.
- Festivals and celebrations highlighting outdoor recreation to bring attention to Ellenville’s position

2. **Maintain an Arts/Creativity focus in development efforts**

Supporting Recommendations:

- Improve and expand the artist live/work zoning regulations as described in Land Use recommendations.
- Continue to create incentives for artists relocating into the downtown. Ellenville should benchmark its efforts against similar programs in communities such as Paducah, KY and to ensure that the Village offers the strongest possible incentives for its artist attraction program.

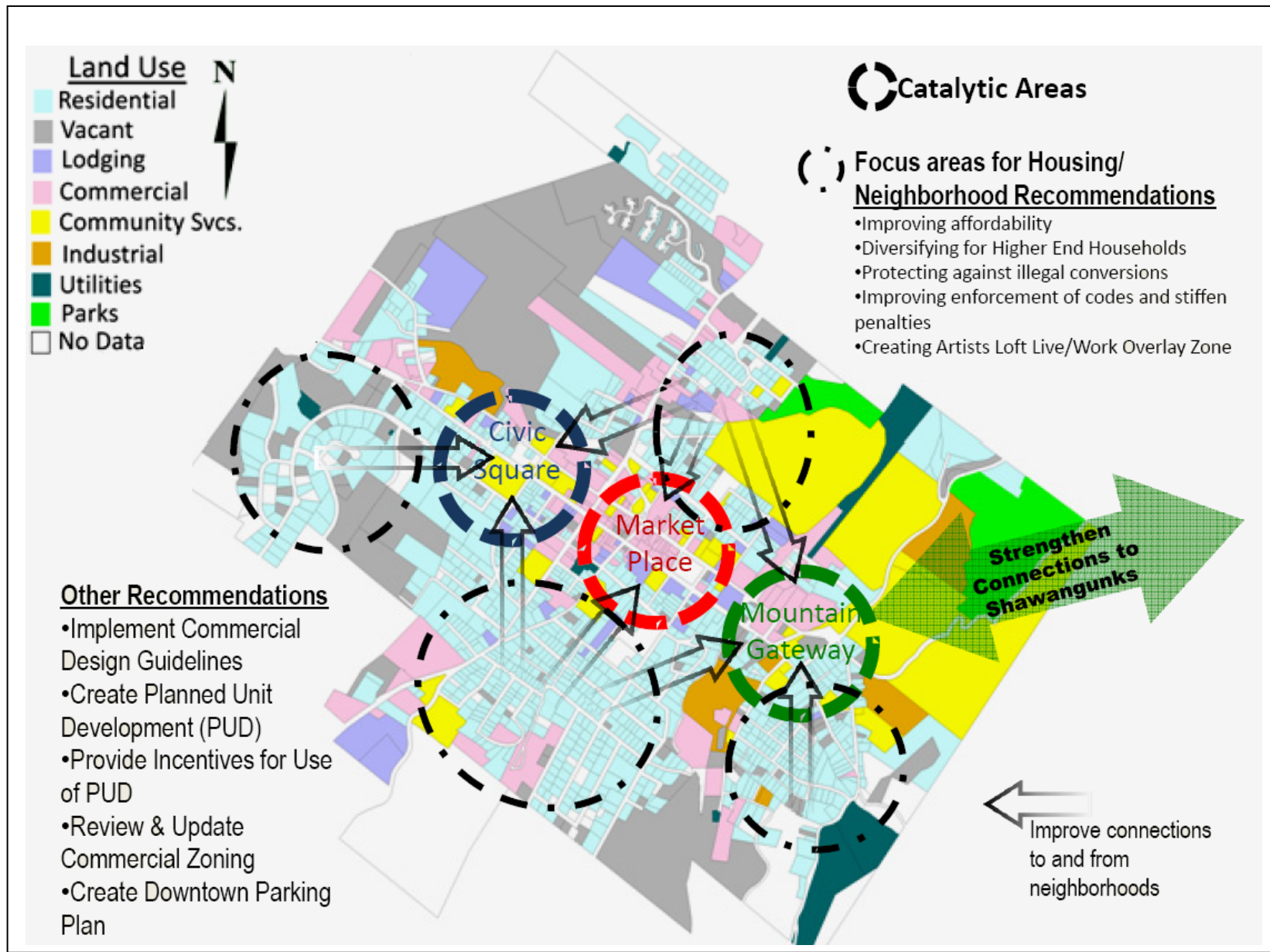
3. **Expand the “talent pool” involved in Ellenville’s revitalization by ensuring that all segments of Ellenville’s population have opportunities to participate**

Supporting Recommendations:

- Continue and expand efforts to recruit members of ethnic minorities into Village government and onto Village boards and task forces, working through social clubs, faith-based organizations and the like.
- Highlight and celebrate the ethnic diversity that makes Ellenville unique through such initiatives as an Ellenville ethnic food festival and other community events that can build stronger inter-ethnic relations in the Village.

Land-Use Plan

This diagram summarizes the plan recommendations in graphic form.



Implementation

The schedule below is intended *only* as a guide for implementing the plan. It groups actions into three potential priorities. “Immediate priority” actions should be initiated and completed within the first year after plan adoption. “High priority” actions should be completed within the first two years after plan adoption. “Long-term priority” actions should be completed within five years of plan adoption.

One of the first actions, after adoption of the Comprehensive Plan, is to establish a realistic implementation schedule. This schedule should be reviewed annually to evaluate progress and to modify as necessary.

Immediate Priority Actions to be implemented within 1 Year of Plan Adoption			
Recommendation	Page in Plan	Action	Lead Responsibility
Appoint Village Zoning Committee	21	Appointment of Committee	Village Board
Create catalytic districts	21	Create zones for Mountain Gateway & Civic Square	Village Board in cooperation with Zoning Committee
Create Planned Unit Development District	22	Adopt a PUD district	Village Board in cooperation with Zoning Committee
Create Artist Live/Work Overlay Zone	21	Adopt an Overlay Zone	Village Board in Cooperation with Zoning Committee
Update Zoning Code	22	Review and	Village Board in

Immediate Priority Actions to be implemented within 1 Year of Plan Adoption			
Recommendation	Page in Plan	Action	Lead Responsibility
to provide clear and adequate penalties for infractions		update enforcement provisions of code	cooperation with Zoning Committee
Enforce Property Maintenance Codes	21	Enhance capacity to enforce Property Maintenance Provisions	Code Enforcement Office with Support of Village Board
Formally Adopt Design Guidelines	21	Incorporate design guidelines into Zoning provisions	Village Board in cooperation with Village Planning Board
Ensure that regulations and policies support festivals and special events	22	Review Village Code	Village Zoning Committee
Seek to participate in Tax Increment Financing (TIF) to support expanded Village infrastructure	23	Work with legislative representatives, Town government and School District to enable TIF in Ellenville	Village Board

IMPLEMENTATION

Immediate Priority Actions to be implemented within 1 Year of Plan Adoption			
Recommendation	Page in Plan	Action	Lead Responsibility
Maintain and improve Village sewer and water systems to support economic development	24	Incorporate into Village Capital Planning process and seek appropriate grants as available	Village Administrator
Continue and expand efforts to recruit members of ethnic minorities onto Village boards and task forces	25	Expand recruitment efforts	Village Board & Village Administrator

High Priority Actions to be implemented within 2 Years of Plan Adoption			
Recommendation	Page in Plan	Action	Lead Responsibility
Create local policies to foster housing diversity	22	Review and revise existing policies	Village Board in cooperation with Zoning Committee
Provide a stronger connection to Shawangunk Ridge	22	Create signage, trails & other links	Village Administrator
Review zoning provisions to meet needs of 21 st Century	22	Review and revise existing policies	Village Board in cooperation with Zoning

High Priority Actions to be implemented within 2 Years of Plan Adoption			
Recommendation	Page in Plan	Action	Lead Responsibility
business			Committee & Economic Developer
Ensure adequate training opportunities for police officers	23	Identify key training issue to be addressed and identify training plan	Village Administrator with Police Chief
Study creation of central location for Fire companies	23	Identify and evaluate potential locations	Village Administrator
Coordinate Village & Town emergency response plans	24	Work with Town on coordinating plans	Village Administrator
Encourage transit opportunities by "aggregating demand"	24	Work with County and Employers to define potential routes	Village Administrator with Economic Developer

Long-term Priority Actions to be implemented within 5 Years of Plan Adoption			
Recommendation	Page in Plan	Action	Lead Responsibility
Create Comprehensive Capital Planning & Budgeting Process	24	Create Capital Planning Process	Village Administrator & Village Board
Create system of neighborhood parks and public gathering spaces	21	Create comprehensive plan for Village parks	Village Administrator & Village Board
Create a parking plan for downtown	22	Create comprehensive plan for Village parking	Village Administrator & Village Board
Explore mutual aid agreements with area fire departments	24	Reach out to fire departments in nearby area	Village administrator and fire chiefs
Maintain Ellenville Central Schools in Village	24	Maintain dialogue with School administration	Village Administrator & Village Board
Seek to share services, facilities and equipment with Town and other communities	24	Reach out to other municipalities including Wawarsing & school district	Village Administrator & Village Board
Expand bike paths in Village	24	Include in parks plan	Village Administrator & Village Board
Seek ways to reduce	24	Cooperation	Village Board,

Long-term Priority Actions to be implemented within 5 Years of Plan Adoption			
Recommendation	Page in Plan	Action	Lead Responsibility
congestion along Route 209		with Route 209 Corridor Study	Village Administrator & Planning Board
Encourage festivals & celebrations highlighting outdoor recreation	25	Actively seek out festivals related to outdoor recreation	Village Administrator in cooperation with Chamber of Commerce
Enhance incentives for artists live/work program	25	Benchmark current program against others in Beacon, Paducah ,KY, etc.	Village Administrator
Highlight and celebrate Ellenville's ethnic diversity through community events	25	Actively seek out festivals related and other activities to celebrate ethnic diversity	Village Administrator in cooperation with Chamber of Commerce and other organizations

Sources

Barton & Loguidice, PC. *Village of Ellenville Design Guidelines*, June 2007.

Barton & Loguidice, PC. *Village of Ellenville Water System Improvements Facilities Plan*, January 2008.

Bond, Kenneth W. *Tax Increment Financing—Can You? Should You?*, Squire Sanders, LLC. September 15, 2004.

Brown and Anthony, City Planners. *Ellenville, NY Master Plan*, June, 1960.

Economic Policy and Resources. *Priority Strategies to Support Housing Development in Ulster County*. Ulster County Housing Consortium, July 2005.

Leinenberger, Christopher B. "The Next Slum? The Subprime Crisis is just the Tip of the Iceberg." *Atlantic Monthly*, March 2008.

New York State Legislative Commission on Rural Resources. *A Guide to Planned Unit Development*, Fall 2005.

Transportation Alternatives. "Elder Districts: Where Public Health and Transportation Meet." *T.A. E-Bulletin*, Winter 2006.

Ulster County Planning Board. *Moving Forward: the Ulster County Transportation Plan*, April 2003.

Village of Ellenville Strategic Housing Analysis, undated.

Plan Appendices

A-1. DRAFT ZONING LANGUAGE

Civic Square Zoning District

Findings and Purpose: The Civic Square District of the Village of Ellenville is intended to serve a focus for government and professional services activities. The overall purposes of the district is to strengthen pedestrian-friendliness of the area and create more uniform design among buildings, building on the modernism of the Library, Village Hall and other existing buildings.

Definition of the District

The Civic Square District shall consist of the following areas:

- Between North Main Street and Childs Street, all properties found between Canal Street and the Beerkill, with the exception of those parcels fronting Main Street.
- From Childs Street, west, all properties with frontage on Canal Street as far west as the utility right of way just west of the intersection of Canal and Bloomer Streets.
- All properties bounded on the Southeast by Center Street and the northwest by Canal Street between Main Street and Bloomer Street with the exception of parcels fronting Main Street.
- All properties bounded on the Northwest by Center Street and on the Southeast by Warren street except for those parcels fronting Main Street. (See map of proposed districts below.)

Principle permitted uses shall be as follows:

Apartment house
Banks
Library, Museum and Art Galleries
Mixed Primary Uses (retail, office, residential.)
Newspaper Office
Offices, professional. Government & business
Places of Assembly
Religious Facilities
Retail stores
Schools: business & professional
Senior Citizen Housing
Service Establishments: personal & business
Studio
Theater, enclosed
Undertaker
Veterans' Organization

Permitted accessory uses shall be as follows:

Parking Lots & Garages: Commercial Vehicles
Parking lots and garages: private cars
Storage: Enclosed

Uses requiring a special use permit shall be as follows:

Accessory Apartments
Artist Loft
Caterers
Day Habilitation Centers
Fraternal Organizations
Hotels
Tourist Home

Lot, Yard & Height Regulations:

Minimum Lot Size:

Lot area: 10,000 square feet

Lot width: 100 feet

Yard sizes:

Front: 1 foot minimum/50 feet maximum

Side: 2 feet minimum

Rear: 15 feet minimum

Maximum Lot Coverage: 50 percent

Building Height

Stories: 4 maximum

Height: 50 feet maximum

Mountain Gateway Zoning District

Findings and Purpose: The Mountain Gateway zoning district will be a mixed-use district, comprising a blend of residential, commercial, small light industrial and live/work space, all on a traditional neighborhood street grid. The Mountain Gateway would provide opportunities for existing Village businesses to “graduate” to larger facilities than are available downtown. The Gateway is envisioned as the home for emerging “creative businesses” in Ellenville (e.g., design firms, small scale specialty light industry, etc.) that would benefit from the Empire Zone designation. It would also provide for small scale inns, B&Bs and other businesses involved in the region’s growing outdoor recreation industry.

