

**COMPREHENSIVE PLAN for the TOWN OF SHANDAKEN
2005 FINAL DRAFT**

APPENDIX

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APPENDIX A

Detailed Demographic Data

Shandaken - 2000 Census Data

The results of the 2000 census of population, education, economic and housing provide a quantitative picture of Shandaken today and how it has changed since 1990. The information provides a number of considerations that were taken into account in completing the Comprehensive Plan.

In 2000, the full time resident population of Shandaken was 3,235. This represents an increase of 222 persons since 1990. Shandaken residents lived in 1,463 households. The census definition of a household is all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied. Of these households, 830 (57%) are family households. A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. Both types of households represent an increase since 1990. Of the 633 non-family households, about 80% consist of persons living alone. The remaining 20% were unrelated individuals living together. In comparative terms, this was lower than the county average, but similar to neighboring towns like Woodstock, Lexington, Hunter and Middletown.

One of the reasons for the proportion of persons living alone is that the residents of Shandaken are older than the county average. The median age in Shandaken is 45, compared with 38 for the county as a whole. However, the median age is similar to that found in neighboring towns like Woodstock, Middletown and Lexington. There has been relatively little change in this over the ten years. As Table 1 shows, the proportion of older persons has remained relatively steady, although there has been a decrease in the number of young children.

Table 1 - Shandaken Population

<i>Age</i>	<i>1990</i>	<i>2000</i>
Under 5	7.1%	4.9%
5-19 Years	17.3%	17.4%
20-59 Years	52.7%	55.7%
60 and older	22.9%	22.0%
65 and older	16.5%	17.4%

In 2000, there were 2,666 housing units in Shandaken. Of these, 55 percent were occupied by full-time residents. This is significantly below the county occupancy average of 87 percent. Most of the remaining housing units are used by part-time residents (seasonal residents). This is similar to neighboring towns of Middletown, Lexington and Hunter. Nearby Towns of Woodstock and Olive have a higher proportion of full-time residents. The percentage of seasonal residents in Shandaken has decreased since 1990. Table 2 shows the number and proportion of full-time and part-time residents.

Table 2 - Shandaken Full & Part Time Residents

Occupancy Status	1990		2000	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Occupied Housing Units (Full-time residents)	1280	49.8%	1463	54.9%
Vacant Housing Units (Part-time residents)	1290	50.2%	1203	45.1%

The educational attainment level of full time residents has also notably changed over the decade. Table 3 shows the educational attainment of full-time residents is significantly higher than in 1990, with most of the change accounted for by the high percentage of persons with a college education. This is higher than the average for Ulster County and higher than any of the neighboring towns, except Woodstock (Table 4).

Table 3 - Educational Attainment of Shandaken

Full Time Residents	1990		2000	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Population 25 years and over	2,140		2,420	
Less than 9th Grade	172	8.0%	65	2.7%
9th - 12th Grade, No Diploma	450	21.0%	318	13.1%
High School Graduate (includes GED)	682	31.9%	752	31.1%
Associate Degree	110	5.1%	128	5.3%
Bachelor's Degree	201	9.4%	402	16.6%
Graduate or Professional Degree	141	6.6%	242	10.0%
% High School Graduate or higher		70.9%		84.2%
% Bachelor's Degree or higher		16.0%		26.6%

Table 4 - Educational Attainment Comparisons, 2000 (percentages)

	Ulster County	Shandaken Town	Middletown Town	Olive Town	Woodstock Town	Lexington Town	Hunter Town
Population 25 years and over							
Less than 9th Grade	5.5	2.7	6.5	7.2	1.1	6.6	8.6
9th to 12th Grade, no Diploma	12.9	13.1	15.8	13.0	4.1	11.9	12.2
High School Graduate	30.0	31.1	35.7	27.3	17.1	36.4	34.6
Some College, no Degree	18.4	21.2	17.9	16.4	21.7	18.1	20.5
Associate Degree	8.3	5.3	8.6	8.0	7.2	4.8	5.2
Bachelor's Degree	13.8	16.6	7.5	15.5	26.4	9.3	10.1
Graduate or Professional Degree	11.2	10.0	7.9	12.6	22.3	12.8	8.8
Percent High School Graduate or Higher	81.7	84.2	77.7	79.8	94.8	81.5	79.2
Percent Bachelor's or Higher Degree	25	26.6	15.4	28.1	48.7	22.2	18.9

Shandaken is the poorest town in Ulster County. In 1990, the town ranked 21st in both household and family median income. Income of households includes the income of the householder and all other persons 15 years old and over in the household, whether related or not. Income of Families and Persons includes all members 15 years old and over in each family. In 1990, the median household income was \$28,903, median family income was \$32,898. In 2000, the town still ranked 21st on both measures.

Table 5 - Family Income, 1990-2000

	1990	2000
Number of Families	805	875
Income group	Percent	Percent
Less than \$10,000	7.6%	3.7%
\$10,000 to \$14,999	16.0%	6.9%
\$15,000 to \$24,999	24.1%	14.6%
\$25,000 to \$34,999	20.4%	20.0%
\$35,000 to \$49,999	19.7%	16.6%
\$50,000 to \$74,999	9.2%	17.5%
\$75,000 to \$99,999	2.0%	5.1%
\$100,000 to \$149,999	1.1%	11.0%
\$150,000 to \$199,999		2.2%

The largest occupational groups in 2000 were professional and managerial, and sales and office workers, as can be seen from Table 6.

Table 6 - Occupation Full-Time Residents Shandaken, 2000

	Number	Percent
Employed Population 16 years and over	1,581	100%
OCCUPATION		
Management, professional, and related occupations	443	28.0%
Service occupations	289	18.3%
Sales and office occupations	378	23.9%
Farming, fishing, and forestry	20	1.3%
Construction, extraction, and maintenance	244	15.4%
Production, transportation, and material moving	207	13.1%

The largest industry group, employing 18% of the full-time employed residents, is arts, entertainment, recreation, accommodation and food services (see Table 7). This is higher than the county average (8.2%) and is higher than any of the neighboring towns. Of these, only Hunter approaches the Shandaken figure with 15.7% employed in that industry.

