

Town of North East
Village of Millerton

Draft Comprehensive Plan
Part II Appendices
June 2019

Note to Readers: This document is best viewed in color. When printed, this appendix has been rendered in black and white. Readers are encouraged to view the PDF version in full color, which can be found on the Town of North East and Village of Millerton websites.



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Appendix 1: Profile of the Town of North East and Village of Millerton

Demographic Characteristics

Population Trends

The Town of North East has experienced modest population growth over the last several decades, adding a total of 301 residents between 1970 and 2010 (Table 1). Most of the growth has taken place outside the Village of Millerton, which made up 38% of the Town's population in 1970 but accounted for less than a third in 2010. Based on data from ESRI Business Analyst, a leading national provider of market information, the Town is projected to grow by 4.3% during the five years between 2017 and 2022, as compared to an estimated 8.7% increase for the seven years between 2010 and 2017.

Table 1. Historic and Projected Population

	Town of North East		Village of Millerton		Dutchess County	
	Number	*% Change*	*Number*	*% Change*	*Number*	*% Change*
1970	2,730	--	1,042	--	223,602	--
1980	2,877	5.4%	1,013	-2.8%	245,055	9.6%
1990	2,918	1.4%	884	-12.7%	259,462	5.9%
2000	3,002	2.9%	925	4.6%	280,150	8.0%
2010	3,031	1.0%	958	3.6%	297,488	6.2%
2017 estimates	3,294	8.7%	963	0.5%	301,774	1.4%
2022 projections	3,437	4.3%	967	0.4%	305,386	1.2%

Source: U.S. Census Bureau and ESRI Business Analyst (estimates and projections).

Most residents in the Town of North East, about 89%, are white; 2.7% are black, 1.1% are Asian, and 1.9% identify themselves as multi-racial. Individuals of Latino origin, who may be of any race, account for 9.1% of Town's population.

Table 2 compares population trends in the Town of North East and Village of Millerton with those in neighboring towns. Over the last four decades, the rate of population growth in North East has been moderate relative to most other jurisdictions.

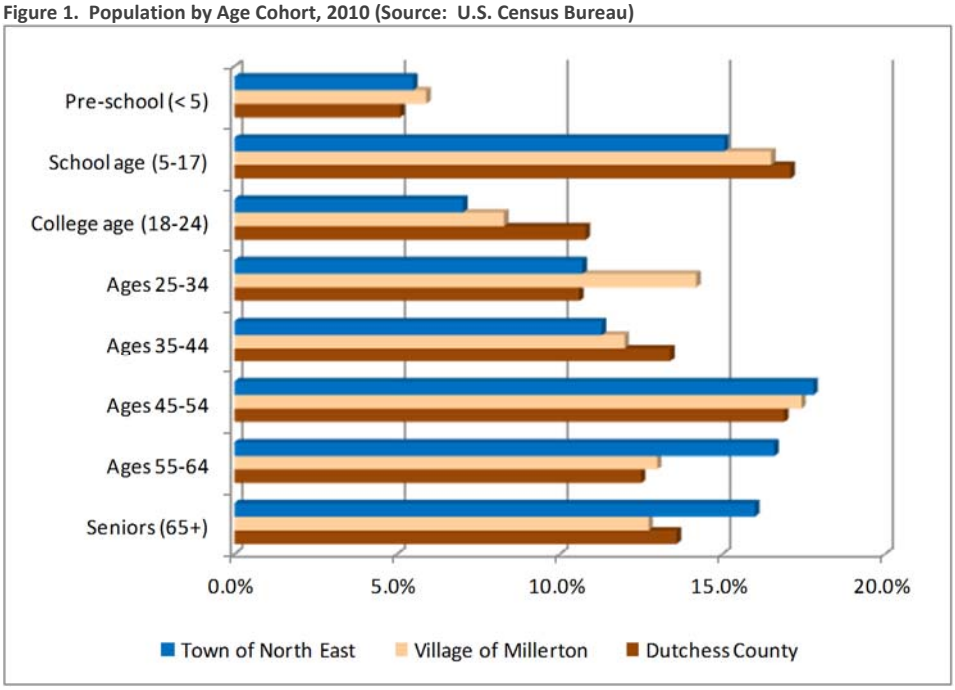
Table 2. Population Trends Comparison								
	North East Town	Millerton Village	Pine Plains Town	Stanford Town	Amenia Town	Ancram Town	Salisbury Town (CT)	Sharon Town (CT)
1970	2,730	1,042	1,792	2,479	7,842	1,215	3,573	2,491
1980	2,877	1,013	2,199	3,319	6,299	1,332	3,896	2,623
1990	2,918	884	2,287	3,495	5,195	1,510	4,090	2,928
2000	3,002	925	2,549	3,533	4,122	1,518	3,977	2,968
2010	3,031	958	2,473	3,823	4,432	1,573	3,741	2,782
% change, 1970-2010	*11.0%*	*-8.1%*	*38.0%*	*54.2%*	*-45.6%**	*29.5%*	*4.7%*	*11.7%*

*Source: U.S. Census Bureau. *Note: Virtually all this decline was due to a loss in the number of developmentally disabled residents living at the Wassaic Development Center. These individuals accounted for 48% of the town's population in 1970, 31% in 1980, and 23% in 1990. The residential portion of the institution was closed in 2014.*

Age Distribution

It is often useful to look at the distribution of the population by age category to assess community needs. As indicated in Figure 1 below, the Town of North East has a lower proportion of children and college-age residents, and a correspondingly higher proportion of residents age 45 and older, than Dutchess County overall. For instance, 15.1% of Town residents in 2010 were between the ages of 5 and 17, compared to 16.5% of all residents in the Village of Millerton and 17.1% of residents countywide. Conversely, 16.0% of residents in the Town, versus 13.6% of Dutchess County residents, were age 65 and over.

Figure 1. Population by Age Cohort, 2010 (Source: U.S. Census Bureau)



Population projections further suggest that the Town's 65-and-over age cohort will continue to grow in both absolute and percentage terms, reaching 23.7% of the population by 2022. This could impact the demand for services and labor force availability in the Town. The school-age population in North East is expected to remain stable. Projected declines among the 18-24 and 25-34 age cohorts, however, may affect the establishment of new households and the long-term growth of the community.

Reflecting the age distribution of the population, the median age of the population in the Town of North East was 45.3 in 2010 (Table 3). This figure is significantly older than both Dutchess County and New York State.

Table 3. Median Age

	Town of North East	Village of Millerton	Dutchess County	New York State
2000	39.8	39.6	36.4	35.9
2010	45.3	39.2	40.2	37.9
2017 estimates	46.4	40.3	41.4	38.9
2022 projections	47.4	41.0	42.0	39.8
% Change, 2000-10	*13.8%*	*-1.0%*	*10.4%*	*5.6%*
% Change, 2010-17	*2.4%*	*2.8%*	*3.0%*	*2.6%*
% Change, 2017-22	*2.2%*	*1.7%*	*1.4%*	*2.3%*

Source: U.S. Census Bureau and ESRI (estimates and projections).

Household Composition

The Census Bureau defines a household as all persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more persons living together, or any other group of individuals who share living arrangements outside of an institutional setting. As shown in Table 4, there were 1,259 households in the Town of North East in 2010, a 9.9% increase from 2000. Of these, 37.0% were comprised of two people, 29.4% of one individual living alone, and 13.7% of three people. The Village of Millerton had a considerably higher proportion of smaller households, with one-third of all households made up of one person living alone.