Definition of the District

The Mountain Gateway District shall consist of the following areas:

From Center Street, south along South Gully To the Village boundary. Heading east from the Village line encompassing the three parcels immediately to the southeast of the parcel at the Village boundary which extend to Pine Street. At Pine Street the district is bounded to the southeast by Clinton Avenue to Center Street. At Center Street, the boundary proceeds north to Towpath Road and follows Towpath road to the east to Berme Road. The district also includes all parcels bounded on the north by the Beerkill?, to Canal Street, South along Canal Street to Edwards Place, East along Edwards Place to Hoar Street. South on Hoar street to its end and continuing along the Hoar Street right of way until Berme Road. The parcels fronting Berme Road are excluded from the district. (See map of proposed districts below.)

Principle permitted uses shall be as follows:

- Apartment house
- Hotels
- Mixed Primary Uses (retail, office, residential.)
- Newspaper Office
- Offices, professional. Government & business
- Public Transportation Stations
- Recreation, amusement and entertainment: commercial
- Retail stores
- Schools: business & professional
- Senior Citizen Housing
- Service Establishments: personal & business
- Studio
- Theater, enclosed
- Tourist Home
- Undertaker
- Veterans' Organization

Permitted accessory uses shall be as follows:

- Parking Lots & Garages: Commercial Vehicles
- Parking lots and garages: private cars
- Storage: Enclosed
- Storage: Open

Uses requiring a special use permit shall be as follows:

- Accessory Apartments
- Artist Loft
- Caterers
- Clothing Manufacture
- Day Habilitation Centers
- Drinking Establishments
- Food Product Manufacture
- Fraternal Organizations
- Light Assembly & Fabrication
- Motels
- Public and Private Utility Facilities
- Radio & TV Antenna's over 50'
- Research Laboratories

Wholesale Establishments

Lot, Yard & Height Regulations:

Minimum Lot Size:

Lot area: 10,000 square feet

Lot width: 100 feet

Yard sizes:

Front: 25 feet minimum/50 feet maximum

Side: 15 feet minimum

Rear: 15 feet minimum

Maximum Lot Coverage: 40 percent

Building Height

Stories: 2 minimum/3 maximum*

Height: 30 feet minimum/40 feet maximum*

* Buildings up to a height of 8 stories or 80 feet may be permitted, subject to issuance of a special permit by the Planning Board, upon a finding that such additional height will not cast excessive shadow on adjacent properties or adversely affect the visual character of the surrounding area.

Central Marketplace Zoning District

Findings and Purpose: The Central Marketplace encompasses the traditional downtown business district. It is intended to be the focus of Ellenville’s “experience-based” retail sector and arts-related activities as well as serving as the host of the Village’s major festivals and celebrations. The District is intended to build upon strong signature structures including the Hunt Memorial Building and the traditional mercantile buildings found throughout the central business district. It also includes important gathering places such as the Farmers Market and the proposed Intermodal Transportation Center.

Definition of the District

The Central Marketplace District shall consist of the following areas:

All property parcels fronting Main Street on both sides from its intersection with Maple Avenue south to Hauschild Street and including the five parcels fronting Main Street on the south side south of Hauschild Street and the single parcel on the north side of Main Street south of the Beerkill. The district also includes those parcels fronting the north side of Market Street from Hauschild Street to Warren Street. The District includes all parcels in the area between Main Street to the west and Yankee Place to the east that front on Canal, Center and Liberty streets and Bogardus Place. This includes the parcel east of the intersection of Yankee Place and Canal Street. Excluded from this district are those properties fronting Maple Avenue. Also excluded are the three parcels southeast of the intersection of Maple Avenue and Bogardus Place. (See map of proposed districts below.)

Principle permitted uses shall be as follows:

- Banks
- Caterers
- Fraternal Organizations
- Hotels
- Library, Museum and Art Galleries
- Mixed Primary Uses (retail, office, residential,)
- Newspaper Office
- Offices, professional. Government & business
- Places of Assembly
- Recreation, amusement and entertainment: commercial
- Religious Facilities
- Restaurant, Standard
- Retail stores
- Schools: business & professional
- Senior Citizen Housing
- Service Establishments: personal & business
- Studio
- Theater, enclosed
- Undertaker
- Veterans' Organization

Permitted accessory uses shall be as follows:

- Parking Lots & Garages: Commercial Vehicles
- Parking lots and garages: private cars
- Storage: Enclosed
- Storage: Open

Uses requiring a special use permit shall be as follows:

- Accessory Apartments
- Artist Loft
- Caterers
- Day Habilitation Centers
- Drinking Establishments
- Food Product Manufacture
- Fraternal Organizations
- Motels
- Public and Private Utility Facilities

Radio & TV Antenna's over 50'

Lot, Yard & Height Regulations:

Minimum Lot Size:

Lot area: 5,000 square feet

Lot width: 50 feet

Yard sizes:

Front: 1 feet minimum/10 feet maximum

Side: 2 feet minimum

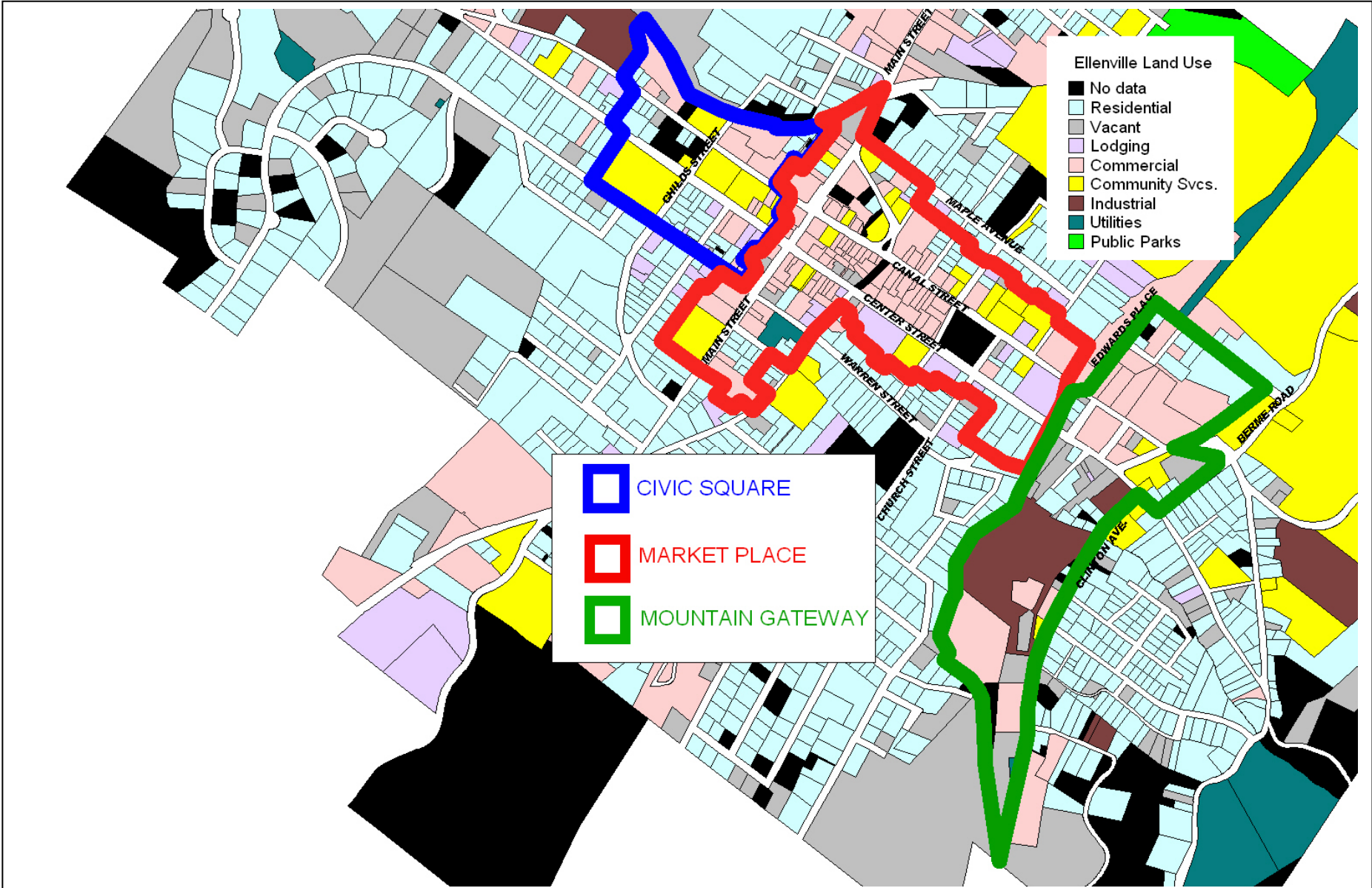
Rear: 2 feet minimum

Maximum Lot Coverage: 100 percent

Building Height

Stories: 2 minimum/3 maximum

Height: 30 feet minimum/40 feet maximum



Map of Proposed Zones for the Civic Square, Market Place and Mountain Gateway Districts.

Planned Unit Development (PUD) District

Findings and Purpose

It is the intent of this Planned Unit Development (PUD) District to provide flexible land use and design regulations through the use of performance criteria so that small- to large-scale neighborhoods, or portions thereof, may be developed within the Village that incorporate a variety and appropriate balance of residential types and nonresidential uses and contain both individual building sites and common property which are planned and developed as a unit. Such a planned unit is to be designed and organized so as to be capable of satisfactory use and operation as a separate entity without necessarily needing the participation of other building sites or common property in order to function as a neighborhood. PUD specifically encourages innovations in residential development so that the growing demands for housing at all economic levels may be met by greater variety in type, design and siting of dwellings and by the conservation and more efficient use of land in such developments.

In order to carry out the intent of this article, a PUD shall achieve the following objectives:

- A. Facilitate development consistent with the Comprehensive Plan of the Village.
- B. Provide a diversity of choice in the types of environment, occupancy tenure, types of housing, lot sizes and community facilities available to existing and potential Village residents at all economic levels.
- B. Facilitate small-scale economic development activity in the Village creating a variety of employment opportunities.
- C. Provide conveniently located accessory commercial and service areas.
- D. Conserve and preserve trees and groves of trees, outstanding natural topography, geologic features, biodiversity, water resources and prevention of soil erosion.
- E. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs.
- F. Provide additional public benefits, as needed and as determined by the Village Board.

General requirements.

- A. Ownership. The tract of land for a project may be owned, leased or controlled either by a single person or corporation or by a group of individuals or corporations. An application must be filed by the owner or jointly by owners and/or lessors of all property included in a project. In the case of multiple ownership, the approved plan shall be binding on all owners.
- B. Location of PUD. The PUD shall be applicable to any privately held land in the Village where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this article.
- C. Permitted uses. All uses within an area designated as a PUD are determined by the provisions of this article and the approved plan of the project concerned.
 - (1) Residential uses. Residences may be of any variety of types. In developing a balanced community, the use of a variety of housing types and densities shall be deemed most in keeping with this article. The types allowed shall be any of the following: rental apartments, fee simple townhouses, and detached and semidetached single-

family dwellings. The total number of dwelling units within the PUD shall not exceed 5.5 times the number of developable acres in the project.

- (2) Commercial uses. Commercial uses in each PUD are intended to serve as integrated retail and service centers with complementary office and community facilities.
- (3) Light industrial uses. Light industrial uses must be of a type and scale that they can be integrated in a mixed use development without disrupting or diminishing the quality or value of adjacent residential and/or commercial uses.
- (4) Accessory uses. Private garages, storage spaces, recreational and community facilities, churches and schools shall also be permitted.
- (5) Dwelling units above retail/office space shall be encouraged.

E. Common property in the planned unit development (PUD). Common property in a PUD is a parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which is shared by the owners and occupants of the individual building sites. When common property exists, the ownership of such common property may be either public or private. When common property exists in private ownership, satisfactory arrangements must be made for the improvement, operation and maintenance of such common property and facilities, including private streets, drives, service and parking areas and recreational and open space areas.

F. Design criteria.

- (1) Use of community sewer and water service shall be required, with the method and type of use to be specified at time of submittal of any site plan.
- (2) Adequate but not excessive entry points to the site from Village streets shall be planned and provided. The street system within the parcel shall be organized in a logical structure, with collector and local streets, and forming a unified neighborhood. Pedestrian paths, especially to shopping, school and recreation areas, shall be designed and incorporated in the overall plan. Wherever appropriate, local streets within the PUD shall be designed to interconnect with the local streets of adjacent neighborhoods. Where the PUD borders undeveloped land that is in an area where similar development is desired, rights-of-way for future connecting roads shall be located where they are likely to be needed in the future.
- (3) Sufficient park and recreational area shall be provided as required by this chapter and other Village laws and ordinances. The developer shall have the responsibility to prove to the satisfaction of the Planning Board that the existing or planned community and educational facilities are adequate for the needs of the future residents. To the extent practicable, park and recreational facilities shall be located on the site. Payment of recreation fees, shall apply to all PUDs, regardless of whether the PUD involves a subdivision. Such fees may be waived by the Village Board in exchange for enhanced site amenities.
- (4) Proper and adequate water supply, sewerage and waste disposal and other utility services shall be provided.
- (5) Off-street parking and loading and sign regulations. All the supplementary regulations of § 227, articles V and VIII

shall apply, provided that the Planning Board may, in its discretion, modify the off-street parking and loading regulations to effectuate the purposes of the PUD.