Table 7 - Employment of Shandaken Full-time residents, by industry group

2000		
Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	31	2.0%
Construction	226	14.3%
Manufacturing	106	6.7%
Wholesale trade	40	2.5%
Retail trade	160	10.1%
Transportation and warehousing, and utilities	93	5.9%
Information	40	2.5%
Finance, insurance, real estate, and rental and leasing	79	5.0%
Professional, scientific, management, administrative, and	118	7.5%
Waste management services, educational, health and social services	261	6.5%
Arts, entertainment, recreation, accommodation and food services	289	18.3%
Other services (except public administration)	85	5.4%
Public administration	53	3.4%

Housing

As Table 8 shows, there have been almost no new houses built over the past few years.

Table 8 - Age of Houses in Shandaken, 2000

<i>YEAR STRUCTURE BUILT</i>	<i>Number</i>	<i>Percent</i>
1999 to March 2000	0	0%
1995 to 1998	50	1.9%
1990 to 1994	105	3.9%
1980 to 1989	331	12.4%
1970 to 1979	270	10.1%
1960 to 1969	273	10.2%
1940 to 1959	642	24.1%
1939 or earlier	997	37.4%

Over 61 percent of the houses in Shandaken are over forty years old and only 5.8% were built in the past decade.

The median "self-declared value" of these houses is \$91,500, but not significantly different from 1990 when it was \$89,900. The 2000 figure is far below the median for the county (\$113,100) and all of the neighboring towns except Middletown and Lexington.

New York State defines "affordable housing" as that costing less than 30 percent of monthly household income. On this measure, 24.4% of the households in Shandaken are not in affordable housing. However, this is slightly below the county average, as well as such neighboring towns as Middletown, Olive and Lexington, and approximately the same as Woodstock and Hunter.

Economy

The economy of Shandaken is built on three pillars: the economic activities that derive from visitors to the town, the activities of enterprises in the town themselves and the economic contribution to the town of persons who are full- and part-time residents but work outside the town.

Table 9 - Shandaken Members of the Chamber of Commerce of Ulster County, 2002

Type of business	Number	Percentage
Tourism-related	13	37.1%
Building, Construction and Rehabilitation	7	20.0%
Artistic	7	20.0%
Business-related	3	8.6%
Professional	2	5.7%
Other	3	8.6%

The 2000 census show that over 90 percent of those employed commuted to work. The published 2000 figures do not indicate whether they commute outside the town or not.

Table 11 - Commuting to work, by means, 1990 and 2000

COMMUTING TO WORK	1990		2000	
Workers 16 years and over	1,220	100.0%	1,524	100.0%
Car, truck, or van - - drove alone	809	66.3%	1,032	67.7%
Car, truck, or van - - carpooled	181	14.8%	254	16.7%
Public transportation (including taxicab)	15	1.2%	57	3.7%
Walked	68	5.6%	32	2.1%
Other means	10	0.8%	15	1.0%
Worked at home	137	11.2%	134	8.8%
Mean travel time to work (minutes)	27.8		31.9	

There were, in 2002, some 3040 parcels of taxable land in the Town. Of these, 64% were residential, 6% were commercial and 29% were vacant (without any buildings). Table 12 shows the changes in assessed value over a ten-year period.

Table 12 - Assessed value of taxable properties in Shandaken, 1992-2002

Year	Total Parcels	Assessed value of land	Assessed value of buildings	ASSESSED TOTAL	Average per parcel
2002	3140	30,792,750	66,329,800	97,122,550	30,931
2001	3128	30,467,250	65,537,800	96,005,050	30,692
2000	3120	30,401,750	65,021,100	95,422,850	30,584
1999	3123	30,420,950	64,617,500	95,038,450	30,432
1998	3118	30,354,100	64,096,400	94,450,500	30,292
1997	3126	30,331,750	63,669,100	94,000,850	30,071
1996	3132	30,259,950	63,018,700	93,278,650	29,782
1995	3133	30,099,250	62,525,700	92,624,950	29,564
1994	3141	30,126,050	61,944,400	92,070,450	29,312
1993	3138	29,921,550	61,477,975	91,399,525	29,127
1992	3139	29,960,200	61,332,525	91,292,725	29,083

Source: Town of Shandaken Assessor's Office

APPENDIX B

Town-Wide Survey

In June of 2000, the Shandaken Master Plan Committee conducted a survey of the Town's residents. Over 3,000 surveys were sent out to property owners and registered voters. 769 households responded, a return of approximately 25%. Independently, planning consultant Dan Shuster and a qualified volunteer tabulated the surveys and the results were represented to the committee. Below are the statistical results of the survey followed by an analysis by Mr. Shuster.

Statistical Results of the Survey

Which of the hamlets do you live in?	Number
Phoenicia	140
Shandaken / Allaben / Bushnellsville	116
No answer	101
Mount Pleasant / Mount Tremper	88
Big Indian / Oliveria	85
Pine Hill	85
Chichester	57
Woodland Valley	56
Highmount	33

Survey recipients were asked to respond to the following questions by circling the appropriate number on a scale of 5 to 1, with 5 being the most positive and 1 being the least acceptable. Responses for each question are sorted by the mean (average) rating.