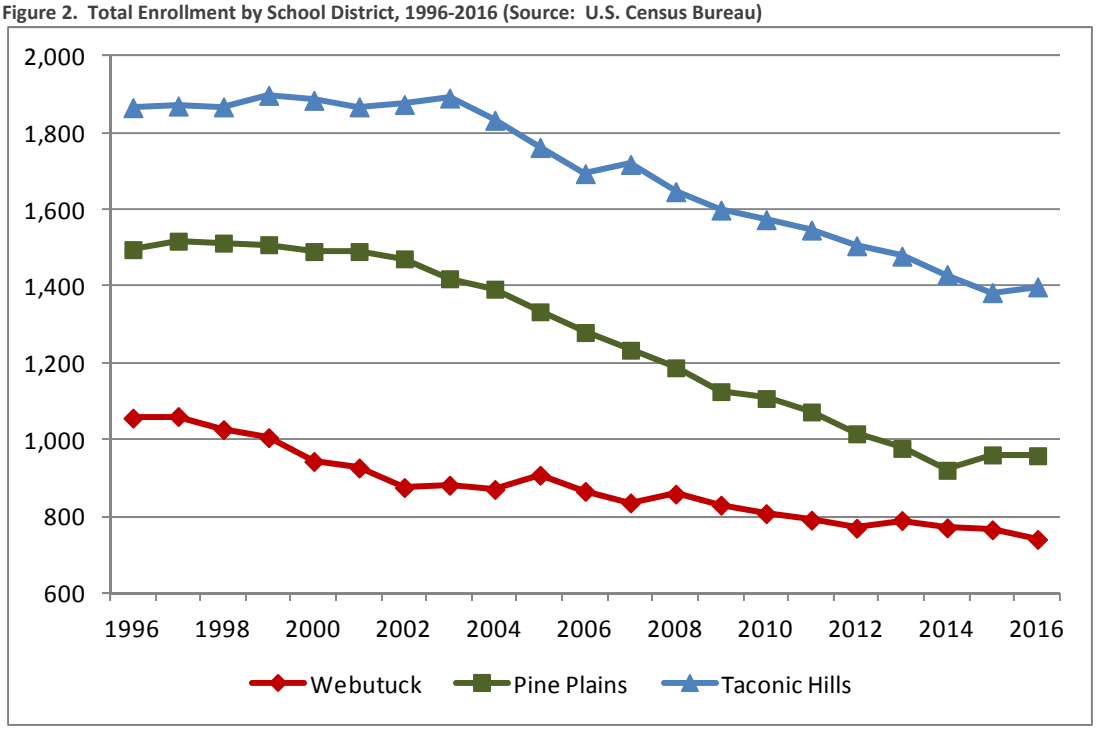
Table 4. Households by Type, 2010

	Town of North East		Village of Millerton		Dutchess County	
	Number	Percent	Number	Percent	Number	Percent
Single-Person Households	370	29.4%	132	33.3%	28,071	26.0%
Households with Two or More People	889	70.6%	264	66.7%	79,894	74.0%
Family Households	794	63.1%	226	57.1%	72,876	67.5%
Husband-Wife Families	616	48.9%	163	41.2%	56,034	51.9%
Other Family (No Spouse Present)	179	14.2%	63	15.9%	16,843	15.6%
Non-Family Households	94	7.5%	38	9.6%	7,018	6.5%
All Households with Children	*327*	*26.0%*	*107*	*27.0%*	*35,736*	*33.1%*
Total Households	**1,259**	**100.0%**	**396**	**100.0%**	**107,965**	**100.0%**

Source: U.S. Census Bureau.

Notably, 26.0% of households in the Town – compared to one-third of households in Dutchess County – had children under age 18 living at home, a reduction from 31.8% in 2000. This reflects the aging population and likely contributed to declining enrollments in the Webutuck, Pine Plains, and Taconic Hills districts over the last 20 years (see Figure 2).

Figure 2. Total Enrollment by School District, 1996-2016 (Source: U.S. Census Bureau)



Nationally, average household sizes have decreased over the last few decades due to an increase in single-parent households, smaller family sizes, and more people living alone. More recently, however, the decline has started to level off. The average household size in the Town of North East was 2.39 persons in 2010 (Table 5), a slight decrease from 2.50 reported in the previous decennial census.

Table 5. Average Household Size

	Town of North East	Village of Millerton	Dutchess County	New York State
2000	2.50	2.44	2.63	2.61
2010	2.39	2.39	2.57	2.57
2017 estimates	2.39	2.40	2.58	2.59
2022 projections	2.40	2.40	2.59	2.60
% Change, 2000-10	*-4.4%*	*-2.0%*	*-2.3%*	*-1.5%*
% Change, 2010-17	*0.0%*	*0.4%*	*0.4%*	*0.8%*
% Change, 2017-22	*0.4%*	*0.0%*	*0.4%*	*0.4%*

Source: U.S. Census Bureau (2000 and 2010); ESRI (estimates and projections)

Educational Attainment

As indicated in Table 6 below, 86.0% of Town of North East residents age 25 and over have at least a high school diploma, while nearly 30% have a bachelor's degree or higher. The Town is slightly behind Dutchess County in terms of the completion of a four-year college degree.

Table 6. Educational Attainment, Population Age 25 and Over

	Town of North East	Village of Millerton	Dutchess County	New York State
% with High School Diploma or Higher	86.0%	82.9%	90.1%	85.9%
% with Bachelor's Degree or Higher	29.8%	24.3%	34.0%	34.7%
% with Graduate or Professional Degree	11.2%	4.0%	15.3%	15.1%

Source: U.S. Census Bureau, 2012-16 American Community Survey 5-Year Estimates

Income

Household income levels impact the ability of residents to pay for housing, contribute to the tax base, and support the economy as consumers of goods and services. According to the 2000 Census, the median household income was $42,038 in the Town of North East and $36,176 in the Village of Millerton (Table 7). These figures were below the median income levels in both Dutchess County and New York State.

Table 7. Median Household Income

	Town of North East	Village of Millerton	Dutchess County	New York State
2000	$42,038	$36,176	$53,086	$43,393
2012-16 ACS *	$62,738	$51,250	$72,706	$60,741
% Change, 2000-16	*49.2%*	*41.7%*	*37.0%*	*40.0%*

*Source: U.S. Census Bureau. *American Community Survey 5-Year Estimates.*

Based on the most recent American Community Survey (ACS) 5-Year Estimates from the Census Bureau, the median income of households in the Town of North East has increased to $62,738 in 2016 dollars, below the county median of $72,706 but exceeding the statewide median of $60,741. The median household income in neighboring towns ranges from $58,000 in the Town of Amenia to $82,714 in Sharon, Connecticut.

The ACS further reveals that 7.3% of all residents in the Town of North East have annual incomes below the poverty level. This is a reduction from the 12.3% poverty rate reported in the 2000 Census.

Housing Characteristics

According to the most recent American Community Survey (ACS) 5-Year Estimates from the Census Bureau, the Town of North East has a total of 1,571 housing units, an increase of approximately 15% over the number reported in 2000. Of the 1,188 occupied units, 59.7% are owner-occupied and 40.3% are renter-occupied.

Table 8 below provides a snapshot of the types of housing in the Town and Village. Fully 75% of all housing units town-wide are single-family, while 17.4% are in multi-family structures with two or more units; most of the latter are in buildings with two to four units rather than large apartment complexes. The remaining units in the Town (7.6%) are in mobile homes.

Table 8. General Housing Characteristics

	Town of North East (Total)	Village of Millerton
Total housing units	1,571	436
Occupied units	1,188	383
Owner-occupied	709 (59.7%)	206 (53.8%)
Renter-occupied	479 (40.3%)	177 (46.2%)
Vacant units	383	53
Housing by units in structure		
Single-family	1,178 (75.0%)	309 (70.9%)
Multi-family – 2 to 4 units	218 (13.8%)	101 (23.2%)
Multi-family – 5 or more units	56 (3.6%)	26 (6.0%)
Mobile homes	119 (7.6%)	0 (0.0%)

Source: U.S. Census Bureau, American Community Survey 5-Yr Estimates, 2012-16.