- (6) The PUD shall be comply with Village design guidelines as adopted by the Village Board.
 - (7) Building height shall not exceed three stories.
 - (8) Prior to any rezoning for PUD, the Village Board must determine that the proposed PUD includes a community benefit commensurate in scope and quality to the proposed uses and density of the project. Community benefits may include any, or a combination, of the following: affordable housing, enhanced employment opportunities for Village residents, public recreational land and/or facilities or such other benefit as may be from time to time identified by the Village Board.
- G. Density Bonuses. At its discretion, the Village Board may award density bonuses of up to 1.25 times that allowed under underlying zoning in exchange for additional public benefits, included but not limited the creation of affordable housing units, the creation of new or enhanced job opportunities for Village residents, enhanced site amenities (e.g., parks space, street furniture, community facilities, etc.)
- H. Procedure. The same procedure as for the approval of Light Industrial Districts, § 140-18G, shall be followed in the application for an approval of the PUD, provided that for a proposed PUD, development must be commenced within one year of receiving all final unconditional approvals of the Village Board and Planning Board, subject to two six-month extensions by the Planning Board for good cause shown. Following Village

Board approval of the PUD concept plan, the Planning Board shall conduct site plan review of the proposed PUD pursuant to § 227-131 of this Chapter.

- I. At no point in the development of a PUD shall the dwelling unit ratios among the several different types and the ratio of residential to nonresidential uses for that stage of the PUD differ from that as set forth in the approved PUD concept plan and final site plan by more than 20%.

A-2. SEQR DOCUMENTATION

**Draft Generic Environmental Impact Statement
for the Village of Ellenville Comprehensive Plan**

Draft Generic Environmental Impact Statement for Adoption of the Village of Ellenville Comprehensive Plan Update

Name of Action: Adoption of the Village of Ellenville Comprehensive Plan Update by the Village
of Ellenville Village Board

Location: Village of Ellenville; Ulster County, New York

Lead Agency: Village of Ellenville Village Board

Contact: Jeffrey Kaplan, Village Mayor
Village of Ellenville
2 Elting Court
Ellenville, NY 12428

Date: November 2008

Description of the Action: This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act - SEQRA) of the Environmental Conservation Law. The action involves an update of the Village of Ellenville Comprehensive Plan to identify Goals, Policies and Actions that will guide future decision-making in the Village of Ellenville. The action involves the adoption of the Village of Ellenville Comprehensive Plan Update by the Village Board. This action is pursuant to Village Law Section 7-722. The Comprehensive Plan includes the following:

- An overview of comprehensive planning and a brief history of the Village,
- A statement of the purpose of the plan
- Discussion of recent changes in population, including projections and trends, as well as characteristics such as age, ethnicity and education.
- Description of the Village's housing stock, including its age, value and ownership status
- Analysis of the economic base, including the local and regional retail market
- Discussion of education, emergency services, health care, recreation and historic and cultural resources.
- Discussion of the existing land uses and zoning, including a future land use plan
- Description of physical geography, soils and hydrology.
- Analysis of transportation, sewer and water services and utilities.
- Development of goals and recommendations.
- A record of public input, including results of a community survey, meetings and public hearings.

The Comprehensive Plan evaluates existing conditions, looks at trends, assess community opinion and presents polices that can be implemented by the Village to preserve and enhance the quality of the community and life in the Village of Ellenville for current and future residents.

Potential Environmental Impacts:

The Village Board has identified the following impacts as small to moderate as the Comprehensive Plan Update is adopted. The Village Board has determined that the environmental impacts may be significant; as such, they have made a positive determination for significance. The Village Board intends to complete a Generic Environmental Impact Statement as part of the SEQRA process.

Impact on Growth and Character of Community or Neighborhood – The Comprehensive Plan sets out a vision for the Village of Ellenville. This could, ultimately, impact the type and location of development in the Village. The Background Analysis in the Comprehensive Plan inventories the existing characteristics of the Village. The Plan Goals, Recommendations and Land-Use Plan section outline the future direction the Village will take on various decisions. In particular, the decisions related to implementing the plan could affect the following areas:

Proposed action could affect the character of the existing community

Proposed action will cause a change in the density of land use – The future land use plan will direct future growth in the Village

Proposed action will set an important precedent for future projects – The comprehensive plan will set the precedent for all new development in the Village. It is intended that development follow the recommendations set forth in the new plan.

The sole action of adopting the Comprehensive Plan will not in itself directly affect the environment in the Village. The Plan will not result in the approval of any specific development proposals. The Plan will direct and guide growth in the community in a cohesive and desired orderly manner. Specific development projects will still require the review and approval of the appropriate board before development can occur. There are potential environmental impacts that may result if the actions recommended in the Comprehensive Plan are fully implemented. This Final Generic Environmental Impact Statement (GEIS) identifies and addresses those impacts.

A copy of this GEIS may be obtained from:

Elliott Auerbach, Village Manager; 2 Elting Court; Ellenville, NY 12428 845-647-7080.

A copy of this notice and the GEIS were distributed to:

Involved Agencies: Ellenville Village Board, Ellenville Planning Board, NYS Department of Environmental Conservation, NYS Department of Transportation

Interested Agencies: Town of Wawarsing, Ulster County Planning Board, NYS Office of Parks Recreation & Historic Preservation, Palisades Interstate Park Commission

Draft Generic Environmental Impact Statement
For the Adoption of the Village of Ellenville
Comprehensive Plan Update
Ulster County, New York

Lead Agency:

Village of Ellenville Village Board

Contact Person:

Jeffrey Kaplan, Village Mayor
Village of Ellenville
2 Elting Court
Ellenville, NY 12428

Prepared By:

Fairweather Consulting
124 Main Street, Suite 2
New Paltz, NY 12561
(845) 255-0611

Date of Acceptance:

April 27, 2009

Table of Contents

Draft Generic Environmental Impact Statement

1.0 Introduction.....	1
2.0 Proposed Action	1
2.1 Description & Purpose	1
2.2 Adopting the Plan	3
2.3 Preparation of the Plan	4
3.0 Environmental Setting.....	5
3.1 Location	5
3.2 Major Environmental Features	5
3.3 Current Land Uses	6
4.0 Environmental Impacts & Mitigating Measures	7
4.1 Land Use	7
4.2	8
Water	8
4.3 Air	10
4.4 Plants and Animals	11
4.5 Historic and Archaeological Resources	12
4.6 Community Services	12
4.7 Transportation.....	14
4.8 Noise and Odor.....	15
4.9 Community Character	16
4.10 Economics	17

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

4.11 Energy 18

4.12 Solid Waste Management..... 19

5.0 Adverse Environmental Impacts that Cannot be Avoided 20

6.0 Irreversible and Irretrievable Resource Commitments..... 21

7.0 Alternatives 22

 7.1 Alternative 1 – Proposed Plan..... 22

 7.2 Alternative 2 – No Action 22

1.0 Introduction

This Draft Generic Impact Statement (DGEIS) provides an environmental analysis of the adoption of the Comprehensive Plan Update for the Village of Ellenville (referred to as the Comprehensive Plan or the Plan) to meet the requirements of the State Environmental Quality Review Act (SEQRA).

The Comprehensive Plan has been prepared by Fairweather Consulting for adoption by the Village of Ellenville. The Village of Ellenville is located in Ulster County, New York. Since the Plan includes a future land use plan, its adoption is a Type I Action pursuant to SEQRA (6 NYCRR 617.12(b)(1)).

The Ellenville Village Board requested Lead Agency status under SEQRA provisions. This Lead Agency request was sent to all involved agencies, and no objections to this designation were received. On [DATE], the Village Board passed a resolution declaring that it will serve as Lead Agency, that the action could have a significant impact on the environment and that a Draft GEIS will be prepared.

Although the action of adopting the Comprehensive Plan in itself will not adversely impact the environment, there could be environmental impacts incurred if the actions recommended in the Plan are implemented. Using information obtained for the Comprehensive Plan, this Draft GEIS (DGEIS) identifies potential adverse impacts and benefits of Plan adoption as well as possible mitigation measures.

2.0 Proposed Action

2.1 Description & Purpose

Ellenville’s history has been one of ups and downs—prosperity and depression. The ups however always outweighed the downs and in its own way the Village has slowly but steadily grown and improved its economy.

Ellenville, NY. Master Plan, Brown & Anthony, City Planners, June, 1960, pp. 4-6.

In the intervening years, the cycle of “ups and downs” described in the Brown and Anthony plan has continued. In the last decades of the 20th Century and in the early 21st Century, the Ellenville area experienced the loss of such major employers as Channel Master, Imperial Schrade and VAW. The traditional “borscht belt” Catskills resort industry, once a local economic mainstay, has all but disappeared from the Village. The Village population declined from 5,003 in 1960 to 4,130 in 2000.

Yet these large-scale declines have masked the beginnings of yet another revival for Ellenville tied to four emerging trends.

New types of in tourism and outdoor recreation

According to the Travel Industry Association, “[More] travelers are choosing the heritage, cultural and historic theme than ever before. Another subset will pursue more physical activities such as adventure, specialty sports and volunteerism.” (TIA. *Travel Insights*, April 2006). Ellenville has the potential to tap into these trends. Its historic downtown and interesting new businesses can provide opportunities for cultural and historic tourism. In addition, the Village’s proximity to such outdoor recreational activities as hang-gliding and rock-climbing position it to become a haven for those tourists interested in engaging in such pursuits.

The emergence of arts as economic development

Since the emergence of the nearby Cragmoor arts community, Ellenville has had a connection with arts. In recent years, these ties have strengthened with the emergence of the Shadowland Theater as a site for Actors’ Equity productions and increased recognition of Ellenville’s arts scene through the “crop art” of Roger Baker and the efforts of many others. Through its initiation of an artists’ loft program and the ArtsWAVE initiative, the Village has been actively promoting the arts as economic development. This plan seeks to complement these efforts.

The rise of experienced-based retail and its potential for small-scale, specialized businesses

The retail industry has dramatically changed over the last 20 years. Big box retailers like Wal-Mart and Target and “category killers” like Home Depot have become the site for many purchases that formerly took place in downtown retailers. But downtowns have continued to thrive in many areas by establishing themselves as “experience-based” shopping areas focusing on specialty products and high-quality service. The retail industry now recognizes that “retailers that can connect with customers through experiences that are personally relevant, memorable, interactive and emotional are more likely to increase sales and brand loyalty.” (IBM Corporation. *How immersive technology can revitalize the shopping experience*, 2008.) Traditional downtowns like Ellenville’s are perfect candidates to build strong experiences, and the recommendations in this plan seek to accomplish that for Ellenville’s business districts.

The revival of urban places as choice locations for living

The 21st Century has seen a strong revival of village living. A recent article in the *Atlantic Monthly* by developer and planning professor Christopher Leinenberger summarizes the opportunity:

Suburban towns built in the 19th and early 20th centuries, featuring downtown street grids at their core, have seen a good deal of “in-filling” in recent years as well, with new condos and town houses, and renovated small-lot homes just outside their downtowns. And while urban construction may slow for a time because of the present housing bust, it will surely continue. Sprawling, large-lot suburbs become less attractive as they become more densely built, but urban areas—especially those well served by public transit—become more appealing as they are filled in and built up. Crowded sidewalks tend to be safe and lively, and bigger crowds can support more shops, restaurants, art galleries.

In order to tap into this trend, this plan seeks to reinforce Ellenville’s ongoing efforts to create a high-density, high-activity downtown area that combines nonresidential uses with housing and is itself within easy walking distances from vibrant residential neighborhoods.

The Purpose of the Plan

According to New York State law, a Village Comprehensive Plan is:

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 any incorporated village or city.

A comprehensive plan is intended to set the overall direction for growth and development in the Village. Once adopted, the plan becomes the legal basis by which the Village creates or amends its zoning ordinance.

The purpose of this plan is to position the Village of Ellenville to fully participate in its next round of prosperity by improving the ability of the village to support economic growth among small-niche employers and to become a high-amenity small urban area able to benefit from the new interest in urban living in the United States.

The Comprehensive Plan includes 7 sections:

1. The Introduction – Includes an overview of the Village’s history, a summary of the plan and an overview of the planning process.
2. The Purpose of the Plan- Includes the plan rationale.
3. Background Analyses – Includes an overview of the demographic, housing, economic, land use, natural resources, transportation, infrastructure, community facilities and recreation characteristics of the Village of Ellenville.
4. Plan Vision – Includes a list of potential funding sources.
5. Plan Goals, Recommendations & Land-Use Plan – Includes a description of the public input process including committee meetings, focus group sessions, community survey, and public meetings.
6. Implementation
7. Appendices
 - a. Sources
 - b. Draft zoning
 - c. Documentation of background analyses

2.2 Adopting the Plan

Regulations regarding the adoption of a comprehensive plan are found in Village Law Section 7-722. Specific steps to be followed for adoption are:

- Referral of the draft Comprehensive Plan to the Ulster County Planning Board in accordance

- with General Municipal Law Section 239-l and -m;
- One or more public hearings held by the Village Planning Board;
- One or more public hearings held by the Village Board;
- Adoption of the plan by resolution of the Village Board.

Village Law Section 7-722 (10) provides for periodic review of the comprehensive plan, as follows:

"The Village Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed."

The Plan should be reviewed every five (5) years to make sure it reflects current conditions and the direction the communities wish to follow. For amending the Comprehensive Plan, the procedures are the same as those required for initial adoption of the Plan.

2.3 Preparation of the Plan

The Plan represents the collaborative effort of Village officials, Ulster County Planning Board, the Comprehensive Plan Steering Committee and residents. The Plan is a collection of inventory and policies prepared to guide the Village over the next 10 years. This section outlines the tasks completed in preparation of the Comprehensive Plan.

Steering Committee Meetings

A series of meetings were held with the Village of Ellenville Comprehensive Plan Steering Committee. Meetings between the Committee and the consultant were held on May 21st, 2007, July 11th, 2007, October 3rd, 2007, January 14th, 2008, and August 21, 2008. During each of these meetings the Committee and the consultant discussed and directed the preparation of the comprehensive plan. A visioning session was held with the Committee to develop the initial goals and objectives of the comprehensive plan. Topics including land use, housing, transportation, public facilities and services, economic development, and regional issues were discussed during each of the meetings.