1) How important is it to you to protect or enhance the following? (5=very important, 1=least important)	Avg. Rating
Groundwater Supplies	4.72
Woodlands	4.69
Scenic Views	4.68
Stream Corridors	4.62
Community Rural Character	4.50
Wildlife Preserves	4.50
Watershed Areas	4.39
Wetlands	4.39
Existing Hamlets	4.37
Historic Structures and Sites	4.34
2) What do you see as the most important issue facing Shandaken in the next 10 years? (5=very important, 1=least important)	Avg. Rating
Maintain the Quality of the Environment	4.67

Protecting Our Water Supply	4.63
Maintain the Rural Character	4.40
Controlling Taxes	4.38
Controlling the Rate of Development	4.17
Uses of State-owned Land	3.92
Enhancing Economic Opportunities	3.85
Infrastructure	3.81
3) What pattern of Economic Development would you encourage? (5=encourage, 1=discourage)	Avg. Rating
Development in the Hamlets	3.40
Development along Route 28	2.89
Development in Other Areas	2.82
No Further Development	2.70
4) What types of Economic Development would you encourage? (5=very much, 1=not at all)	Avg. Rating
Arts / Theater	4.18
Small Inns / Bed & Breakfasts	4.08
Crafts	4.05
Tourism	3.94
Home Business	3.86
Restaurants	3.77
Visitor / Interpretive Center	3.70
Telecommuting / Internet	3.68
Retail Businesses	3.61
Spas	3.10
Hotels	2.92
Light Manufacturing	2.82
Gambling	1.73
5) Should the town encourage the following types of housing? (5=encourage, 1=discourage)	Avg. Rating
Single-family Dwellings	4.19
Housing for Senior Citizens	3.91
Low / Moderate Income Housing	2.84
Multi-family Dwellings / 2-3 Units	2.54
Subsidized Housing	2.45
Apartments / 4 or More Units	2.20
Town Houses / Condos / Cluster	2.17
Mobile Homes	1.87
6) Are you familiar with the Town of Shandaken's existing Zoning Laws and Regulations?	Number

No	385
Yes	343
No Answer	41
7) If you answered yes to Question 7, do you think these laws and regulations are sufficient to further land use and development?	Number
No	195
Yes	137
8) How important are each of the reasons for living in Shandaken? (5=very important, 1=not at all)	Avg. Rating
Natural Surroundings	4.77
Rural Lifestyle	4.54
Low Crime Rate	4.31
Recreational Opportunities	4.01
Affordable Housing	3.35
Cultural Events	3.25
Closeness to Interstate Highway & NY Metro Area	3.10
Schools	2.88
Near Job	2.37
9) What recreational/cultural activities would you like to see in the town? (5=very important, 1=not at all)	Avg. Rating
Hiking Trails	4.35
Arts / Theater	4.10
Hunting / Fishing	4.08
Theater	3.98
Bike Paths	3.89
Cross Country Ski Trails	3.88
Crafts	3.82
Birdwatching	3.77
Ice Skating	3.77
Horseback Riding	3.73
Community Center	3.72
Cultural / Heritage Tourism	3.72
Eco-Tourism	3.70
Whitewater Recreation	3.70
Downhill Skiing	3.56
Museums	3.56
Town Pool	3.44
Tennis Courts	3.18
Golf Courses	2.57

Snow Mobile Trails	2.29
10) How would you rate the following existing services in Shandaken? (5=excellent, 1=needing improvement)	Avg. Rating
Snow Removal / Highway Maintenance	4.14
Ambulance Service	4.13
Fire Protection Services	4.06
Police Protection	3.87
Street Lighting	3.49
School System	3.48
Traffic Control	3.43
Recycling Center	3.23
Garbage Disposal	3.18
Building Code Enforcement	3.12
Cable TV	3.11
Senior Services	2.96
Water System	2.96
Phone Lines / Fiber Optics	2.88
Sewer System	2.80
Sidewalk Maintenance	2.80
Internet Service	2.66
Public Transportation / Bus / Train	2.62
Youth Oriented Activities / Services	2.34
Cellular Service	2.03

Analysis of the Survey

Written for Comprehensive Plan Committee by Dan Shuster and dated
November 20, 2000

A. GENERAL COMMENTS

A questionnaire such as that distributed by the Committee is one of numerous methods by which the Committee can solicit data and opinions from Town residents and property owners. The results can provide useful in-put regarding various issues for the Committee to consider in conjunction with the other information and opinions available and should be evaluated with consideration of the following qualifications.

1. The method of distribution of the questionnaire was not designed to produce a statistically accurate profile of the opinions of Town residents, since response was voluntary and could not be randomly predicted in advance.

2. The 25% return rate is consistent with the rate of return for similar surveys in the area with which we are familiar and is of sufficient size to be worthy of consideration
3. Since the questionnaire design did not require respondents to limit their answers to a few choices, priorities are not as clear-cut as they might have been in some instances. For example, in Question 1, the average measure of importance of the lowest rated response was within 10% of the average for the highest rated response.
4. The choices set forth in many of the questions ranged from very specific to quite broad and, in some cases, the broader categories included several of the more specific items.
5. We reviewed a sample of one out of seven returns to confirm the general pattern of responses. We did not attempt to replicate the detailed calculations undertaken by the volunteer the Committee selected to do the complete analysis. The analysis below is based on the statistical results supplied by the volunteer which are attached.

B. DEMOGRAPHIC CHARACTERISTICS OF RESPONDENTS

1. 86% of the respondents identified with one of the hamlets offered as a choice. The distribution is generally consistent with population distribution in the hamlets, ranging from 33 in Highmount (4% of the total) to 140 in Phoenicia (18%).
2. 60% of the respondents considered themselves to be full-time residents of Shandaken and 40% part-time.
3. Almost 93% of the respondents who answered the question regarding tenure owned their residence.
4. The average period of time which respondents lived in or owned property in Shandaken was almost 22 years.
5. Of 748 responses as to place of work (which includes some multiple responses on the same survey), 14% worked in Shandaken while 35% were retired in Shandaken or elsewhere. The remaining 31% worked elsewhere.
6. Of the total population represented by respondents 17.4% were under 18 years old, 47% between 18 and 55 years old and 35% over 55.

C. ANALYSIS OF RESPONSES

Eight of the 10 questions dealing with opinions required respondents to rate various factors on a scale ranging from 5 (most positive) to 1 (least positive). Respondents were able to rate all choices in each question and were not required to establish priorities among the choices. The tabulation by the volunteer computed responses by mean, median and mode. The analysis below utilizes the mean (average) ratings unless otherwise stated.