As shown in Table 9, 37.0% of the Town's housing stock was built before 1950, while 26.8% was built during the 1970s and '80s, a period of population expansion in North East. Many of the older residential structures are in the Village of Millerton; in fact, nearly 80% of all housing units in the Village were constructed prior to 1950. It should be noted that local housing has been built to withstand weather patterns familiar at the time of construction. Although some structures in the area have survived intact for 250 years, the increasing severity of weather due to global warming means that new housing stock must address changing weather conditions in the future.

Table 9. Housing Units by Year Structure Built

	Town of North East (Total)	Village of Millerton
Total housing units	1,571	436
Built 2000 or later	144 (9.2%)	8 (1.8%)
Built 1990 to 1999	126 (8.0%)	9 (2.1%)
Built 1980 to 1989	232 (14.8%)	4 (0.9%)
Built 1970 to 1979	189 (12.0%)	37 (8.5%)
Built 1960 to 1969	119 (7.6%)	30 (6.9%)
Built 1950 to 1959	180 (11.5%)	77 (17.7%)
Built 1940 to 1949	110 (7.0%)	16 (3.7%)

Table 9. Housing Units by Year Structure Built		
Built before 1940	471 (30.0%)	255 (58.5%)

Source: U.S. Census Bureau, American Community Survey 5-Yr Estimates, 2012-16.

Nearly one-quarter of housing units in the Town of North East are vacant, based on ACS estimates. The unusually high vacancy rate is mainly attributable to the large number of housing units classified as seasonal, recreational, or occasional use. Data from the decennial Census indicates that the Town has had an increase in the number of housing units occupied by part-time residents, individuals who maintain a primary residence elsewhere. According to the 2000 Census, 142 units or roughly two-thirds of all vacant housing units were classified as seasonal. By 2010, the number of seasonal housing units had increased to 249. This suggests that more than 15% of the housing stock in North East is made up of seasonal or second homes.

According to the ACS, the median value of owner-occupied housing is $280,500 in the Town of North East, compared to $274,300 in Dutchess County overall. Apartments in the Town have a median gross rent of $984, below the countywide median of $1,141. Both housing values and rents are lower in the Village of Millerton than town-wide (Table 10).

Table 10. Housing Values and Costs		
	Town of North East (Total)	**Village of Millerton**
Owner-Occupied Housing - Value		
Less than $100,000	76 (10.7%)	5 (2.4%)
$100,000 to $199,999	145 (20.5%)	79 (38.3%)
$200,000 to $299,999	160 (22.6%)	79 (38.3%)
$300,000 to $499,999	170 (23.9%)	27 (13.1%)
$500,000 and over	158 (22.3%)	16 (7.8%)
Median value	$280,500	$215,100
Renter-Occupied Housing – Gross Rent		
Less than $500	8 (1.7%)	0 (0.0%)
$500 to $999	217 (45.3%)	112 (63.3%)
$1,000 to $1,499	178 (37.2%)	34 (19.2%)
$1,500 and over	24 (5.0%)	16 (9.0%)
No rent paid	52 (10.9%)	15 (8.5%)
Median gross rent	$984	$866

Source: U.S. Census Bureau, American Community Survey 5-Yr Estimates, 2012-16.

The cost of housing is an issue for many families in North East and Millerton. An estimated 52.5% of all renters and 38.8% of homeowners with a mortgage spend more than 30% of their household income on housing, based on ACS figures. This results in a cost burden that may affect residents' financial resilience and reduce their spending power.

A ratio between the median value of the owner-occupied units and median household income is a standard method used to calculate the affordability of housing in a community. If this ratio is 2.0 or less, the housing is generally considered to be affordable. In the Town of North East, the median housing

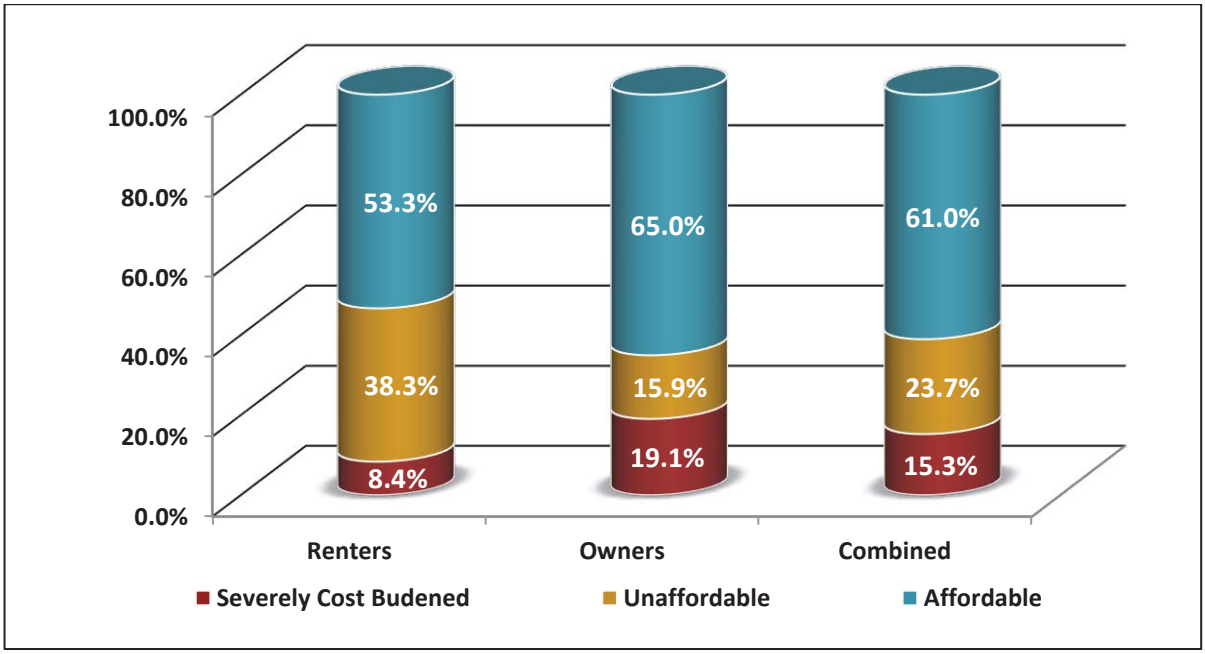
value according to the ACS is $280,500 and the median household income is $62,738, resulting in an affordability ratio of 4.5. This is much higher than the ideal ratio of 2.0 and confirms that it is difficult for residents to find a home that they can afford to purchase in the Town.

The following pages provide specific housing affordability data included for the Town of North East in the Pattern for Progress, April 2019 Cost Burden Analysis. This data illustrates the affordable housing issues existing in North East.