Inventory

A data collection process was completed for the Plan. The information contained in the Plan was supplemented by data from various governmental and private agencies, to help ensure the accuracy of the document. Information was obtained regarding local laws and ordinances, land use, the environment, population, community services, housing, municipal services and economic development. Geographic Information Systems (GIS) data was provided by Ulster County Real Property Services to create maps and illustrate land uses and environmental conditions.

Public Meetings

Public and private sector individuals in the Village of Ellenville provided valuable data for, and updates to, the Comprehensive Plan through two interactive Village Board meetings held on January 14th, 2008 and September 22nd, 2008. The progress and results of the comprehensive plan were presented at each Village Board meeting and public comments were requested. These public sessions assisted in providing the consultant and elected officials with valuable feedback on the plan and the future of the

Village of Ellenville.

Community Survey

As part of the Comprehensive Planning process for the Village of Ellenville, a public survey was developed and administered to gather input from Village residents and others with a stake in the future of growth and development in the village. The survey's primary purpose was to identify the priorities and goals of the community at large.

To that end, we asked a series of questions on the following topics: *Quality of Life* (what strategies can improve quality of life), *Economic Development* (what strategies will spur economic development), and *Background Information* (info about the survey respondents). We also permitted open-ended comments in each of the first two sections, as well as general comments.

The survey received 177 responses from all sources.

Implementation

Goals and recommendations were developed for the Village of Ellenville to help guide decisions over the next decade. They were developed based upon the results of the community survey and public and community input. The plan includes a sequenced action plan as a guide for implementation. It groups actions into three potential priorities. "Immediate priority" actions should be initiated and completed within the first year after plan adoption. "High priority" actions should be completed within the first two years after plan adoption. "Long-term priority" actions should be completed within five years of plan adoption.

One of the first actions, after adoption of the Comprehensive Plan, is to establish a realistic implementation schedule. This schedule should be reviewed annually to evaluate progress and to modify as necessary.

3.0 Environmental Setting

3.1 Location

The Village of Ellenville is the one of only three villages in Ulster County, New York. The Village is encompassed by the Town of Wawarsing, located amid the bottom land of the Rondout Valley on the western edge of the Shawangunk Ridge.

3.2 Major Environmental Features

Ellenville is largely a built-out community, with few large natural areas left in the Village. Nonetheless, a review of the natural resources in the Village provides insight into the physical character of the community.

Elevation is key to understanding emergence of Ellenville. The land on which the Village was founded was largely flat land located along waterways. This provided water power for transportation and industry. But it also puts the Village in the flood plains of the Beerkill, Sanders Creek and other streams. In addition, the Village extends to the western slopes of the Shawangunk Ridge, a major source of water resources, outdoor recreation and important plant and wildlife habitats.

3.3 Current Land Uses

The Village of Ellenville consists of 8.7 square miles or 5,568 acres of land area. The primary land uses in the Village are vacant, community service and residential. A breakdown of the total acreage dedicated to each category of use is provided below.

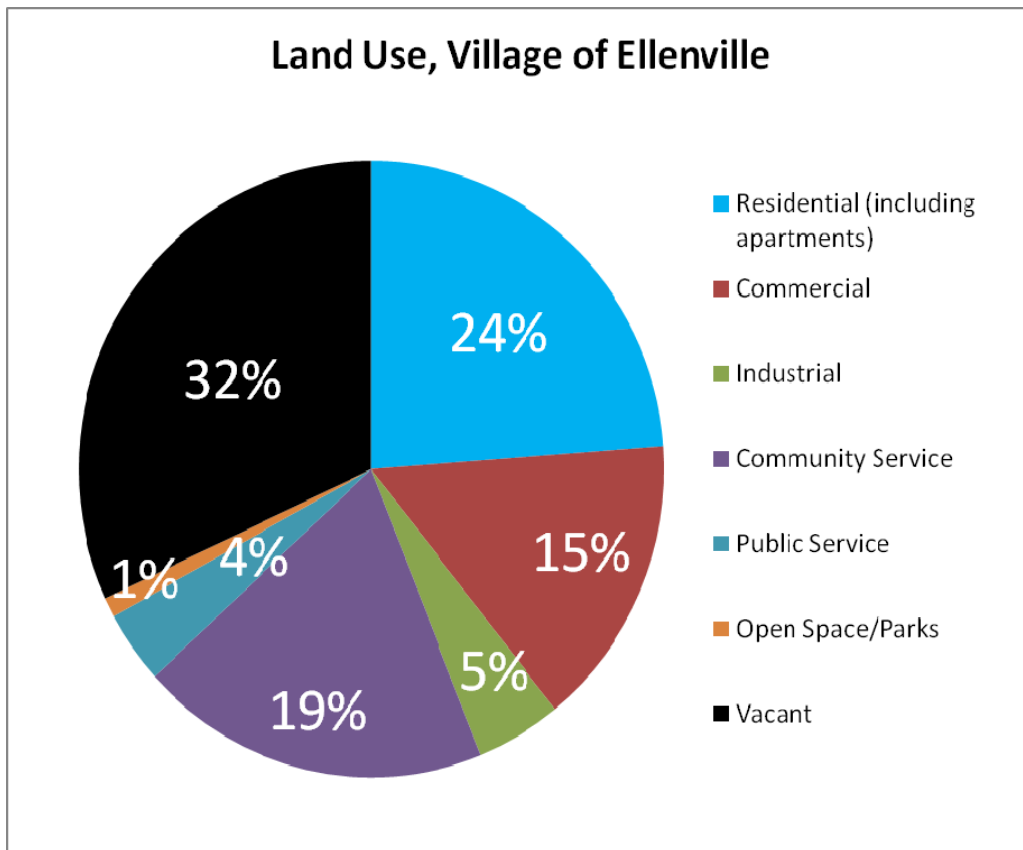


Figure 1 Source: Ulster County Office of Real Property Services.

4.0 Environmental Impacts & Mitigating Measures

The Comprehensive Plan sets forth policies and proposed projects to guide the future management and development of the Village of Ellenville. While approval of the Comprehensive Plan will have no direct impacts on the environment, there are potential impacts that could result if the projects or activities recommended in the Plan are implemented. Note: as the specific recommendations and other related actions are proposed or new municipal regulations are taken to implement the plan, additional separate SEQRA reviews will assess the specific environmental issues surrounding each of these actions.

This section outlines the **short term, long term and cumulative impacts** that may be incurred as a result of full implementation of the actions included in the Comprehensive Plan. Opportunities for **mitigating** negative environmental impacts immediately follow each section. Many of the mitigating actions are also recommendations included in the Comprehensive Plan.

4.1 Land Use

The goals of the comprehensive plan call for the following changes in Land Use in the Village:

1. Define and clarify the changing social, economic and cultural functions played by Ellenville in the 21st Century through the creation of catalytic areas that highlight and build upon existing redevelopment momentum.
2. Maintain and/or Create Diverse, Cohesive Neighborhoods by
 - Providing a mixed range of housing prices and types throughout the Village.
 - Ensuring that village neighborhoods are elder friendly
 - Ensuring that village neighborhoods are family friendly
 - Providing live/work spaces in appropriate places in the Village
 - Improving and Maintaining strong physical & visual connections from neighborhoods to local institutions, employment, shopping and culture
3. Ensure that zoning and other Village regulations make Ellenville's central business district a competitive location for specialty retail, services and cultural enterprises.
4. Provide incentives for achieving plan goals through private investment and redevelopment

Any adverse impacts involved with the implementation of the above goals may be mitigated by:

- Creating catalytic districts. As described in the Plan Vision section, Ellenville should define three catalytic areas that reflect ongoing redevelopment trends in the Village. The positive trends in each of these areas can be reinforced through zoning, design standards and guidelines along with target public investments in such infrastructure and sidewalks, parking and streetscape improvements.
- Creating a Parks plan to foster a system of Neighborhood Parks and other Public Gathering Spaces with strong physical & visual connections to neighborhoods and downtown shopping areas.

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

- Enforcing Property Maintenance Codes with special emphasis on prohibiting illegal conversion of single-family homes.
- Updating Provisions of Zoning Code to ensure that adequate penalties are in place with clear and appropriate penalties for each infraction.
- Creating more local policies to diversify Ellenville’s housing stock to provide more affordable housing as well as to increase the presence of higher income housing in Village neighborhoods. As indicated in the analyses section, the policies to be considered include incentive zoning, inclusionary zoning, planned unit developments, and others.
- Reintegrating old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
- Ensuring that Ellenville’s neighborhoods and downtown have traffic signals, sidewalks and speed limits that promote pedestrian mobility for an elderly population.
- Providing a stronger connection to the Shawangunk Ridge through signage and a trail system linking downtown areas to the Ridge.
- Creating a parking plan for downtown that provides an overall framework to ensure adequate parking for residents, shoppers, merchants and their employees as well as tourists. The plan should also provide guidelines for landscaping and street furniture associated with parking lots.
- Formally adopting the Commercial Design Guidelines prepared for the Village by Barton and Loguidice.
-
- Reviewing current zoning specification for lot coverage, parking requirements, setbacks, etc. to ensure that they can accommodate the needs of business establishments in the 21st Century.

4.2 Water

The Village of Ellenville is served by municipal water and sewage disposal. On-going protection of aquifer and recharge areas is required to ensure that ground water supplies are protected from contamination. Comprehensive Plan recommendations that might affect the Village’s water supply and quality include:

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

- Creating catalytic districts. As described in the Plan Vision section, Ellenville should define three catalytic areas that reflect ongoing redevelopment trends in the Village. The positive trends in each of these areas can be reinforced through zoning, design standards and guidelines along with target public investments in such infrastructure and sidewalks, parking and streetscape improvements.
- Creating more local policies to diversify Ellenville’s housing stock to provide more affordable housing as well as to increase the presence of higher income housing in Village neighborhoods. As indicated in the analyses section, the policies to be considered include incentive zoning, inclusionary zoning, planned unit developments, and others.
- Reintegrating old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
- Create a Planned Unit Development (PUD) provision to foster a flexible and creative approach to mixed-use development projects in the Village. A Planned Unit Development is a “Floating Zone” that enables a mix of uses to be incorporated into a single project. In its PUD ordinance, the municipality sets the terms under which a PUD may be created (e.g., a parcel or project of at least 10 acres). The ordinance also describes the purpose of the PUD as it relates to the Comprehensive Plan and outlines the types of uses that may be included.
- Use the Planned Unit Development provisions to provide incentives for developers such as density bonuses and relaxation of setbacks and other requirements to promote projects consistent with this Comprehensive Plan.

The adverse impacts of the above actions may be mitigated by:

- Position the Village to use Tax Increment Financing to support infrastructure needed for PUD projects.
- Create a comprehensive Capital Planning and Budgeting Process for all Village departments to formalize equipment and facility replacement schedules including sewer and water infrastructure.
- Using the State Environmental Quality Review Act (SEQRA) to identify and prevent negative impacts of proposed developments on the environment

4.3 Air

The Comprehensive Plan recommends the promotion of the Village as a community of residential choice and the support of economic and job development efforts. These actions could generate additional automobile traffic which could in term affect air quality. However, the Plan also recommends taking necessary measures to alleviate traffic congestion, which could be used to minimize potential effects to air quality. Comprehensive Plan recommendations that might affect the Village’s air quality include:

- Creating catalytic districts. As described in the Plan Vision section, Ellenville should define three catalytic areas that reflect ongoing redevelopment trends in the Village. The positive trends in each of these areas can be reinforced through zoning, design standards and guidelines along with target public investments in such infrastructure and sidewalks, parking and streetscape improvements.
- Creating more local policies to diversify Ellenville’s housing stock to provide more affordable housing as well as to increase the presence of higher income housing in Village neighborhoods. As indicated in the analyses section, the policies to be considered include incentive zoning, inclusionary zoning, planned unit developments, and others.
- Reintegrating old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
- Create a Planned Unit Development (PUD) provision to foster a flexible and creative approach to mixed-use development projects in the Village. A Planned Unit Development is a “Floating Zone” that enables a mix of uses to be incorporated into a single project. In its PUD ordinance, the municipality sets the terms under which a PUD may be created (e.g., a parcel or project of at least 10 acres). The ordinance also describes the purpose of the PUD as it relates to the Comprehensive Plan and outlines the types of uses that may be included.

The adverse impacts of the above actions may be mitigated by:

- Updating Provisions of Zoning Code to ensure that adequate penalties are in place with clear and appropriate penalties for each infraction.

- Reintegrating old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
- Ensuring that Ellenville’s neighborhoods and downtown have traffic signals, sidewalks and speed limits that promote pedestrian mobility for an elderly population.
- Providing a stronger connection to the Shawangunk Ridge through signage and a trail system linking downtown areas to the Ridge.
- Creating a parking plan for downtown that provides an overall framework to ensure adequate parking for residents, shoppers, merchants and their employees as well as tourists. The plan should also provide guidelines for landscaping and street furniture associated with parking lots.

4.4 Plants and Animals

The Comprehensive Plan recognizes the impact of human development on local vegetation and animal life. Comprehensive Plan recommendations that will impact local flora and fauna include:

1. Define and clarify the changing social, economic and cultural functions played by Ellenville in the 21st Century through the creation of catalytic areas that highlight and build upon existing redevelopment momentum.
2. Maintain and/or Create Diverse, Cohesive Neighborhoods by
 - Providing a mixed range of housing prices and types throughout the Village.
 - Ensuring that village neighborhoods are elder friendly
 - Ensuring that village neighborhoods are family friendly
 - Providing live/work spaces in appropriate places in the Village
 - Improving and Maintaining strong physical & visual connections from neighborhoods to local institutions, employment, shopping and culture
3. Ensure that zoning and other Village regulations make Ellenville’s central business district a competitive location for specialty retail, services and cultural enterprises.
4. Provide incentives for achieving plan goals through private investment and redevelopment

The adverse impacts of the above actions may be mitigated by:

- Creating catalytic districts. As described in the Plan Vision section, Ellenville should define three catalytic areas that reflect ongoing redevelopment trends in the Village. The positive trends in each of these areas can be reinforced through zoning, design standards and guidelines along with target public investments in such infrastructure and sidewalks, parking and streetscape improvements.