Question 1: Protection of Environmental Factors

Protection of all aspects of the environment were considered very important. The highest average rating, groundwater supplies (4.72), was only 8% higher than the lowest, historic structures and sites (4.34). The results establish that respondents feel strongly about protection of natural resources but do not indicate any significant priorities.

Question 2: Important Issues

This question dealt with a wide array of topics. The three issues which ranked highest related to environmental factors: maintain the quality of the environment (4.67), protecting our water supply (4.63) and maintain the rural character (4.40). Controlling taxes (4.38) and controlling the rate of development (4.17) were not far behind. Enhancing economic opportunities, which has a variety of possible relationships with these two items, ranked slightly lower at 3.85. Two choices which deal with government action, uses of state owned land (3.92) and infrastructure (3.81) were ranked about the same. The latter three choices were the only ones for which the mode was 4 rather than 5.

Question 3: Patterns of Economic Development

This question offered respondents the opportunity to express an opinion on distinctly different patterns of economic development but did not produce a clear choice. The most favored choice, development in the hamlets, had an average rank of only 3.40 while development along Route 28 (2.89) and development in other areas (2.82) scored less than 20% lower. The fourth choice, no further development ranked lowest at 2.70.

Question 4: Types of Economic Development

A choice of 13 types of economic development was offered. Seven of the 13 choices were activities geared, at least in part, to tourists. The eighth was the all-encompassing category of tourism. Interestingly, the average score of the seven specific choices (3.68) was almost the same as that for tourism in general (3.94). Five of the seven specific choices ranked within 12% of each other: arts/theater (4.18), small inns/ bed and breakfast (4.08), crafts (4.05), restaurants (3.77) and visitor / interpretive center (3.70). The other two, hotels and spas ranked much lower at 2.92 and 3.10. Since no definition was provided, each respondent was required to utilize his/ her own image of each specific choice. Three of the four other non-tourist related activities ranked almost the same as the seven specific tourist related activities - home business (3.86), retail business (3.61) and telecommunication/ internet (3.68) - an average of 3.71. Light manufacturing (2.82) ranked the lowest. Gambling ranked lowest of all (1.73) with a mode of 1 (not at all).

Question 5: Housing Types

Single family dwellings and housing for senior citizens were the housing types clearly preferred by a majority of respondents. These

two choices ranked approximately 30% higher (4.19 and 3.91) than the next three highest choices, low/ moderate income housing (2.84), multi-family dwellings / 2-3 units (2.54) and subsidized housing (2.45). Mobile homes (1.87), townhouses/condos/cluster (2.17) and apartments/4 or more units (2.20) all were at the bottom of the ranking range, Since housing for senior citizens may well be "subsidized" or "low/moderate income" it appears that the distinction being made is between assisted housing for seniors as opposed to families.

Question 6 and 7: Knowledge of Zoning Laws

47% of respondents said they were familiar with the Town's Zoning Laws and Regulations. Of those who were familiar a minority (41 %) believed the existing laws were sufficient to guide further use and development.

Question 8: Reasons for Living in Shandaken

The three highest ranked reasons that respondents gave for living in Shandaken were natural surroundings (4.77), rural lifestyle (4.54) and low crime rate (4.31). Analysis of the samples by our office showed that these three factors ranked highest for both full and part-time residents. Location near job ranked lowest (2.37) while schools were next (2.88).

Question 9: Recreational/Cultural Activities

As in Question 4, respondents were offered a list of 20 choices which included some very specific activities as well as some broad categories. The three activities considered most important were hiking trails (4.35), arts/theater (4.10) and hunting/fishing (4.08). These were the only activities where the ranking median was 5. Of the remaining 17 choices, 14 were grouped within a range of 14% in the ranking (from 3.44 to 3.98), all with a median rank of 4. The three activities with the lowest ranking were tennis courts (3.18), golf courses (2.57) and snow mobile trails (2.29). The latter two had a median rank of 2. It is interesting to note that the three highest ranked activities already exist in town.

Question 10: Rating of Existing Services

Respondents were asked to rank 21 different services, some municipal, some volunteer and some private. Three services had an average rank of over 4: snow removal/highway maintenance (4.14), ambulance service (4.13) and fire protection (4.06). Nine services had a rank below 3. These were in three categories: communications (cellular, internet, phone), public infrastructure (public transportation, sewer system, water system sidewalks) and social services (youth and senior services). The other nine services were ranked in the middle range.

D. CONCLUSIONS

Although the questionnaire results are inconclusive or inconsistent in some respects, the following general conclusions can be drawn.

1. Respondents value Shandaken's natural resources and rural

environment

2. Directing economic development to the hamlets is a slim choice over other possible locations but not a strong recommendation.
3. Respondents favored many tourist related economic activities, with the exception of hotels and spas, but also favored other businesses as well. Light industry and gambling received little support.
4. Respondents favored single family housing and housing for senior citizens over all other housing types.
5. A wide variety of outdoor/ vacation type recreational and cultural activities were considered important. Three activities, tennis, golf and snowmobile trails ranked below all others.
6. Respondents indicated the most satisfaction with emergency and road services and the least with communications, infrastructure and social services.

APPENDIX C

Summary of Community Workshop Results

In November of 2000, the Town of Shandaken held two community workshops. Helen Budrock, Assistant Director of the Catskill Center for Conservation & Development, served as chief facilitator at both workshops. A summary of results, reprinted below, was prepared by Ms. Budrock for the Comprehensive Plan Committee.