TOWN OF NORTH EAST: HOUSING COST BURDEN ANALYSIS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	216	155	34	405
as a % of the total number	53.3%	38.3%	**8.4%**	100%
OWNERS	491	120	144	755
as a % of the total number	65.0%	15.9%	**19.1%**	100%
COMBINED RENTERS AND OWNERS	707	275	178	1,160
as a % of the total number	61.0%	23.7%	**15.3%**	100%



Renters

8.4%
Severely Cost Burdened

46.7%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

19.1%
Severely Cost Burdened

35.0%
Living in Severely Cost Burdened and Unaffordable Housing

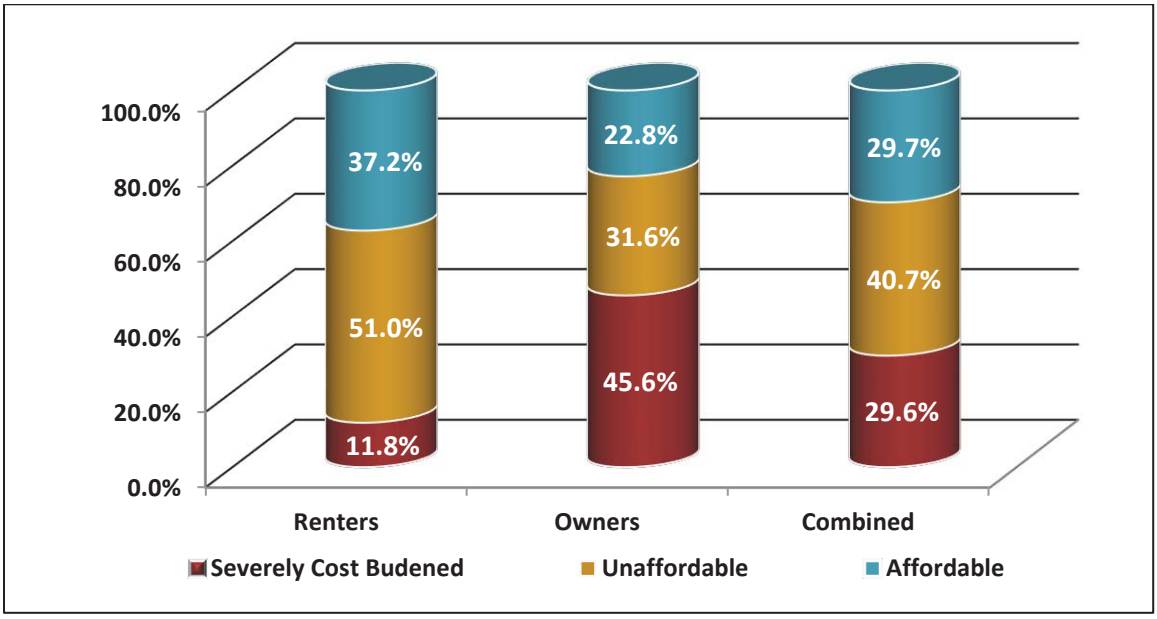
Renters and Owners

15.3%
Severely Cost Burdened

39.0%
Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 80% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	95	130	30	255
as a % of the total number	37.2%	51.0%	**11.8%**	100%
OWNERS	65	90	130	285
as a % of the total number	22.8%	31.6%	**45.6%**	100%
COMBINED RENTERS AND OWNERS	160	220	160	540
as a % of the total number	29.7%	40.7%	**29.6%**	100%



Renters

11.8% Severely Cost Burdened

62.8% Living in Severely Cost Burdened and Unaffordable Housing

Owners

45.6% Severely Cost Burdened

77.2% Living in Severely Cost Burdened and Unaffordable Housing

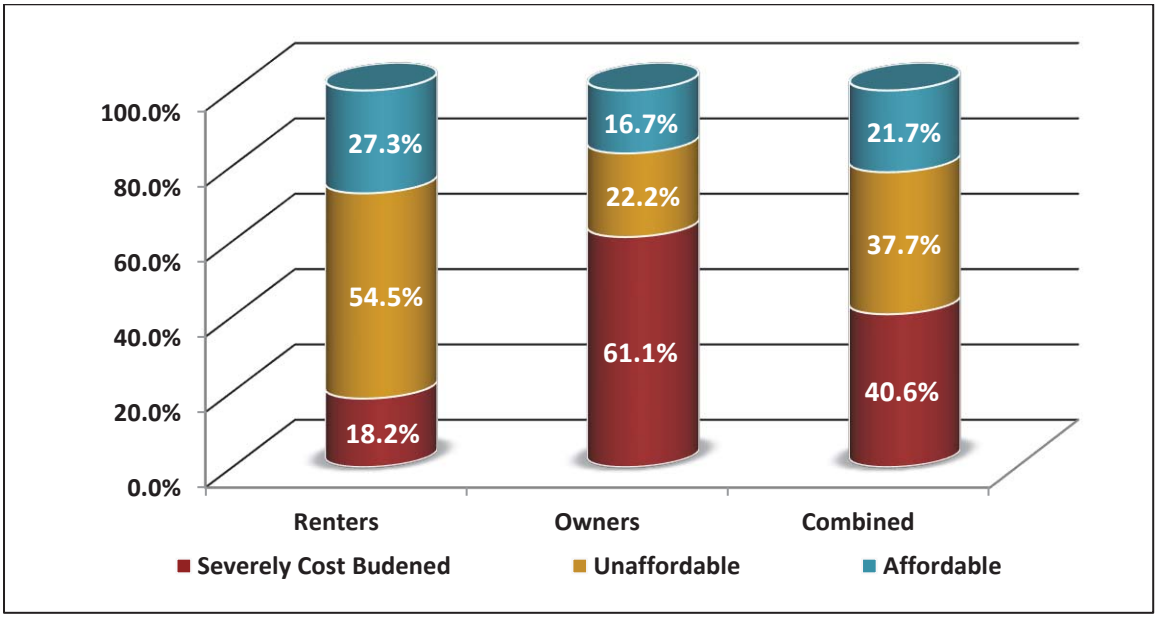
Renters and Owners

29.6% Severely Cost Burdened

70.3% Living in Severely Cost Burdened and Unaffordable Housing

Affordability: Income Level at or below 50% HAMFI

	Affordable	Unaffordable	Severe	Total
RENTERS	45	90	30	165
as a % of the total number	27.3%	54.5%	**18.2%**	100%
OWNERS	30	40	110	180
as a % of the total number	16.7%	22.2%	**61.1%**	100%
COMBINED RENTERS AND OWNERS	75	130	140	345
as a % of the total number	21.7%	37.7%	**40.6%**	100%



Renters

18.2%
Severely Cost Burdened

72.7%
Living in Severely Cost Burdened and Unaffordable Housing

Owners

61.1%
Severely Cost Burdened

83.3%
Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

40.6%
Severely Cost Burdened

78.3%
Living in Severely Cost Burdened and Unaffordable Housing

TOWN OF NORTH EAST: HOUSING COST BURDEN SUMMARY

COMBINED RENTERS AND OWNERS

Number and Percentage of Owners and Renters by Income Level

	Owner	% Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	85	60.7%	55	39.3%	**140**
Household Income >30% to <=50% HAMFI	95	46.3%	110	53.7%	**205**
Household Income >50% to <=80% HAMFI	105	53.8%	90	46.2%	**195**
Household Income >80% to <=100% HAMFI	65	46.4%	75	53.6%	**140**
Household Income >100% HAMFI	405	84.4%	75	15.6%	**480**
Total	755	65.1%	405	34.9%	1,160

RENTERS ONLY

Number of Renters by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	10	30	15	55	**27.3%**
Household Income >30% to <=50% HAMFI	35	60	15	110	**13.6%**
Household Income >50% to <=80% HAMFI	50	40	0	90	**0.0%**
Household Income >80% to <=100% HAMFI	56	15	4	75	**5.3%**
Household Income >100% HAMFI	65	10	0	75	**0.0%**
Total	216	155	34	405	8.4%

30 Renter Households =< 50% HAMFI Severely Cost Burdened

120 Renter Households =< 50% HAMFI pay over 30% toward rent

OWNERS ONLY

Number of Owners by Affordability Level

	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
Household Income <= 30% HAMFI	0	15	70	85	**82.4%**
Household Income >30% to <=50% HAMFI	30	25	40	95	**42.1%**
Household Income >50% to <=80% HAMFI	35	50	20	105	**19.0%**
Household Income >80% to <=100% HAMFI	51	10	4	65	**6.2%**
Household Income >100% HAMFI	375	20	10	405	**2.5%**
Total	491	120	144	755	19.1%

110 Owner Households =< 50% HAMFI Severely Cost Burdened

150 Owner Households =< 50% HAMFI pay over 30% toward owning a home

Building Permits

Building permit information indicates that the pace of residential development in North East has been slow in recent years (Table 11): between 2006 and 2016, 45 permits were issued for the construction of single-family homes in the Town, all but one of them located outside the Village of Millerton.