- Creating a Parks plan to foster a system of Neighborhood Parks and other Public Gathering Spaces with strong physical & visual connections to neighborhoods and downtown shopping areas.
- Enforcing Property Maintenance Codes with special emphasis on prohibiting illegal conversion of single-family homes.
- Updating Provisions of Zoning Code to ensure that adequate penalties are in place with clear and appropriate penalties for each infraction.
- Creating more local policies to diversify Ellenville’s housing stock to provide more affordable housing as well as to increase the presence of higher income housing in Village neighborhoods. As indicated in the analyses section, the policies to be considered include incentive zoning, inclusionary zoning, planned unit developments, and others.
- Reintegrating old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
- Ensuring that Ellenville’s neighborhoods and downtown have traffic signals, sidewalks and speed limits that promote pedestrian mobility for an elderly population.
- Providing a stronger connection to the Shawangunk Ridge through signage and a trail system linking downtown areas to the Ridge.
- Creating a parking plan for downtown that provides an overall framework to ensure adequate parking for residents, shoppers, merchants and their employees as well as tourists. The plan should also provide guidelines for landscaping and street furniture associated with parking lots.

4.5 Historic and Archaeological Resources

There are no significant impacts on historic or archeological resources that will be realized as a result of the adoption of the Comprehensive Plan.

4.6 Community Services

The Comprehensive Plan recommends that development be supported. Increases in development places additional demands on local emergency services, public facilities and roadways. However, the Plan does not encourage indiscriminant development. Rather, it seeks to focus development in areas where it can

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

be supported by existing infrastructure. Additionally, through the development of inter-municipal relationships, as proposed by the Plan, the financial and intellectual resources of diverse agencies can be used to seek out creative solutions to issues that may arise.

Plan goals that could potentially foster adverse Community Services impacts include:

1. Define and clarify the changing social, economic and cultural functions played by Ellenville in the 21st Century through the creation of catalytic areas that highlight and build upon existing redevelopment momentum.
2. Maintain and/or Create Diverse, Cohesive Neighborhoods by
3. Providing a mixed range of housing prices and types throughout the Village.
4. Ensuring that village neighborhoods are elder friendly
5. Ensuring that village neighborhoods are family friendly
6. Providing live/work spaces in appropriate places in the Village
7. Improving and Maintaining strong physical & visual connections from neighborhoods to local institutions, employment, shopping and culture
8. Ensure that zoning and other Village regulations make Ellenville's central business district a competitive location for specialty retail, services and cultural enterprises.
9. Provide incentives for achieving plan goals through private investment and redevelopment

The adverse impacts associated with the above goals may be mitigated by the following plan recommendations:

- Ensure that police officers have access to appropriate training opportunities, particularly on topics related to community-based policing and other issues important for maintaining public safety in a small urban environment.
- Provide ongoing opportunities for Police/Community dialogue so that community members and organizations are aware of the services available through the police force and to keep the force aware of special needs and concerns of community members
- Provide a formal program of regular facilities/equipment replacement coordinated through the capital budgeting program.
- Study creation of a central location for Fire companies to support enhanced dispatching, encourage sharing equipment of equipment and training.
- Coordinate emergency response plans of Village and Town to ensure effective and efficient use of resources in emergency situations.
- Explore mutual aid agreements with area fire departments for specialized services to minimize financial burden involved in duplication or redundant equipment purchases by the departments.
- Study the feasibility of creating a family/community/ intergenerational center that provides services to residents, celebrates and connects the community, contributes to activity in the downtown business district.

- Maintain and improve the municipal sewer and water system to support Village revitalization and growth. This effort can be incorporated into the capital planning and budgeting planning process recommended under goal 5 below.
- Maintain the Ellenville Central Schools in Village by working with the School District to ensure that the location continues to work for the students and the Village.
- Through a village parks planning process, upgrade parks and public spaces throughout the Village. The results of this effort can also be incorporated into the capital planning and budgeting planning process recommended under goal 5 below.
- Seek opportunities to share services, facilities and equipment with the Town of Wawarsing & other communities.

4.7 Transportation

Any increase in the number of residents or businesses will place new demands on roadways in the Village. However, the Plan also recommends taking necessary measures to alleviate traffic congestion. The following Comprehensive Plan goals may adversely affect transportation resources in the Village of Ellenville:

1. Define and clarify the changing social, economic and cultural functions played by Ellenville in the 21st Century through the creation of catalytic areas that highlight and build upon existing redevelopment momentum.
2. Maintain and/or Create Diverse, Cohesive Neighborhoods by
 - Providing a mixed range of housing prices and types throughout the Village.
 - Ensuring that village neighborhoods are elder friendly
 - Ensuring that village neighborhoods are family friendly
 - Providing live/work spaces in appropriate places in the Village
 - Improving and Maintaining strong physical & visual connections from neighborhoods to local institutions, employment, shopping and culture
3. Ensure that zoning and other Village regulations make Ellenville's central business district a competitive location for specialty retail, services and cultural enterprises.
4. Provide incentives for achieving plan goals through private investment and redevelopment

The adverse impacts of the above actions may be mitigated by:

- Providing a well-maintained sidewalk system (including "critical pathways" consisting of the heaviest traveled corridors that link neighborhoods to retail and service areas).
- Through the parks plan, expand Bike paths to enable residents to use bicycles for both recreation and basic transportation throughout the Village.

- Encourage transit opportunities by working with Ulster County Area Transit to aggregate demand for bus routes among employers, residents, youth and others.
- Provide parking that is attractive and well-integrated with the built environment of the neighborhoods.
- Continue to seek ways to reduce congestion along Route 209 by participating in the Route 209 corridor study and cooperating with Wawarsing and other municipalities on regional solutions to the traffic congestion problem.

4.8 Noise and Odor

The Comprehensive Plan seeks to limit the impacts of noise and odor generated by industry, agriculture and transportation facilities. Specific plan goals that may adversely affect noise and odor generation in the Village of Ellenville include:

1. Define and clarify the changing social, economic and cultural functions played by Ellenville in the 21st Century through the creation of catalytic areas that highlight and build upon existing redevelopment momentum.
2. Maintain and/or Create Diverse, Cohesive Neighborhoods by
 - Providing a mixed range of housing prices and types throughout the Village.
 - Ensuring that village neighborhoods are elder friendly
 - Ensuring that village neighborhoods are family friendly
 - Providing live/work spaces in appropriate places in the Village
 - Improving and Maintaining strong physical & visual connections from neighborhoods to local institutions, employment, shopping and culture
3. Ensure that zoning and other Village regulations make Ellenville's central business district a competitive location for specialty retail, services and cultural enterprises.
4. Provide incentives for achieving plan goals through private investment and redevelopment

The adverse impacts of the above actions may be mitigated by:

- Providing a well-maintained sidewalk system (including "critical pathways" consisting of the heaviest traveled corridors that link neighborhoods to retail and service areas).
- Through the parks plan, expand Bike paths to enable residents to use bicycles for both recreation and basic transportation throughout the Village.
- Encourage transit opportunities by working with Ulster County Area Transit to aggregate demand for bus routes among employers, residents, youth and others.
- Working with local industries to reduce the noise local facilities generate
- Including noise limits in land use regulations

4.9 Community Character

Elements such as open spaces, agricultural lands and/or recreation resources all contribute to creating a unique living environment. The presence or absence of these resources helps to define a community and contribute to a high quality of life for residents and visitors. The availability of adequate and affordable housing may also impact the makeup and character of a community. Community character can be protected, celebrated and sustained through implementation of land use controls, public and private design and performance standards, and other means. These tools can help to attract investment and economic development, provide benefits for everyone and mitigate negative impacts overall. Plan goals with potentially adverse community character impacts include:

1. Define and clarify the changing social, economic and cultural functions played by Ellenville in the 21st Century through the creation of catalytic areas that highlight and build upon existing redevelopment momentum.
2. Maintain and/or Create Diverse, Cohesive Neighborhoods by
 - Providing a mixed range of housing prices and types throughout the Village.
 - Ensuring that village neighborhoods are elder friendly
 - Ensuring that village neighborhoods are family friendly
 - Providing live/work spaces in appropriate places in the Village
 - Improving and Maintaining strong physical & visual connections from neighborhoods to local institutions, employment, shopping and culture
3. Ensure that zoning and other Village regulations make Ellenville's central business district a competitive location for specialty retail, services and cultural enterprises.
4. Provide incentives for achieving plan goals through private investment and redevelopment

The adverse impacts of the actions associated with these goals may be mitigated by:

- Creating catalytic districts. As described in the Plan Vision section, Ellenville should define three catalytic areas that reflect ongoing redevelopment trends in the Village. The positive trends in each of these areas can be reinforced through zoning, design standards and guidelines along with target public investments in such infrastructure and sidewalks, parking and streetscape improvements.
- Creating a Parks plan to foster a system of Neighborhood Parks and other Public Gathering Spaces with strong physical & visual connections to neighborhoods and downtown shopping areas.
- Enforcing Property Maintenance Codes with special emphasis on prohibiting illegal conversion of single-family homes.
- Updating Provisions of Zoning Code to ensure that adequate penalties are in place with clear and appropriate penalties for each infraction.

- Creating more local policies to diversify Ellenville’s housing stock to provide more affordable housing as well as to increase the presence of higher income housing in Village neighborhoods. As indicated in the analyses section, the policies to be considered include incentive zoning, inclusionary zoning, planned unit developments, and others.
- Reintegrating old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
- Ensuring that Ellenville’s neighborhoods and downtown have traffic signals, sidewalks and speed limits that promote pedestrian mobility for an elderly population.
- Providing a stronger connection to the Shawangunk Ridge through signage and a trail system linking downtown areas to the Ridge.
- Creating a parking plan for downtown that provides an overall framework to ensure adequate parking for residents, shoppers, merchants and their employees as well as tourists. The plan should also provide guidelines for landscaping and street furniture associated with parking lots.
- Formally adopting the Commercial Design Guidelines prepared for the Village by Barton and Loguidice.
- Reviewing current zoning specification for lot coverage, parking requirements, setbacks, etc. to ensure that they can accommodate the needs of business establishments in the 21st Century.

4.10 Economics

The Comprehensive Plan promotes residential, economic and job development in selected areas of the Village. Through appropriate land use regulation and the implementation of sustainable development approaches the potential negative impacts of new development can be addressed.

The adverse impacts of the above actions may be mitigated by:

- Creating catalytic districts. As described in the Plan Vision section, Ellenville should define three catalytic areas that reflect ongoing redevelopment trends in the Village. The positive trends in

each of these areas can be reinforced through zoning, design standards and guidelines along with target public investments in such infrastructure and sidewalks, parking and streetscape improvements.

- Creating a Parks plan to foster a system of Neighborhood Parks and other Public Gathering Spaces with strong physical & visual connections to neighborhoods and downtown shopping areas.
- Updating Provisions of Zoning Code to ensure that adequate penalties are in place with clear and appropriate penalties for each infraction.
- Reintegrating old industrial sites into community fabric by creating mixed-use districts featuring housing, commercial, office and (where appropriate) light industrial uses. This should be a major focus in creating the “Mountain Gateway” catalytic area as described above.
- Ensuring that Ellenville’s neighborhoods and downtown have traffic signals, sidewalks and speed limits that promote pedestrian mobility for an elderly population.
- Providing a stronger connection to the Shawangunk Ridge through signage and a trail system linking downtown areas to the Ridge.
- Creating a parking plan for downtown that provides an overall framework to ensure adequate parking for residents, shoppers, merchants and their employees as well as tourists. The plan should also provide guidelines for landscaping and street furniture associated with parking lots.
- Formally adopting the Commercial Design Guidelines prepared for the Village by Barton and Loguidice.
- Reviewing current zoning specification for lot coverage, parking requirements, setbacks, etc. to ensure that they can accommodate the needs of business establishments in the 21st Century.

4.11 Energy

Implementing the Comprehensive Plan could adversely impact energy resources through increasing residential demand for natural gas, electricity and petroleum for household and transportation uses. Increasing commercial and industrial demand for energy resources to serve production and

transportation needs.

The adverse impacts of the above actions may be mitigated by:

Working with local developers to promote high-energy efficiency building and site design, construction and landscaping Promoting the use of alternative energy sources, including renewable sources Developing and adopting energy conserving design standards for local zoning ordinances Promoting low energy transportation modes such as walking and bicycling Encouraging developers, businesses and local agencies to be part of an energy audit program such as the program administered by the New York State Energy Research and development Authority (NYSERDA)

4.12 Solid Waste Management

Increases in the number of residences, commercial uses and industrial uses in the Village of Ellenville could occur over time with full implementation of the Comprehensive Plan. These changes would then result in the generation of more solid waste. Adverse impacts may be mitigated by ensuring that adequate solid waste collection and disposal services are provided in the community.

5.0 Adverse Environmental Impacts that Cannot be Avoided

While adverse environmental impacts may be incurred if the Comprehensive Plan is fully implemented, most of these impacts can be adequately mitigated. There are some impacts, however, that cannot be avoided. The adverse impacts that cannot be avoided include:

- Impact on land – The Village continues to be an attractive place for development, both commercial and residential. Although new uses could involve demolition of existing uses, each new use could consume land that is currently vacant or underutilized. Some uses could also occur on land that is currently in agricultural production. The Comprehensive Plan recommends several measures that the community can take to minimize the overall impacts of growth because once land is developed it is likely to remain that way.
- Impact on transportation – With the residential and commercial development that is recommended there will be impacts on the existing transportation network that cannot be avoided. New development, especially residential and commercial growth, brings subsequent increases in traffic utilizing the road system. Additional traffic requires both upgrading the existing roads and the potential construction of new roads.