Thursday, November 2, 2000 Results

Looking ahead to the year 2010, the top ten most important goals for our town should be:

1. Encourage hamlet revitalization for both businesses and homes - making the hamlets as lovely as their surroundings
2. We need a comprehensive Catskill Park zoning plan to reflect the special nature of the park, Route 28, commercial zoning, visual pollution and coherent development.
3. Preserve and promote cultural, historic and economic character of the hamlets
4. Encourage clean, low-impact small businesses that pay above minimum wage
5. Provide a community center for all ages
6. Provide improved Internet and other communication capabilities without adversely affecting the outstanding aesthetic resources of the Town
7. Promote Route 28 as a scenic highway and provide appropriate rest areas, rest rooms, telephone, recreational facilities & interpretive facilities for both visitors and residents
8. Enhance the aesthetics of Route 28
9. Encourage careful oversight of development - i.e. lighting, materials, landscaping, setbacks and ensure developers adhere to zoning regulations
10. The following goals tied for 10th place:
 - o Protect the beauty of the night sky through limited lighting
 - o Improve health care services by expanding the Phoenicia clinic and/or providing visiting nurse practitioners
 - o Ensure reliable, high-quality and affordable drinking water & sewer services for all residents and businesses
 - o Encourage development, especially of public services (e.g. medical clinics, libraries, post offices) in the hamlets and decrease reliance on private automobile transportation

Aesthetics & Community Character Goals	Votes
Preserve and promote cultural, historic and economic character of the hamlets	16
Enhance the aesthetics of Route 28	11
Protect the beauty of the night sky through limited lighting	9
Capitalize on historic resources through preservation and rehabilitation	6
Encourage careful oversight of development - i.e. lighting, materials, landscaping, setbacks and ensure developers adhere to zoning regulations	10
Housing & Social Services Goals	Votes
Encourage careful oversight of development - i.e. lighting, materials, landscaping, setbacks and ensure developers adhere to zoning regulations	13
Improve accessibility of transportation by linking town services (i.e. health care, community center, etc.)	7
Improve health care services by expanding the Phoenicia clinic and/or providing visiting nurse practitioners	9
Ensure housing/zoning is consistent with the natural beauty of the area	1
Improve educational opportunities, and seek State, Federal and private funds for local programs	1
Natural Resources & Environmental Goals	Votes
Ensure that any development takes place in harmony with the environment, taking into consideration water quality, viewshed, etc.	8
We need a comprehensive Catskill Park zoning plan to reflect the special nature of the park, Route 28, commercial zoning, visual pollution and coherent development.	20
Develop an environmental education effort to promote the Catskill Park and its recreational and aesthetic assets	4
Change the prevailing attitude towards the watershed - instead of seeing it as a liability, use it as an asset	7
Make preservation a priority instead of outside organizations defining our policy, make a "home grown" plan	1
Infrastructure & Public Services Goals	Votes
Ensure reliable, high-quality and affordable drinking water & sewer services for all residents and businesses	9
Provide improved Internet and other communication capabilities without adversely affecting the outstanding aesthetic resources of the Town	12

Encourage development, especially of public services (e.g. medical clinics, libraries, post offices) in the hamlets and decrease reliance on private automobile transportation	9
Promote Route 28 as a scenic highway and provide appropriate rest areas, rest rooms, telephone, recreational facilities & interpretive facilities for both visitors and residents	12
Promote enhanced educational and cultural opportunities, especially through community involvement	5
Tourism & Economic Development Goals	Votes
Encourage hamlet revitalization for both businesses and homes - making the hamlets as lovely as their surroundings	22
Encourage clean, low-impact small businesses that pay above minimum wage	14
Improve tourist information and its promotion	5
Enhance telecommunications infrastructure	3
Promote heritage and cultural tourism in the Town	6

Saturday, November 4, 2000 Results

Looking ahead to the year 2010, the top ten most important goals for our town should be:

1. Provide state-of-the-art communications services (e.g. cell phone & internet) without damaging the environment
2. Place a cap on the scale of development to preserve our rural character
3. Encourage businesses that will be compatible with preserving the environment
4. Promote cultural and historic revitalization of hamlets by encouraging town events for local crafts people & artisans, and by providing cultural and educational community centers in the hamlets
5. Preserve and enhance the beauty of the area through development of "riverwalks" linking the hamlets and through rehabilitation of dilapidated structures in accordance with community needs (i.e. housing, small businesses, cultural centers)
6. Re-evaluate existing zoning laws and special permit process to address fairness and consistency in enforcement
7. Encourage economic development that will protect the environment
8. Revitalize our hamlets by undergrounding utility wires, replacing sidewalks, installing sewers, improving parking, maintaining architectural quality, etc.
9. Provide improved & affordable public services - i.e. trash removal,

water quality, village parking areas, etc.

10. The following goals were tied for 10th place:

- o Preserve rural quality of life including the character of the area while improving services to residents (e.g. low cost senior housing)
- o Recognizing that tourists come because of the uniqueness of the area, we should provide good facilities to encourage longer stays

Aesthetics & Community Character Goals	Votes
Preserve and enhance the beauty of the area through development of "riverwalks" linking the hamlets and through rehabilitation of dilapidated structures in accordance with community needs (i.e. housing, small businesses, cultural centers)	10
Re-evaluate existing zoning laws and special permit process to address fairness and consistency in enforcement	10
Place a cap on the scale of development to preserve our rural character	16
Improve hamlet aesthetics - e.g. provide safe sidewalks, bury utility lines, control cell tower placement, limit commercial signage	1
Encourage small business development - e.g. mixed use and live/work arrangements	1
Housing & Social Services Goals	Votes
Preserve rural quality of life including the character of the area while improving services to residents (e.g. low cost senior housing)	8
Provide centrally located satellite health clinics in the event that the local hospital is no longer available	4
Promote cultural and historic revitalization of hamlets by encouraging town events for local crafts people & artisans, and by providing cultural and educational community centers in the hamlets	11
Provide high speed internet access for home-based businesses (high tech = high income)	4
Encourage community educational opportunities for all ages, by supporting local schools, continued higher academic standards, & technology training	1
Natural Resources & Environmental Goals	Votes
Expand the Town's recreation committee to include more people representatives of all recreation club and groups as well as DEC and DEP to make communication better	4
Establish a goal of better education about recreation, jobs and the environment as they interface	3