No new single-family home has been built in the Village at least since 2003. Between 2003 and 2007, there was a 2-3% increase in new homes built. Since the economic downturn starting in 2008, the building rate was very small until very recently. In 2016, eight new homes were built, or a 3.3% increase – the largest since 2003.

Table 11. Residential Building Permit Activity – Single-Family Only

Year	Town of North East (Outside the Village)	Village of Millerton	Dutchess County	*Town and Village as % of County*
2006	6	0	736	*0.8%*
2007	10	1	472	*2.3%*
2008	3	0	354	*0.8%*
2009	6	0	312	*1.9%*
2010	3	0	336	*0.9%*
2011	4	0	266	*1.5%*
2012	1	0	328	*0.3%*
2013	1	0	334	*0.3%*
2014	1	0	262	*0.4%*
2015	2	0	182	*1.1%*
2016	8	0	244	*3.3%*
Total, 2006-16	**45**	**1**	**3,826**	***1.2%***

Source: HUD User SOCDC Building Permits Database. All the residential permits in the Town and Village were for single-family structures.

The number of new homes permitted in the Town was the same as the number in Ancram and higher than in Pine Plains (36). However, it is much lower than that found in neighboring communities in Connecticut (Sharon had 69, Salisbury had 72) and Stanford (60).

North East Second Home Value Analysis

To further understanding of local housing conditions, a simple comparison of property values for primary and second homeowners in the Village of Millerton and the Town of North East was conducted. Primary versus second homeowners were established by using the mailing address of the tax bill. For this analysis, it was assumed that a property having a mailing address other than in the Town of North East was a second home property. Addresses of landowners from within the town, village, or nearby municipalities were categorized as primary residences. While this may not be totally accurate, this method approximates primary and second home ownership in the area. Only residential land uses with an existing structure were used in this analysis (i.e., no vacant parcels, agricultural uses, commercial uses, etc.).

Table 12. Number and Average Values of Primary and Second Homes in Town and Village		
Municipality	***Number of Homes***	***Average Value***
Village of Millerton		
Primary Residence	259	$ 192,994
Second Home	30	$ 201,013
Town of North East		
Primary Residence	594	$ 403,340
Second Home	232	$ 659,095
Town as a Whole		
Total Residences	1,115	$ 402,251

Economic Character of the Town and Village

Regional Economic Perspective

The Town of North East is in the northeastern portion of Dutchess County adjacent to the Connecticut state line. From an economic and labor market perspective, the Town is linked both to Dutchess County in New York and Litchfield County in Connecticut.

Government, health care, retail trade, and accommodation and food services are among the primary drivers of the Dutchess County economy. The largest private employer in the County is Health Quest, which operates Northern Dutchess Hospital and Vassar Brothers Medical Center. Other major employers include Bard College, IBM, Global Foundries, Mid-Hudson Regional Hospital, and Central Hudson.

Table 13. Employment by Industry, 2016

	Dutchess County, NY		Litchfield County, CT	
	Number	**Percent**	**Number**	**Percent**
Total, Government	**19,553**	**17.7%**	**8,133**	**13.4%**
Total, Private Sector	**90,705**	**82.3%**	**42,713**	**86.6%**
Health Care and Social Assistance	18,867	17.1%	9,357	15.4%
Retail Trade	14,446	13.1%	8,498	14.0%
Accommodation and Food Services	9,458	8.6%	5,057	8.3%
Manufacturing	8,382	7.6%	9,249	15.2%
Educational Services	7,853	7.1%	2,427	4.0%
Construction	5,156	4.7%	3,537	5.8%
Personal and Repair Services	4,070	3.7%	2,717	4.5%
Administrative and Waste Services	3,881	3.5%	2,399	3.9%
Professional and Technical Services	3,586	3.3%	1,629	2.7%
Finance and Insurance	2,502	2.3%	1,237	2.0%
Transportation and Warehousing	2,366	2.1%	1,516	2.5%
Arts, Entertainment and Recreation	2,193	2.0%	1,385	2.3%
All Other Industries	*7,945*	*7.2%*	*3,705*	*6.1%*
Total All Industries	**110,258**	**100.0%**	**60,846**	**100.0%**

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment & Wages.
Note: Government employment totals include public education and public health services.

Educational services are an important industry locally. Dutchess County has an unusually high concentration of employment in education, reflecting the presence of several prominent private schools and colleges. Among these are Bard College in Annandale on Hudson; Marist College, Vassar College, Dutchess Community College and Oakwood Friends School in Poughkeepsie; the Culinary Institute of America in Hyde Park; Dutchess county BOCES and the Millbrook School in Millbrook. Olivet University, a private Christian college based in San Francisco, recently opened an educational facility on the site of the former Harlem Valley Psychiatric Center in Wingdale. The Kildonan School, an independent boarding school for students with dyslexia, is in the Town of North East. Except for Health Quest, which

has medical facilities throughout the Hudson Valley, most of Dutchess County's largest employers are in and around population centers like Poughkeepsie and Beacon. State institutions in Amenia and Dover that employed many
North East residents years ago have either closed or been significantly downsized. There are, however, numerous small- and mid-sized businesses that provide job opportunities in the area's towns and villages. The arts have also become an economic engine in communities such as Wassaic and Rhinebeck.