6.0 Irreversible and Irretrievable Resource Commitments

The purpose of the Comprehensive Plan is to guide the future growth in the Village so that it occurs in an orderly, well-planned fashion. The Plan identifies those areas that can best accommodate future residential, commercial and industrial growth. The Plan also encourages the protection of the various resources that exist in the Village of Ellenville. However, new development will irreversibly and irretrievably commit the following resources:

- Land – Although new residential, commercial or industrial uses could involve demolition of existing structures and the use of land that is already developed, each new use is likely to consume land that is currently vacant, underutilized or used for agricultural production. Developed land, particularly land that has water and sewer infrastructure serving it, is not likely to revert back to an undeveloped state.
- Construction Materials – Resources such as gravel, asphalt and other materials will be used for new building, road and infrastructure construction or renovation. There could also be a commitment of energy resources to power construction equipment over the course of development.
- Electricity and Gas – Future building development will require electricity, gas or other fossil fuels for heating and lighting
- Petroleum – New residential, commercial and industrial development will require additional automobile trips, and petroleum consumption, as employees, patrons and residents travel. Similarly, if commercial and industrial producers are not located near their target markets, products will require truck, train or air shipment.

7.0 Alternatives

Preparation of the GEIS requires that an evaluation of reasonable alternatives to the Comprehensive Plan be included. This section describes the alternatives considered.

7.1 Alternative 1 – Proposed Plan

The Future Land Use Plan within the Comprehensive Plan provides illustrations of the future character of the Village of Ellenville. Concepts were developed to respond to the changing needs of the community and to address the vision of the future as it emerged during consultations with the steering committee, Village Board members, and general public input. The vision of the future embraces environmental sustainability for Ellenville, orderly economic revitalization and effective and efficient provision of community services, and other issues.

The various elements of the Comprehensive Plan serves to define a character for the Village of Ellenville, better organizing it to promote revitalization while preserving and strengthening neighborhoods. Better organized, the Village will function more efficiently and effectively, which would improve the experiences of the residents and visitors to the Village and create an atmosphere in which the Village is sustained and thrives.

7.2 Alternative 2 – No Action

The last comprehensive plan update was prepared in 1960. The lack of a Comprehensive Plan in the Village of Ellenville has led to no comprehensive long-range guide for the development of the community. This must be addressed if the Village wishes to take maximum advantage of the long-term opportunities before it. The proposed Comprehensive Plan is a policy document that lays out a vision of the future with specific recommendations, a recommended Future Land Use Plan and recommendations for changes to zoning and land use regulations to implement the Future Land Use Plan. It is a guide to land use decision-making in the Village. An equally important function of the Comprehensive Plan is to provide a framework for assessing proposals that come before the Village.

The Village continues to be an emerging locus for development, both commercial and residential. In order to sustain Ellenville environmentally and as a place of residential and commercial choice, the Village needs to plan for its future. The No Action Alternative would leave the Village of Ellenville without the tools that are necessary to better organize itself, preserve neighborhoods and continue its re-emergence as an important regional center in the Catskills and Rondout Valley.

A-3. DOCUMENTATION FOR BACKGROUND ANALYSES

Demographic Overview

Ulster and Sullivan County
• 2000 Population = 251,715
• 2006 Estimate = 259,330
• Estimated Growth = 3.0%
• 2000 Median Age = 38.27
• 2012 Median Age = 40.68
• 2000 MHI = \$41,522
• 2012 MHI = \$53,721
• MHI % Increase = 29.4%

Town of Wawarsing
• 2000 Population = 12,889 (13,936 revised base)
• 2006 Estimate = 13,665
• Estimated Growth = 6.0% (-1.9% from revised base)
• 2000 Median Age = 36.96
• 2012 Median Age = 38.24
• 2000 MHI = \$35,948
• 2012 MHI = \$46,664
• MHI % Increase = 29.8%

Village of Ellenville
• 2000 Population = 4,130 (4,011 revised base)
• 2006 Estimate = 3,954
• Estimated Growth = -4.3% (-1.4% from revised base)
• 2000 Median Age = 33.4
• 2012 Median Age = 34.93
• 2000 MHI = \$28,429
• 2012 MHI = \$33,497
• MHI % Increase = 17.8%

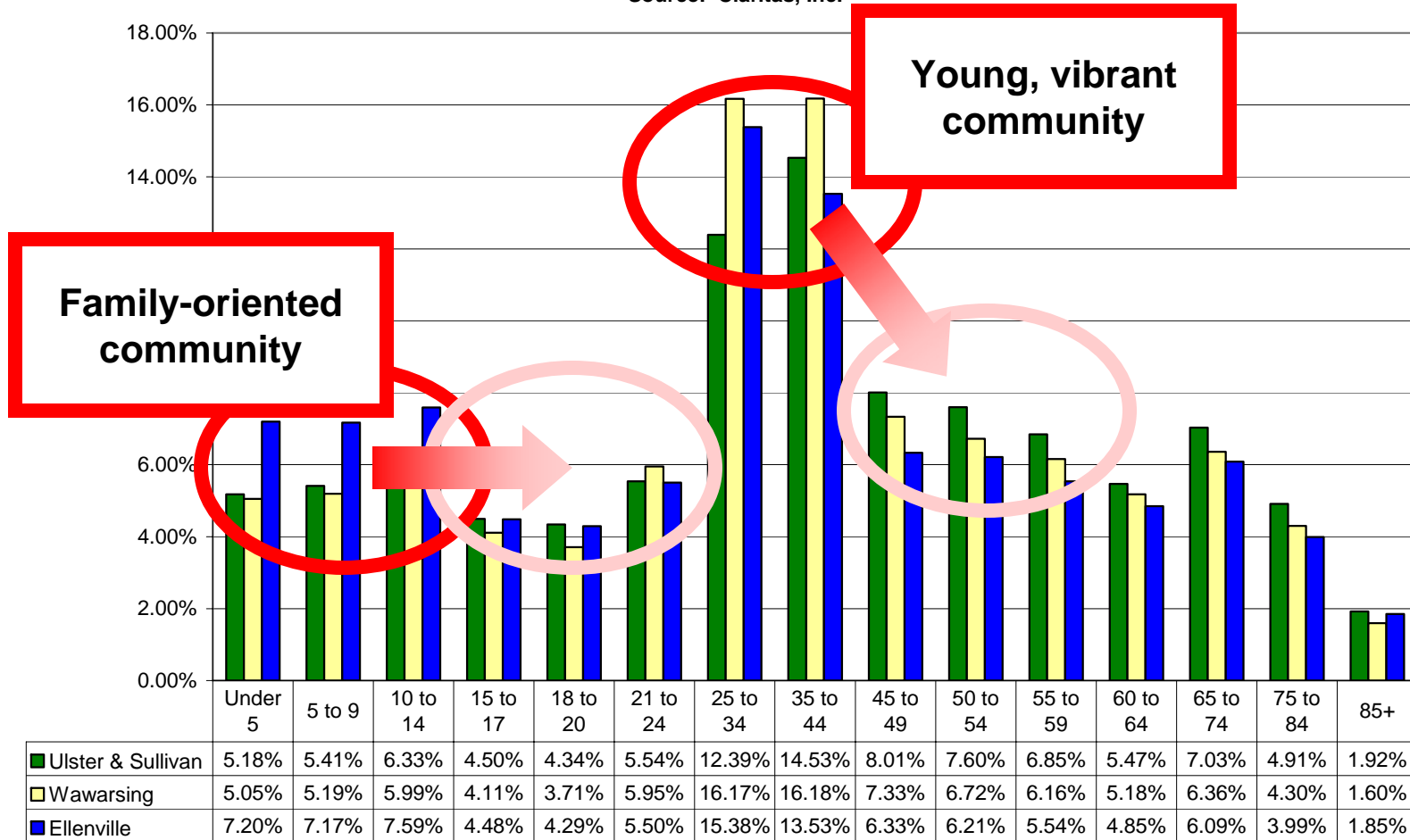
Source for base and estimates: US Census
Source for projections: Claritas, Inc.



Demographic Overview

Estimated Age Distribution, 2007

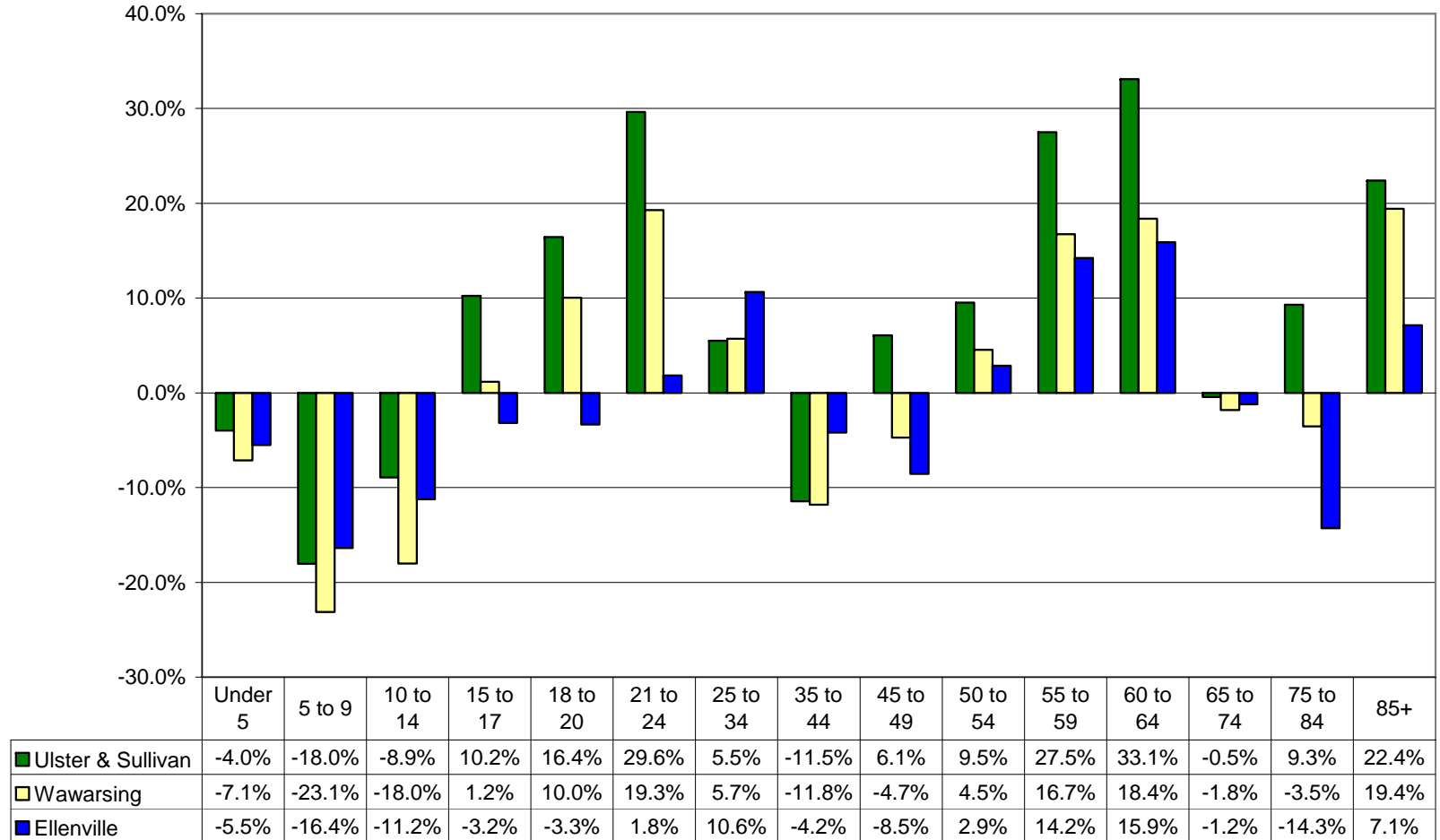
Source: Claritas, Inc.