Encourage economic development that will protect the environment	10
Protect the quality and quantity of water by making any new business sign on to existing treatment plants or built their own state-of-the-art plants that meet DEC/DEP standards at their own expense	0
Preserve clean air and other environmental factors like viewshed by enforcing existing codes and upgrading codes as needed	4
Infrastructure & Public Services Goals	Votes
Provide state-of-the-art communications services (e.g. cell phone & internet) without damaging the environment	20
Improve rural transportation service through expansion, promotion & advertising	4
Provide improved & affordable public services - i.e. trash removal, water quality, village parking areas, etc.	9
Encourage town development of centralized community activity areas	9
Improve and promote town-wide health services & facilities	3
Tourism & Economic Development Goals	Votes
Preserve the Route 28 corridor and encourage development in the hamlets. New development should be located to preserve existing vegetation and natural screening to protect views	7
Recognizing that tourists come because of the uniqueness of the area, we should provide good facilities to encourage longer stays.	8
Encourage businesses that will be compatible with preserving the environment	16
Revitalize our hamlets by undergrounding utility wires, replacing sidewalks, installing sewers, improving parking, maintaining architectural quality, etc.	10
Encourage cultural development - e.g. theaters, libraries, arts	3

APPENDIX D
Comment Responses

Town of Shandaken Comprehensive Plan

5/26/05

DRAFT Responses to Ulster County Planning Board Comments – Stantec

The following presents Stantec's responses to the comments transmitted by the Ulster County Planning Board, regarding the Draft Comprehensive Plan for the Town of Shandaken. Proposed modifications to the Draft Plan are also included for review and discussion at the May 11th Town Planning Board Meeting. The County comments are in *italics*.

It is important to note that modifications to the Draft Plan were made, based on input received at the Public Meeting on April 6, 2005, after the Draft Plan was transmitted to the County for review and comment. As such, the County comments were made from their review of this prior Draft. As noted below, some of their comments were already addressed in the current Draft version of Sections III and IV that you are reviewing.

Discussion

The Ulster County Planning Board would like to congratulate Shandaken for its continuing efforts to put a comprehensive plan in place for the community. While we recognize that these efforts have been difficult, in the end the comprehensive plans provide insight and vision beyond other types of land use tools. The comprehensive planning process allows communities to meet challenges, recognize opportunities and create a vision and an action plan that will bring them forward to where they want to be within the timeframe of the Plan. The process helps to illuminate differences and commonalities and provides a consensus approach that usually speaks to development patterns, economic development, affordable housing, and public facility needs, to name a few.

Shandaken is a community of unique environmental resources that play a critical role not only in its economy but also that of Ulster County. How to manage these resources and develop a sustainable community among them has been the focus of competing interests for decades. The Plan offers a glimpse of moving toward a partnership approach that seeks to bring these interests into discussion and eventually consensus. It also offers a true understanding that land planning efforts of the town need to recognize the regional, indeed national importance of the resources under its care.

The Plan contains within it many of the goal statements, guidelines, and action items that were part of the County Planning Board's review of the plan submitted to us in 2002. Examples can be found within the economic and development patterns section as well as part of the discussion on coordination. The Plan has also provided some additional mapping. It keeps the basic format of the original.

The Board is pleased to note that it finds no substantial conflicts with the County Land Use Plan or policies of the Board as stated in its other Plans and referrals.

The following comments should be viewed by all those who participated in the preparation of this plan and earlier versions, as the Ulster County Planning Board's desire to see the adoption of a comprehensive plan by the community and to begin the process of implementation. Toward that end we would ask that the community incorporate the proposed additions and changes below and adopt the Plan.

The Board has directed staff to extend an invitation to meet with the Town Board or committees of the community to discuss these comments as well as provide additional input to aid in the adoption of any final document. In addition, the Board stands ready to help the community implement many of the recommendations contained in the Plan and to provide assistance in forging working relationships with all the agencies and groups that are stakeholders in the outcome.

Stantec wishes to thank the Ulster County Planning Board for their valuable input to this process. The comments on the previous version of this plan were very helpful in guiding us as we entered this process. These new comments will also assist in bringing this long process to a successful conclusion. We too recognize the commitment of the Town of Shandaken to complete this valuable plan, despite the difficulties and long process.

Recommendation – Non-binding Comments

1. Regionalism/Partnerships

Many of the Plan Elements are influenced by factors and/or agencies that transcend the community's boundaries. The Plan recognizes some of these in its recommendations for coordination contained in several sections. We believe that the need to coordinate and collaborate as well as recognize and respond to outside forces has become such an imperative that it is appropriate to devote a section of the Plan to it. Opportunities abound to forge productive partnerships as well as explore change in proactive fashions. A section that discusses the need for these initiatives, as well as the potential within the spheres of concern would seem to give the remainder of the Plan a better context.

One of the challenges of developing plans is to determine the best structure for the plan documentation. We concur that there is a great need for regionalism, partnerships, education and community outreach and recognize the value in presenting these in separate goals and action items.