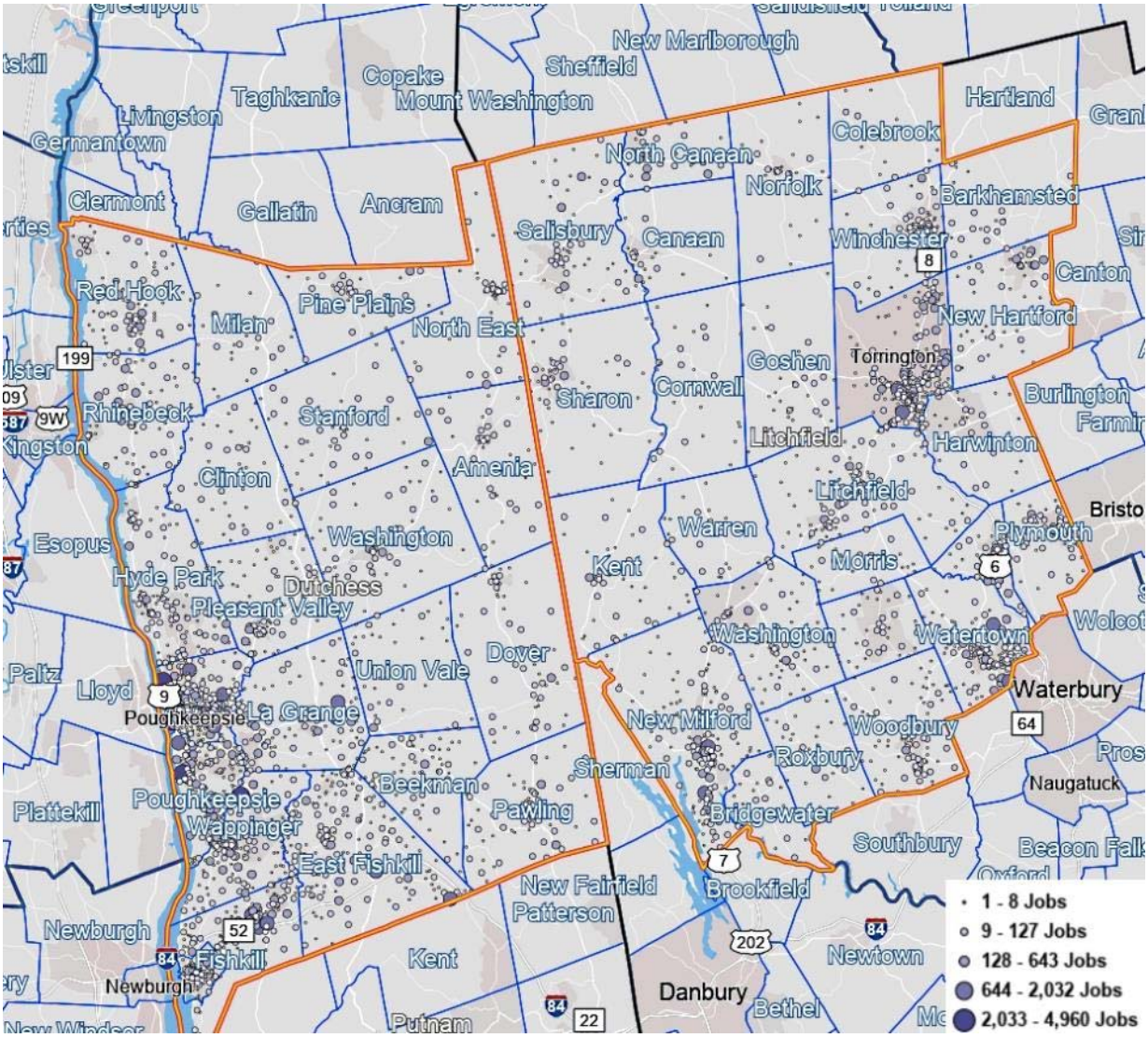


Figure 3. Employment Density in Dutchess and Litchfield Counties. U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2015).

Like Dutchess County, Litchfield County, Connecticut has a diverse economy anchored by health care, manufacturing, retail trade, and government. Major employers include four manufacturers – Kimberly-Clark, Nicard Enterprises, Siemon Co., and Becton Dickinson & Co. – and three hospitals. Sharon Hospital serves many North East residents, as it is only ten minutes from Millerton and closer than comparable facilities in Dutchess County. Litchfield County is also home to the Hotchkiss School, Kent School, and Indian Mountain School, all private, coeducational, college preparatory schools.

Tourism is a growing sector throughout the region. According to a report by the Berkshire Taconic Community Foundation, tourism directly supports approximately 20,000 jobs within the four counties that make up its service territory, and visitor spending is on the rise.[1] The region is a destination for outdoor recreation, arts and culture, and antiques, and its rural character and historic village centers attract residents and tourists alike.

Resident Commutation and Employment

The table below presents data on where Town of North East residents, including those living in the Village of Millerton, are employed. The information is restricted to those working in primary jobs as of 2015, the most recent year for which data are available.[2]

Table 14. Where Town of North East Residents Work

Location	Count	Share
Dutchess County	433	40.4%
Town of North East	*235*	*21.9%*
Town of Washington	*33*	*3.1%*
Town of Amenia	*25*	*2.3%*
Town of Pine Plains	*19*	*1.8%*
Litchfield County, CT	170	15.9%
Town of Salisbury	95	8.9%
Town of Sharon	35	3.3%
New York County (Borough of Manhattan)	92	8.6%
Westchester County	85	7.9%
Fairfield County, CT	33	3.1%
All Other Counties	259	24.1%
TOTAL	**1,072**	**100.0%**

Source U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2015).

As the table indicates, 40.4% of employed residents work in Dutchess County, including 21.9% with jobs in the Town of North East. Nearly 16% work in Litchfield County in northwestern Connecticut. Other workplace locations include Manhattan, Fairfield County in Connecticut, and the counties of Westchester, Columbia, Orange, and Suffolk in New York. From the Metro-North railroad station in Wassaic, about 12 miles away, residents can reach New York City by train in about two-and-a-half hours.

According to the 2012-16 American Community Survey (ACS), most North East residents (81%) drive to work, although 7.4% can walk to places of employment and 6.5% work at home. Most residents commute less than 25 miles, with an average travel time of 26.7 minutes.

[1] Berkshire Taconic Community Foundation, *A Closer Look: The Berkshire Taconic Region Today*, 2017, p. 5. Berkshire Taconic serves a geographic area that includes the northeast portion of Dutchess County, NY and the northwest portion of Litchfield County, CT, as well as all of Columbia County, NY and Berkshire County, MA.

[2] *Primary jobs* are public- and private-sector positions covered under the state unemployment insurance system. A primary job is the highest paying job for an individual worker for the year.

As shown in Table 15, 15.4% of the jobs held by Town of North East residents, regardless of their location, are in the public sector. This includes jobs in local, state, and federal government as well as public schools, colleges, and universities. Retail trade, health care and social assistance, and accommodation and food services are the top private-sector industries in which residents are employed.

Table 15. Industries in Which North East Residents Are Employed

Location	Count	Share
Public Administration & Government	165	15.4%
Retail Trade	136	12.7%
Health Care and Social Assistance	125	11.7%
Accommodation and Food Services	89	8.3%
Construction	79	7.4%
Educational Services (private only)	72	6.7%
Professional and Technical Services	62	5.8%
Wholesale Trade	49	4.6%
Manufacturing	42	3.9%
Administrative and Waste Services	37	3.5%
Personal and Repair Services	37	3.5%
Agriculture, Forestry, Fishing, Hunting	35	3.3%
Finance and Insurance	32	3.0%
All Other Industries	*112*	*10.4%*
TOTAL	**1,072**	**100.0%**

Source: U.S. Census Bureau, LEHD OnTheMap Origin-Destination Database (2015).

The 2012-16 ACS estimates that 12.8% of North East residents are self-employed and working in their own unincorporated businesses. The rate of self-employment in the Town is more than twice that of Dutchess County as a whole (5.7%). This may be due in part to the number of family farms in North East. Higher than average levels of self-employment are often found in rural communities.

Business Mix

To examine the mix of businesses currently operating in the Town of North East, an inventory was compiled based on various sources. These establishments were broken down into several categories as shown in Table 16. About two-thirds of the businesses in North East – including nearly 75% of the retail stores and restaurants – are in the Village of Millerton. Businesses are also located outside the Village in the "Boulevard District" along Route 44 going east to the Connecticut line, along Route 22, and in other areas of town.

Table 16. Business Inventory, Town of North East

Type of Business	Count	Share
Retail Trade	49	40.2%
Personal and Repair Services	16	13.1%
Food Services (Restaurants)	11	9.0%
Finance, Insurance, and Real Estate	7	5.7%
Professional Services	7	5.7%
Manufacturing	6	4.9%
Construction	5	4.1%
Agriculture (Farm Stands)	4	3.3%
Health Care and Social Assistance	3	2.5%
Other	*14*	*11.5%*
TOTAL	**122**	100.0%

All categories except Other are based on the North *American Industrial Classification System (NAICS). Inventory is as of January 2018.*

Many local businesses and nonprofit organizations are members of the Millerton Business Alliance, which was established in the 1980s. The organization has a website with information on businesses, arts and entertainment, outdoor recreation, and services. The Business Alliance also hosts events that bring residents and visitors to the Village.

According to the most recent Economic Census, retailers in the Town of North East generated $84.5 million in sales and employed 322 workers in 2012 (Table 17). Gas stations and motor vehicle and parts dealers accounted for nearly 52% of total retail sales, while food stores accounted for 10%.