Demographic Overview

Estimated Change in Age Distribution, 2000-2007

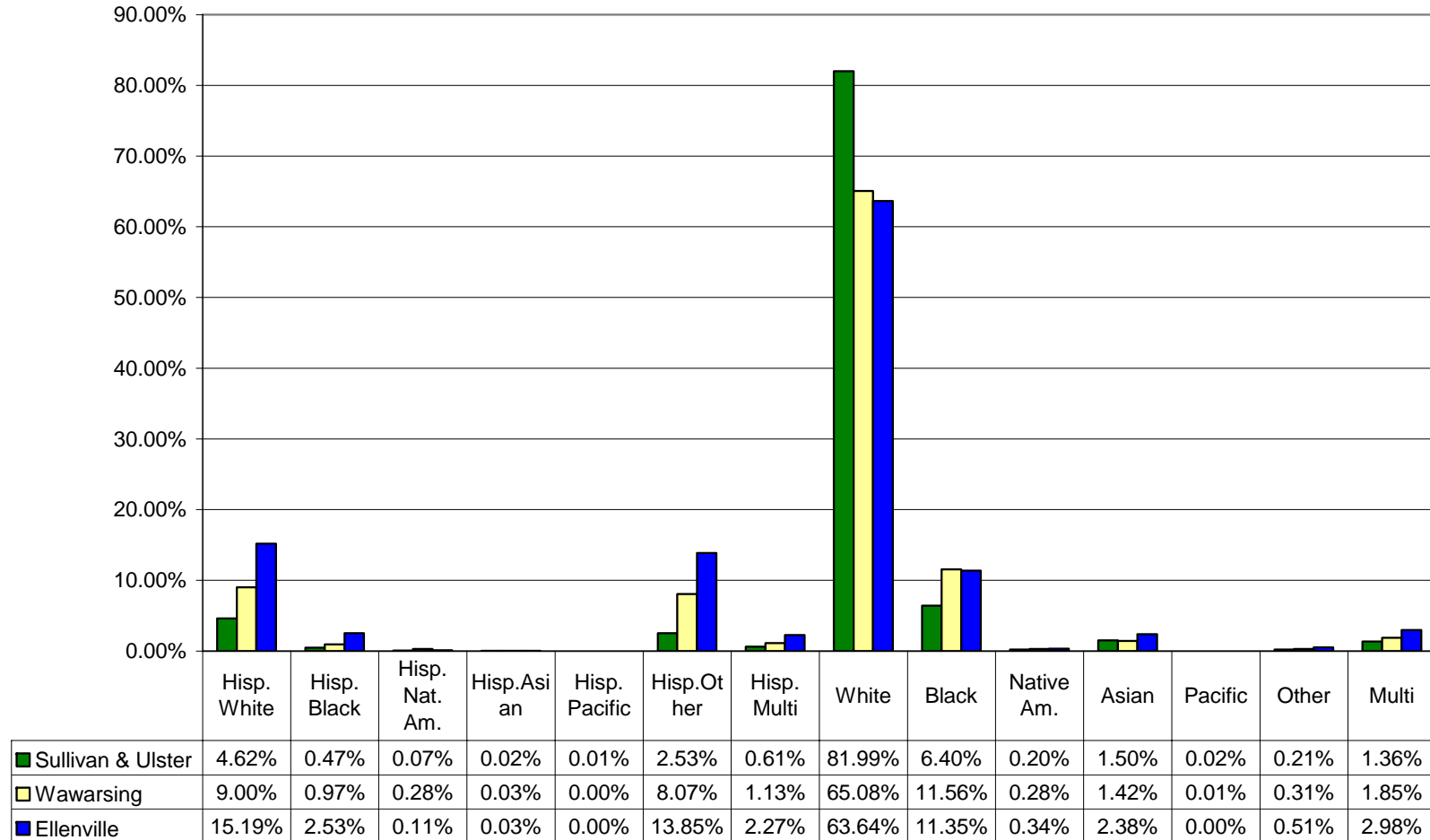
Source: Claritas, Inc.



Demographic Overview

Estimated Ethnicity, 2007

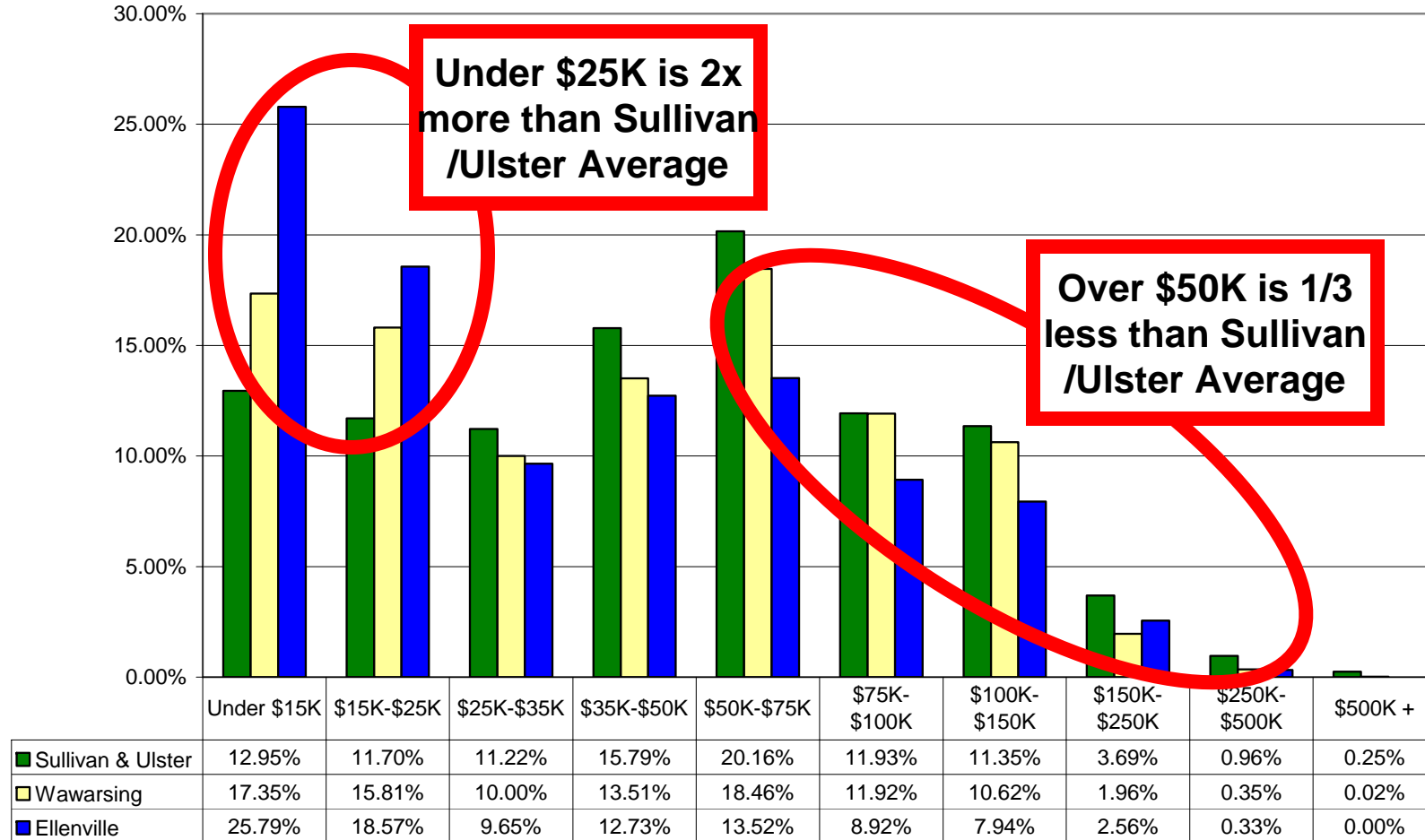
Source: Claritas, Inc.



Demographic Overview

Estimated Income Distribution, 2007

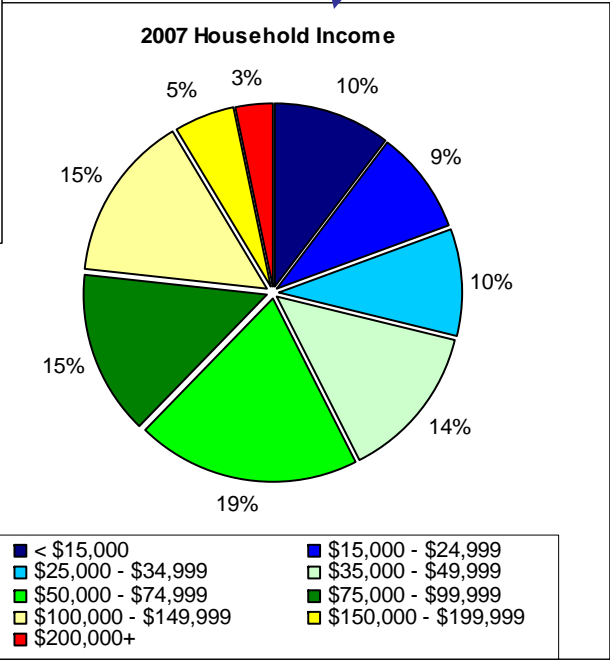
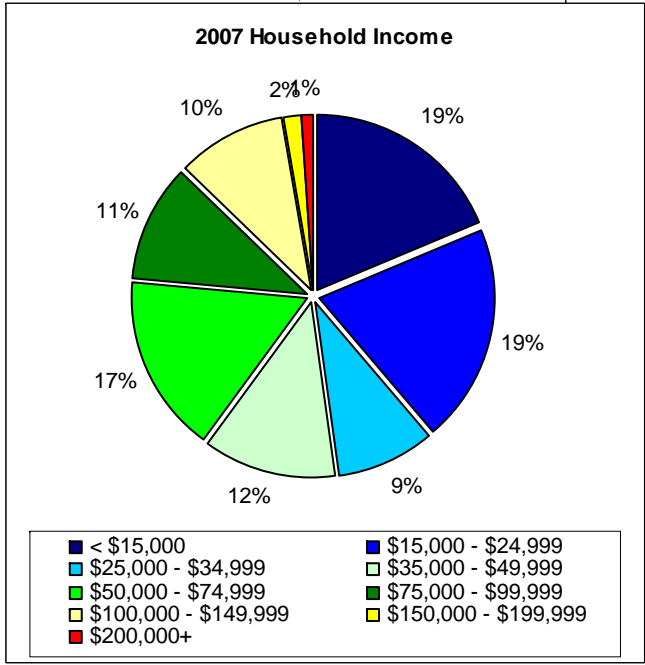
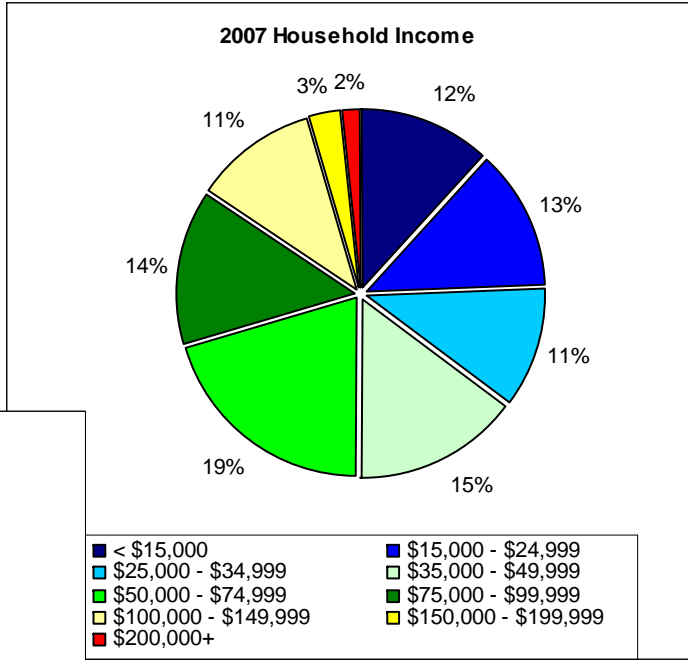
Source: Claritas, Inc.