We proposed that one additional goal be included in Section III. Some of the objective items from the other four goals would be moved to this goal. The proposed language is:

E. Be proactive in establishing regional partnerships to address issues that transcend the Town boundaries

- Develop working relationships and a spirit of cooperation with involved state and federal agencies, and private organizations, to work towards common goals. Facilitate cooperative relationships with involved local, state and federal agencies, NYCDEP, and private organizations, to work together to address the often conflicting environmental and economic issues that face the Catskill region. *(moved from Goal A)*
- Work with area Chambers of Commerce or other economic development agencies/groups to develop regional economic incentive programs. *(new)*
- Work with NYSDOT, Ulster County, NYSDEC, NYCDEP and other agencies/groups to develop solutions to regional transportation, flooding, water supply and other infrastructure issues. *(new)*

We propose the following action items in Section IV:

E. Regionalism and Partnerships

- a. The Town should consider taking the lead in developing regional solutions for environmental and development goals. Develop a regional roundtable to work on the critical environment vs. development issues. **Priority:** *Long-Term (from Section IV.A.1.a. – remove).*
- b. Promote cooperation and coordination efforts between involved and overlapping agencies. In order to take advantage of the significant resources available to the community, develop partnerships of understanding and assistance, not only in decision-making but also in implementation of local projects, to protect or enhance the environment. Use the partnerships to assist in meeting community goals in an environmentally responsive way. **Priority:** *Short-Term (from Section IV.A.1.a. – remove).*
- c. Encourage cooperation with governmental and nongovernmental organizations to promote economic revival and to develop regional incentive programs to attract desired types of businesses. **Priority:** *Short-Term (from Section IV.B.1.a – remove 1st sentence, and Section IV.B.2.a – leave as-is)*
- d. Work with Ulster County, NYSDOT and other agencies/groups to identify regional multi-modal transportation solutions, including, but not limited to, trail network expansion, regional tourism rail and transit. **Priority:** *Long-Term (new)*
- e. Work with FEMA, other agencies and other Towns in the Catskill region to identify regional solutions to flooding issues. **Priority:** *Immediate (new)*

Responsible Parties:

*Town Board
Planning Board
Various Regional Organizations/Agencies*

2. Education and Outreach

Perhaps the least recognized components of what makes community planning work well are education and outreach. Here again, we would urge consideration of a section devoted to these topics. Education is important not only for decision-makers, but also as part of an on-going awareness program that incorporates neighborhoods, schools, and others. Outreach and participation to a great extent, influences not only how the planning process is perceived but also the acceptance of individual projects into neighborhoods. We recognize that several areas of the Plan speak to outreach to agencies and others but the real effort to gain acceptance is to encourage a continuing dialogue with the community and its neighborhoods that fosters an understanding of the issues from all sides and contributes to a “buy in” from a process standpoint. We will submit as an attachment language that has been used elsewhere as well as suggest that the Plan itself call for as an action item a continuing conversation with those that is affected as well as begin to consider an organizational structure that allow participation as the various action items in the Plan go through implementation. We do note that the preparation of the Plan itself exhibits a strong commitment to community involvement.

We proposed that one additional goal be included in Section III:

F. Develop community education and outreach programs to foster an understanding of key issues facing the Town and encourage public participation in developing effective solutions

- Develop a public education program to make people aware of key environmental, development, economic, housing, infrastructure and other issues in the Town (*moved from Goal A and expanded*).
- Develop effective means to communicate information and obtain input from the community. (*new*)
- Continue to provide ample opportunity for public involvement in all Town processes. (*new*)

We propose the following action items in Section IV:

F. Public Education and Outreach

- a. Form a committee to develop and implement a Public Education and Outreach plan. Define the methods, target audience and types of information to be transmitted. Ensure that sufficient means exist for all segments of the population to receive necessary information and provide input. **Priority: Immediate** (*new*)
- b. Enhance the Town web site to make it an effective tool for public education and outreach. Streamline the Town's regulatory, application and public input process to make it web-based, as well as its written form. Provide statistical and GIS-based graphical information about the town, its characteristics, its laws and regulations, and proposed plans and projects. **Priority: Immediate** (*new*)
- c. Use the planned Catskill Interpretive Center as a public education center. Consider web access points and streaming video to transmit critical information. Consider education programs in the schools to make students aware of critical issues and involving them in solving various problems in the Town. **Priority: Short-Term** (*new*)
- d. Develop a community leadership program that brings important stakeholders into the education and outreach and provides for a forum to discuss the need for a healthy housing mix as a community development tool. **Priority: Short-Term** (*new*)

Responsible Parties:

*Town Board
Planning Board*

3. Environment

The Plan correctly underscores the importance of the environment on the community's economy, quality-of-life and development patterns. It does so both from a constraints and opportunities perspective.

To ensure that these constraints and opportunities are recognized in the Plan's implementation, we suggest that the following be developed for this section:

- *Using the Plan's own inclusion of additional mapping and data gathering, articulate a commitment to the continued development of an environmental database and a means to use it as an action statement.*

- *Included here should also be a commitment to integrate the data and agency assistance as part of land use decisions and plan updates.*

We propose the following action item in Section IV.A.1:

- j. Continue the development of the GIS database, particularly with respect to environmental and land uses, for use in making future land use and planning decisions. **Priority:** *Immediate (new)*
- *We note and applaud the goal statement that speaks to a working relationship and spirit of cooperation with state, federal and private organizations. We would ask that this item be expanded to recognize the significant resources available to the community and the need to develop a partnership of understanding and assistance, not only in decision-making but also in implementation of local projects, to protect or enhance the environment (see comment above). An action item should also be considered, that, in addition several related to the regulatory side, speaks to a true working relationship that not only includes meeting regulations, but also challenges those involved, to assist in meeting community goals, such as stream bank protection, recreational access, community facilities, affordable housing, etc., in an environmentally responsive way.*

See response to Comment 1. above.

4. Economy

The economic sections of most comprehensive plans are usually heavily laden with statements that speak to tax rates and the need for “industrial sites.” Reading between the lines, we are pleased to see a Plan that looks back on its assets and builds its economic piece, not on a rate base, but on an environmental protection, quality-of-life and employment for community residents. We would ask that rather than have us “read between the lines” that a Goal Statement be added that indicates that it is the balance of environmental protection, quality-of-life and employment opportunities for community residents that will guide the decisions on economic development. This would help to support the remaining goal statements, guidelines and action items.

In Section III, Goal B, add the following as the 1st objective:

- Economic development decisions will be guided by the desire to achieve a balance between environmental protection, quality of life and employment opportunities for community residents.