Table 17. Retail Sales, Town of North East, 2012

	Sales (000s)
Total, Retail Trade	$84,483
Gas Stations	*$25,824*
Motor Vehicle and Parts Dealers	*$17,861*
Food and Beverage Stores	*$8,434*
All Other Retail Categories	*$32,264*

Source: U.S. Census Bureau, Economic Census, 2012.

Other industries with significant sales activity in 2012 included food services ($6.5 million); professional, scientific, and technical services ($6.4 million); personal and repair services ($5.2 million); and health care and social assistance ($2.3 million). However, the Economic Census does not provide sales figures for businesses in all sectors due to the small number of establishments.

Employment

Based on Local Employment Dynamics data from the U.S. Census Bureau, an estimated 1,017 individuals work in the Town of North East. Government, including public education, accounts for 24.1% of the total employment in the Town, followed by retail trade (22.9%). Agriculture (6.9%), private educational services (6.5%), and construction (5.7%) also contribute to local employment.

More than three-quarters of those who are employed in North East live elsewhere, although 45% commute less than ten miles. Most originate from other locations in Dutchess County, Columbia County, or Litchfield County in Connecticut.

Table 18. Where Town of North East Workers Live

Location	Count	Share
Dutchess County	532	52.3%
Town of North East	235	23.1%
Town of Amenia	116	11.4%
Town of Ancram	45	4.4%
Litchfield County, CT	133	13.1%
Town of Sharon	47	4.6%
Town of Salisbury	34	3.3%
Columbia County	120	11.8%
All Other Counties	232	22.8%
TOTAL	**1,017**	**100.0%**

Source: U.S. Census Bureau, LED OnTheMap Origin-Destination Database (2015).

Commercial and Industrial Real Estate

According to assessment records, there are 109 commercial and industrial properties in the Town of North East, with a total assessed value of $47 million. Comprising 192 acres, these properties make up less than 1% of the land area in the Town.

Approximately half of the commercial and industrial parcels contain multipurpose structures such as row buildings and converted residences that support multiple uses. Others are occupied by automotive uses (e.g., auto repair shops, gas stations), storage and distribution facilities, and office and professional buildings, among other uses.

Nearly two-thirds of the commercial and industrial properties are in the Village of Millerton. The remainder is mostly located along the Route 22 and Route 44 corridors.

Environmental Features and Natural Resources

This chapter identifies the major environmental features in North East and Millerton. It includes information on geological characteristics, slope, soils, surface waters, wetlands, floodplains, and habitats. Other plans and documents exist that fully inventory those various environmental features, including the Background Study included in the 1990's Town of North East Village of Millerton Comprehensive Plan, the 2008 Significant Habitat Report (Hudsonia), and the Town of North East Agricultural and Farmland Protection Plan (2010). For more information on and full text of these plans see the Reference Appendix. Map 1 (Aerial Photograph, 2016) offers an overview of the Town and its landscape features.

Flood Hazards

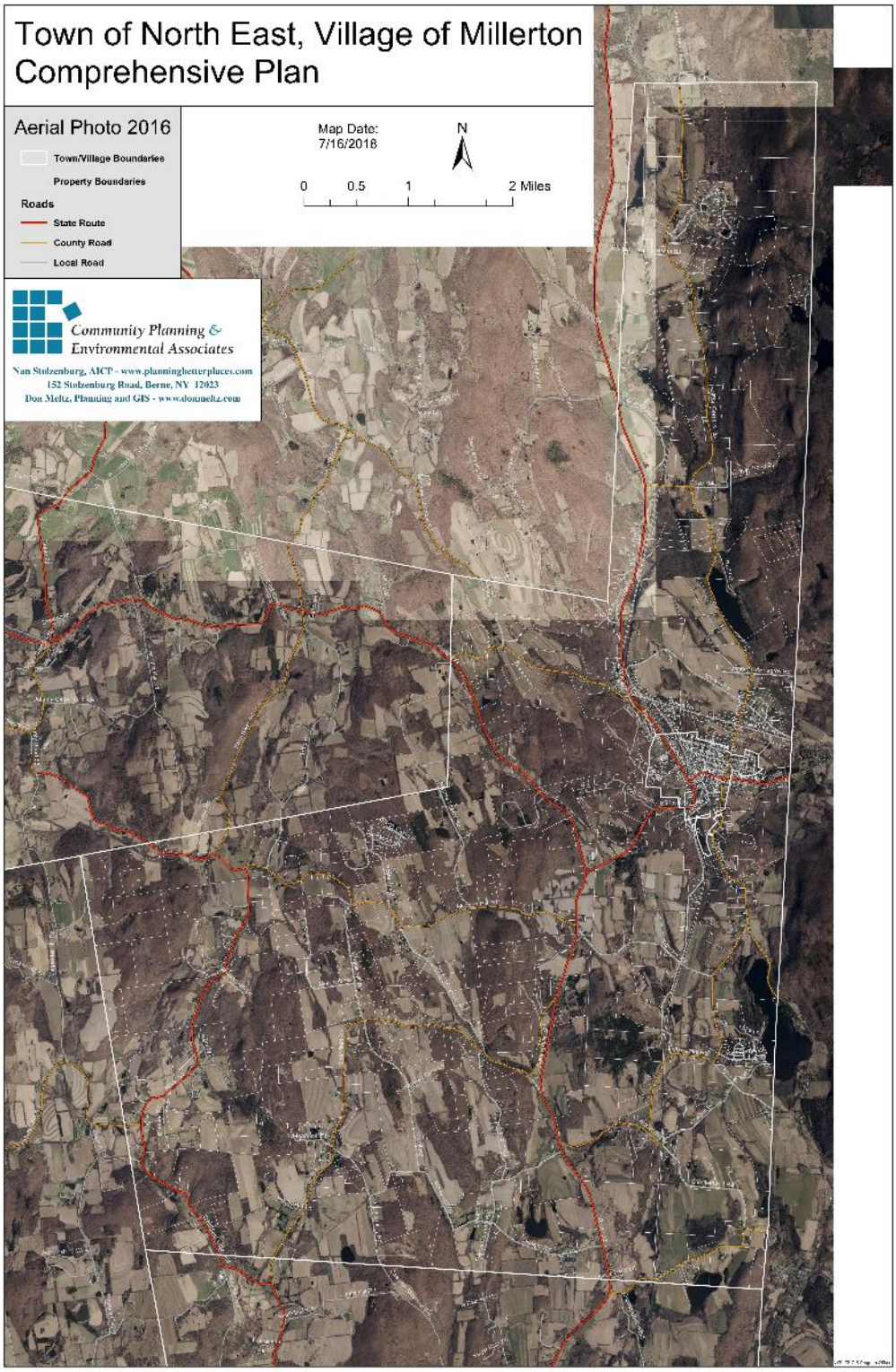
Floodplains are mapped by FEMA through the National Flood Insurance Program. Flood prone areas exist in the Harlem Valley along Webatuck Creek, as well as along Kelsey Brook east of the Village, Shekomeko Creek, Valley Creek and Wassaic Creek. Both the Town and Village have adopted flood damage prevention laws. See Map 2 for locations of the 100-year floodplains. Note that in view of recent and anticipated changes in precipitation patterns and storm events due to climate change, flood events and flooding levels are likely to change over time.

Wetlands

Nearly seven percent of North East and Millerton are covered by wetlands, representing approximately 1,850 acres of wetland. Many of the town's wetlands occupy flood prone areas. Under the New York State Freshwater Wetlands Act of 1975, the New York State Department of Environmental Conservation (NYSDEC) maps and regulates wetlands covering at least 12.4 acres, along with smaller wetlands judged to be of unusual importance. See Maps 2, 3 and 4.