Demographic Overview

5-Minute Drive Time

60-Minute Drive Time



20-Minute Drive Time



Leakage/Surplus Factor by Industry Group

Downtown Market Analysis

5-Minute
Drive time

NAICS
Industry
Group



Downtown Market Analysis

Leakage/Surplus Factor by Industry Group

20-Minute
Drive time

NAICS
Industry
Group



Downtown Market Analysis

Leakage/Surplus Factor by Industry Group



Opportunities For Specialty Retail

60-Minute Drive time

NAICS Industry Group

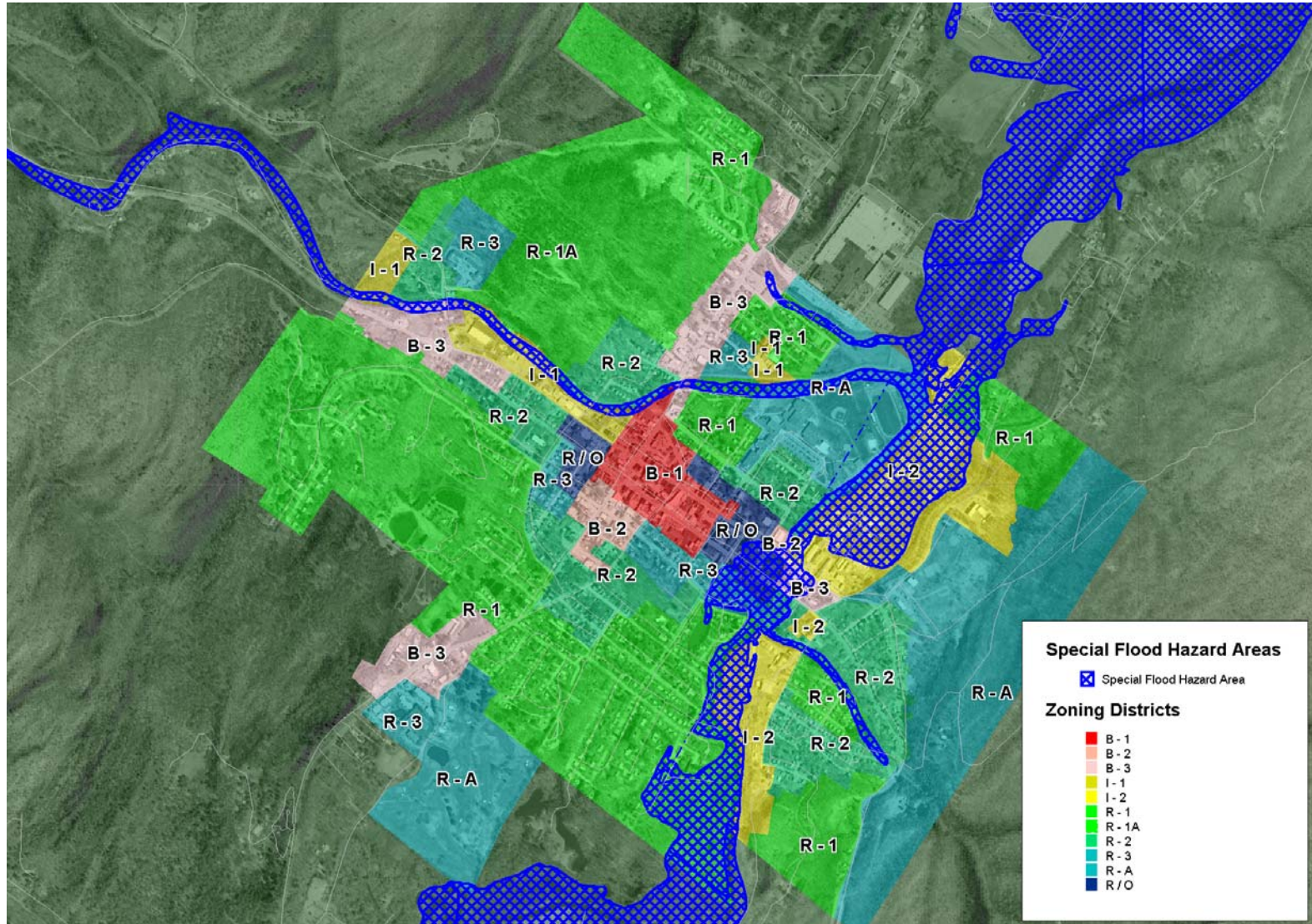
Downtown Market Analysis

<u>Market Potential Analysis</u>	5 minutes	20 minutes	60 minutes
Product/Consumer Behavior	MPI	MPI	MPI
Automobiles (Households)			
HH owns/leases any vehicle	89	102	102
HH bought new vehicle in last 12 months	59	92	109
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	91	103	101
Bought/changed motor oil	90	108	98
Had tune-up	81	98	102
Computers (Households)			
HH owns a personal computer	81	98	105
HH spent <\$500 on home PC	113	107	101
HH spent \$3000+ on home PC	73	92	108
Entertainment (Adults)			
Attended movies in last 6 months	92	94	102
Went to live theater in last 12 months	81	97	111
Attended a music performance in last 12 months	80	98	107
Went to a bar/night club in last 12 months	113	101	107
Spent on toys/games in last 12 months: <\$50	134	112	103
Spent on toys/games in last 12 months: \$500+	85	93	104
Financial (Adults)			
Have home mortgage (1st)	51	96	110
Used ATM/cash machine in last 12 months	74	91	105
Own any stock	58	94	111

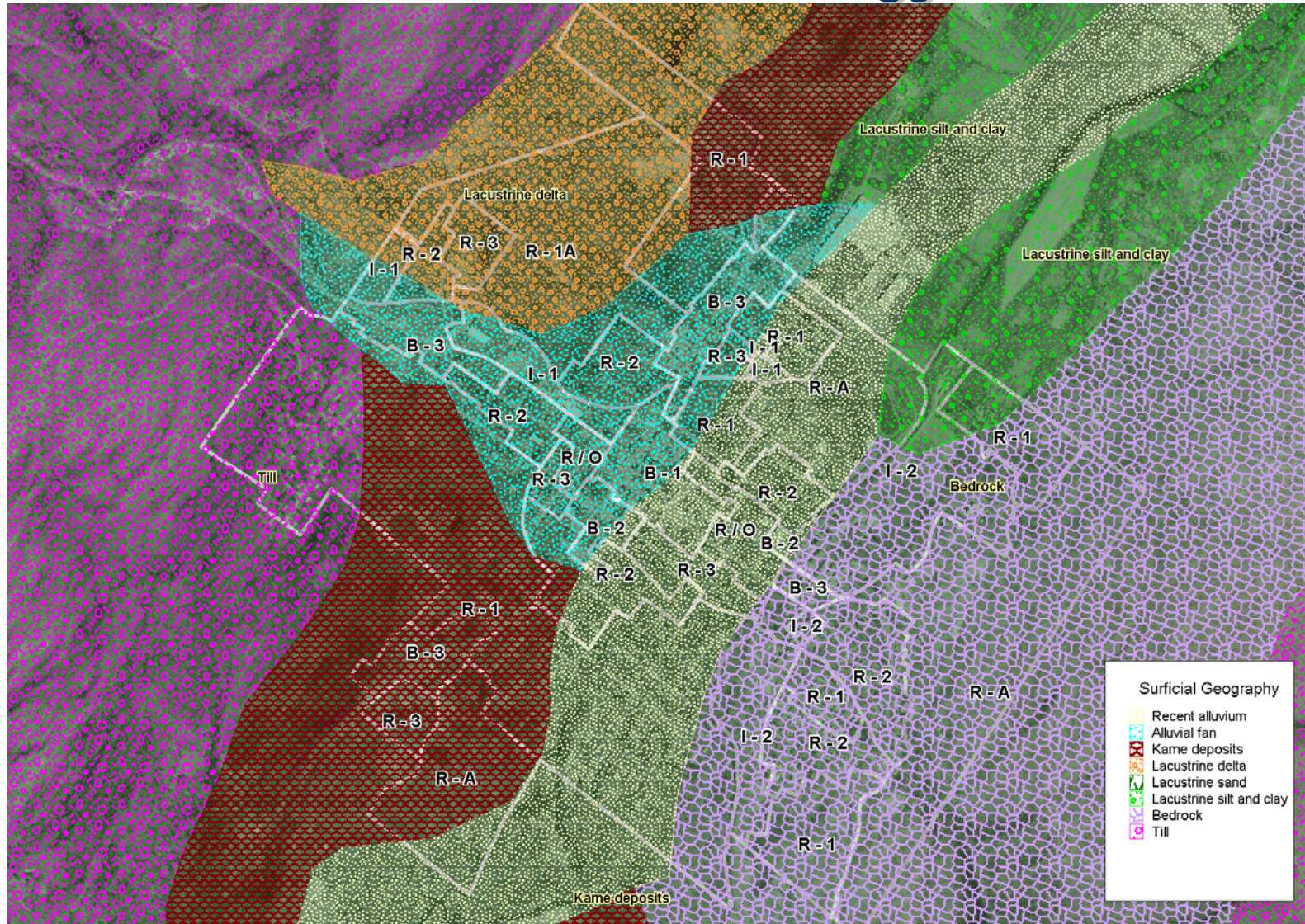
MPI: (Market Potential Index) measures the relative likelihood of the adults/HHs in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

Part of downtown revitalization must be to continue to build residential retail base.

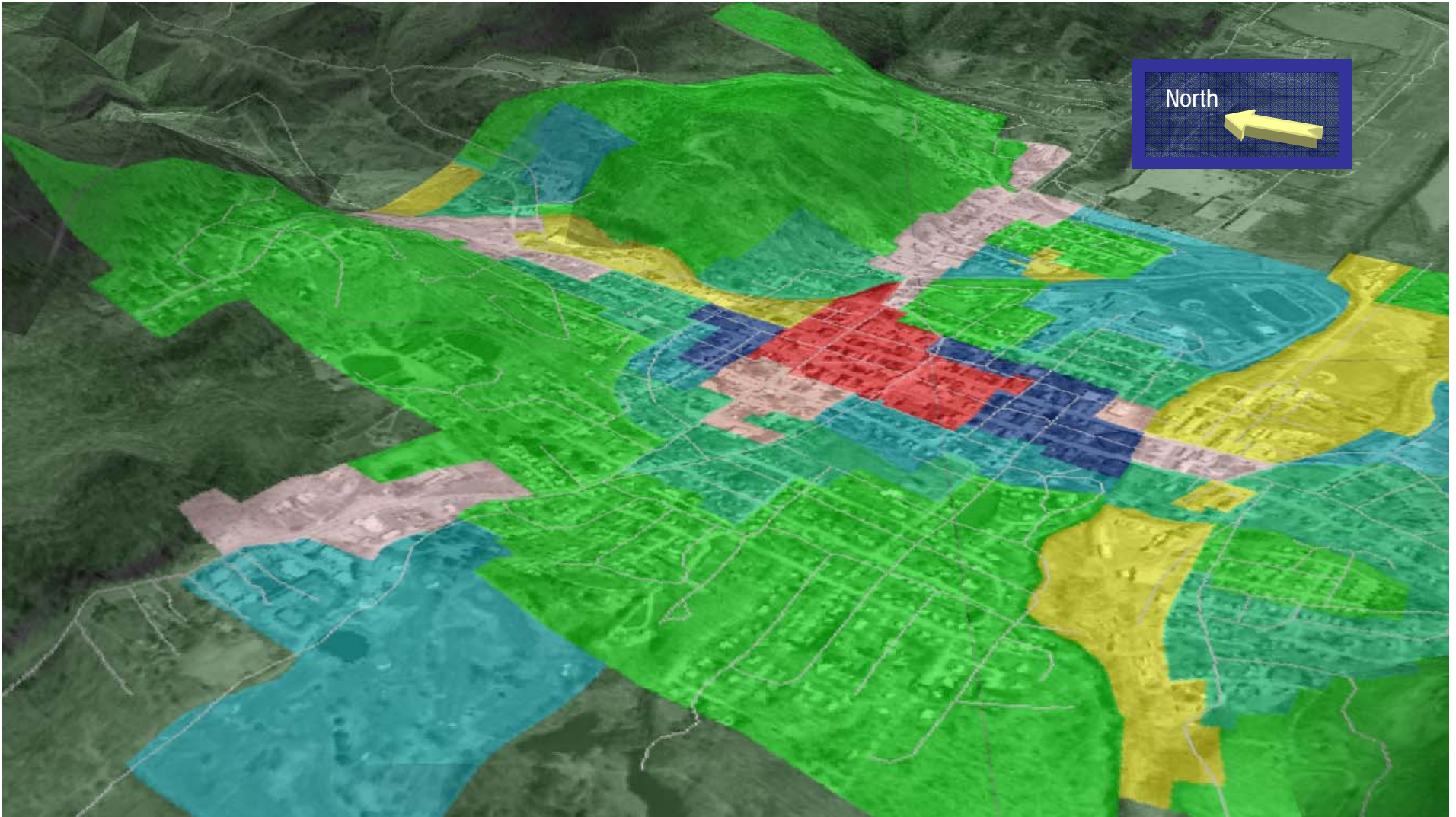
FEMA Flood Zones



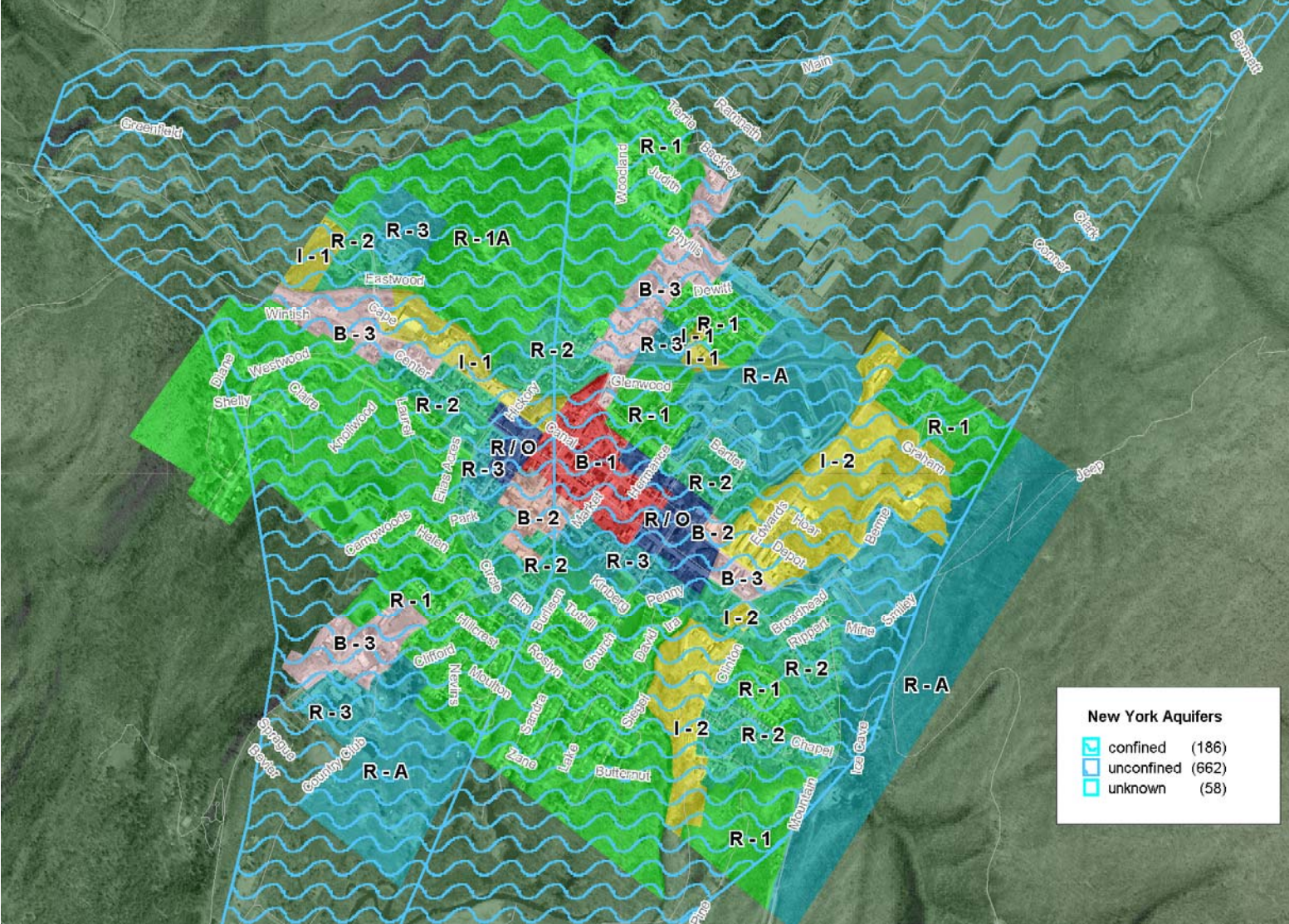
Surface Geology



Elevation



Aquifers



Wetlands