5. Development Patterns

This is a wonderfully concise statement of what goes where. To some extent it misses the “why” and a reference to the environmental section would be helpful. A suggested goal would be:

- *“Establish a development pattern utilizing land use regulations, public investment strategies and other means that are consistent with environmental constraints and opportunities, balance the socio-economic needs of the community and respectful of existing or historical land use patterns.”*

Replace the 1st objective bullet in Section III.C. with the above suggested language.

One troubling goal is “development will be considered on a case by case basis subject to the necessary measures to protect the environment and meet the community needs.” The troubling aspect of this goal is that it reduces the discussion of a “patterns of development” to on of does it meet the environmental regulatory test while at the same time meeting a community’s need, or in other words, the potential for no pattern at all. We would argue that the suggested goal above is an appropriate replacement.

We concur. The objective has already been removed.

6. Housing

The County Planning Board is increasingly concerned about the growing disconnect between the cost of housing and the ability of local wage earners to afford a place to live. The community impacts associated with a gap in affordability are substantial. These include difficulty in attracting new businesses as well as labor availability for existing businesses. Transportation impacts associated with an increase in county to county commutation as families chase affordable housing or higher wages, difficulty for both young and old in establishing or maintaining residences within the county. In response, the Board has repeatedly asked for recognition of the affordability issue in comprehensive plans and the use of regulatory techniques that encourage a “healthy housing mix.”

We must note that of all the sections in the Plan, this is the weakest. Clearly the needs of the community extend beyond senior housing; and just as clearly there are multiple opportunities to meet these needs. We strongly urge that the revisions include the following:

- *Additions to the demographic section of the plan that recognize the dramatic changes that have occurred in the cost of housing in the town. (We have attached preliminary analysis from the Ulster County Housing Strategies Report.)*

On page II-1 and II-2, add the following introductory paragraph and bullets (a graph may also be added to illustrate the magnitude of the housing problem):

The census data indicates a growing disconnect between the cost of housing and the ability of local wage earners to afford a place to live. The community impacts associated with a gap in affordability are substantial. These include difficulty in attracting new businesses as well as labor availability for existing businesses. Transportation impacts associated with an increase in county-to-county commutation as families chase affordable housing or higher wages, difficulty for both young and old in establishing or maintaining residences within the county.

- Between the years 1998 and 2004, housing prices in Ulster County have nearly doubled. In the Town of Shandaken, the average prices have nearly tripled to \$210,000, increasing at a rate of 19.5% per year.
- Household income has only increased at a rate of 1.5% to 3% per year over that same period.
- In 2004, only 28% of the home sales were affordable to households with incomes at or below the Ulster County median, which was \$63,995.

- *Add goal statements that recognize that indicate providing a healthy housing mix is beneficial to the overall economic health of the community including; aiding local businesses in labor force attraction and retention as well as provide for additional revenues for businesses, providing construction jobs and associated material purchases some of which occur locally, and generation of critical mass to that allows for creation of service oriented businesses within the community that revitalizes the hamlets and reduces needed travel.*

Modify Section III.C.bullet 6:

- Housing opportunities for the full economic range of the Town's population should be encouraged in a form that is compatible with the scale and pattern of increased needs. Providing a healthy housing mix is beneficial to the overall economic health of the community including; aiding local businesses in labor force attraction and retention as well as provide for additional revenues for businesses, providing construction jobs and associated material purchases some of which occur locally, and generation of critical mass to that allows for creation of service oriented businesses within the community that revitalizes the hamlets and reduces needed travel.
- *Add guideline that speaks to the need to provide flexibility in design, density and unit type that meets the goal of a healthy housing mix.*

See action items below.

Under Action Items:

- *Develop a definition of affordable housing consistent with the needs of the community and connected to recognized standards and practices.*
- *Develop an assessment of housing needs to ensure that the community responds to its fair share of regional needs.*
- *Explore the “toolbox” of alternatives available to the community including incentives set asides, tax credits, etc., and incorporate into policy and regulatory documents those appropriate to the town’s needs and ability to implement.*
- *Develop a community leadership program that brings important stakeholders into the education and outreach and provides for a forum to discuss the need for a healthy housing mix as a community development tool.*

Add Action Item IV.C.4. – Provide Full Range of Housing Opportunities

Take out item IV.C.1.b., add the following Action Items under Section IV.C.4 instead:

- a. Develop a definition of affordable housing consistent with the needs of the community and connected to recognized standards and practices. **Priority: Immediate**
- b. Develop an assessment of housing needs to ensure that the community responds to its fair share of regional needs. **Priority: Immediate**

- A flood avoidance, mitigation and protection plan should be developed and implemented to minimize flood damage.

We propose the following modifications to Section IV.D.7.:

Locations that are most prone to flood damage should be identified. Effective methods to avoid and minimize flooding should be researched. Work with FEMA and other agencies to identify means to help avoid floods and minimize damage. Specific locations, methods and funding sources should be determined. **Priority: Immediate**

Responsible Parties: *Town Board*
 FEMA
 Army Corps of Engineers

8. Cell Towers

The section is entirely appropriate for a community concerned about cellular service from a public safety standpoint. We would ask, however, that references to towers be changed to references to wireless telecommunication facilities. It is not the lack of towers per se that causes the gaps in service, but rather the lack of wireless providers within the community. We also believe that the Plan should articulate its desires with regard to how service should be provided. From what we have learned, it would seem to be appropriate to speak to maximum coverage with minimal visual impact. Numerous guidelines and statutory responses are available for consideration by the community. We would ask for consideration of the guidelines in place at the Adirondack Park Agency regarding wireless facilities, which recognize the need, but provide for a substantial invisibility test for construction.

We already recognized this and made changes. All references to Cell Towers have been replaced with “Cell Phone Transmission Methods” or something similar.

9. Miscellaneous

We suggest corrections and additional information related to the demographic section and have attached the following:

- *Corrected information regarding the over 65 population in the Town*
- *Commutation patterns from the 2000 Census*
- *Housing data – Ulster County Housing Strategies Report (mentioned earlier)*

We have not yet received the attachments from Ulster County, but will update the sections as appropriate once the data is received.