North East has many wetlands that are not regulated by the NYSDEC because they are smaller than 12.4 acres. These are included in the National Wetlands Inventory (NWI) and some are regulated as a federal wetland through the United States Army Corps of Engineers. These wetlands are concentrated in the same general areas as the larger, state-regulated wetlands.

The Significant Habitats in the Town of North East, February 2008 (Hudsonia), details at least eight different types of wetlands in the Town. Refer to that document for more details on each of these wetland types. Wetland habitats within North East and described in the Hudsonia report include swamps, marshes, wet meadows, calcareous wet meadows, fens, intermittent woodland pools, a Circumneutral Bog Lake (a spring-fed, calcareous water body that supports vegetation of both acidic bogs and calcareous marshes). This is a rare habitat in the region and is known to support many rare and uncommon species of plants and animals. One circumneutral bog lake was mapped in North East (Indian Lake), and an acidic Bog and Lake (a rare wetland habitat that is perennially wet, very nutrient poor, and dominated by shrubs of the heath family and peat mosses). Five were documented in North East – all on the Taconic Ridge. Four were part of one wetland complex that also included other wetland types. Acidic bogs are very rare in Dutchess County.



Map 1. Aerial view of the Town of North East. A larger scale version of this map is located in the Reference Appendix.

Steep Slopes

The relief patters in North East and Millerton are directly related to the geology of the region. Hills and valleys are generally oriented in a northeast-southwest direction. The town has a wide range of elevations while the village lies in a low area. The major topographic features are the Taconic Range, the Harlem Valley and the Silver Mountain Range. Elevations range from 530 feet at Shekomeko Creek near the Pine Plains border to 2,311 feet at the peak of Brace Mountain, the highest point in Dutchess County. Other high elevations include the 1,409-foot peak of Silver Mountain and Winchell Mountain at 1,300 feet. See Map 5.

Steep slopes, defined as areas with more than a 15% grade cover about one-third of the Town. Steep slopes influence the rate of stormwater runoff and soil erosion. The abundance of steep slopes in North East has significant implications because costs for erosion control, proper septic system installation, road construction, and provision of services increase as the slope increases.

Steep slopes also contribute to the many scenic views found throughout the Town of North East. Figure 4 is a map that indicates potential scenic views from public roads and locations around the Town. This map, although unattributed, was developed several years ago and can serve as a starting place for development of a new, community-developed scenic view map as recommended in Part I of this Plan.

Ground and Surface Water Features

Drainage

North East and Millerton are served by two major drainage basins. See Map 1. Nearly 85 percent of the town and the entire village lie within the Tenmile River basin. The remaining 15 percent of the town drains into one of the Hudson River drainage basins. In North East, the Roeliff Jansen Kill and the Punch Brook basins contribute to the Hudson River via Columbia County.

The Tenmile River basin drains 210 square miles in the eastern section of Dutchess County. This basin joins the larger Housatonic River basin in Connecticut that eventually flows to Long Island Sound. The Tenmile River basin is served by four principal watercourses: the Main Stream, Swamp River, Webatuck Creek, and Wassaic Creek. The Tenmile River basin is not as developed as other drainage basins in the county. Therefore, there are still many opportunities to preserve the functional and wildlife values of these wetlands and floodplains while accommodating agricultural activity and growth.

Most of Dutchess County is within the Hudson River drainage basin. The Roeliff Jansen Kill stream is a secondary basin that drains north into Columbia County until it reaches the Hudson River. Its drainage area is 230 square miles and includes Bean River, Shekomeko Creek, Ham Brook, and all tributaries to these streams. The Punch Brook stream, with a drainage area of 16.1 square miles, is one of the tributaries to the Roeliff Jansen Kill stream. The Punch Brook drainage basin only covers a very small portion of the panhandle near its northern border with Columbia County.

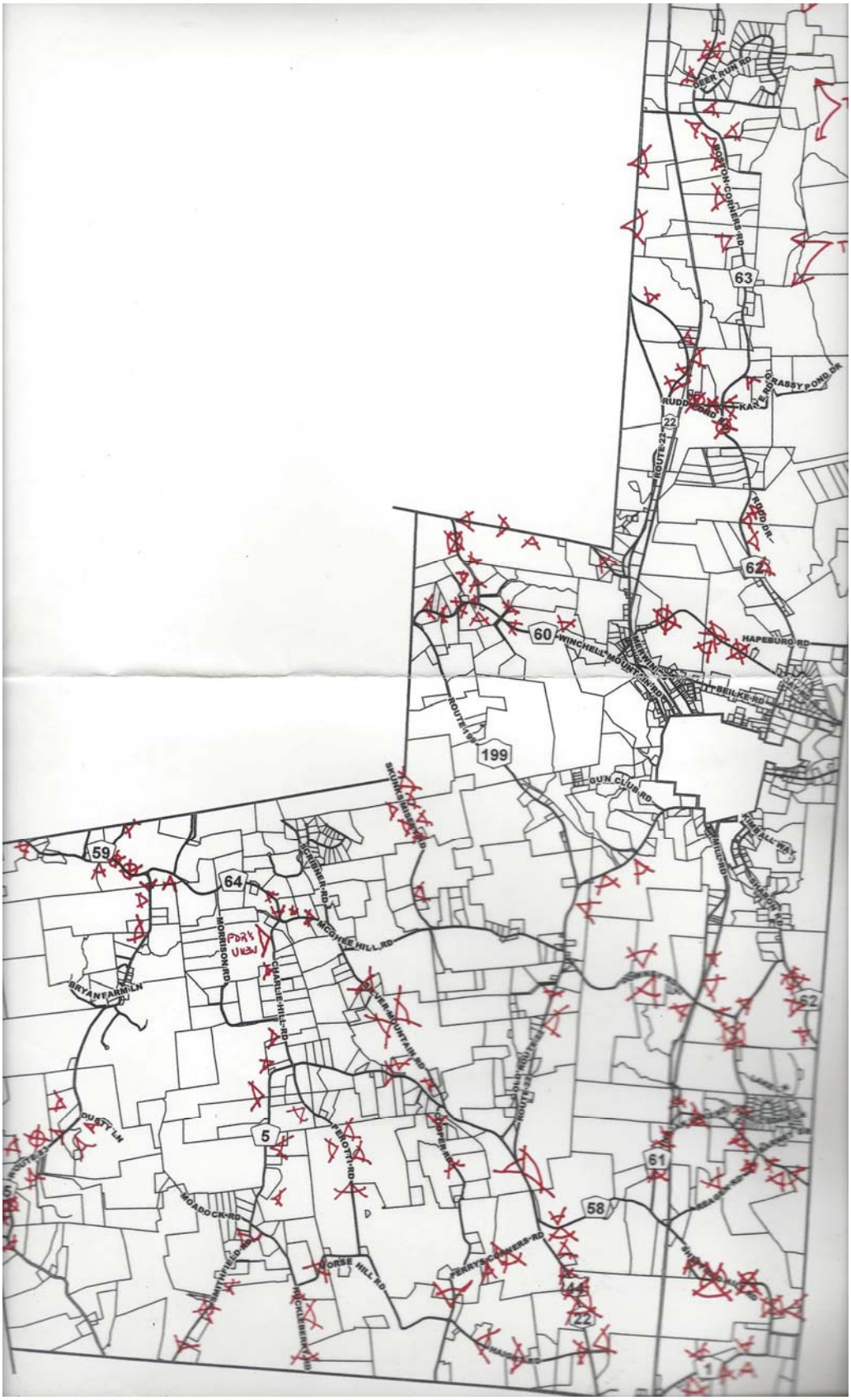
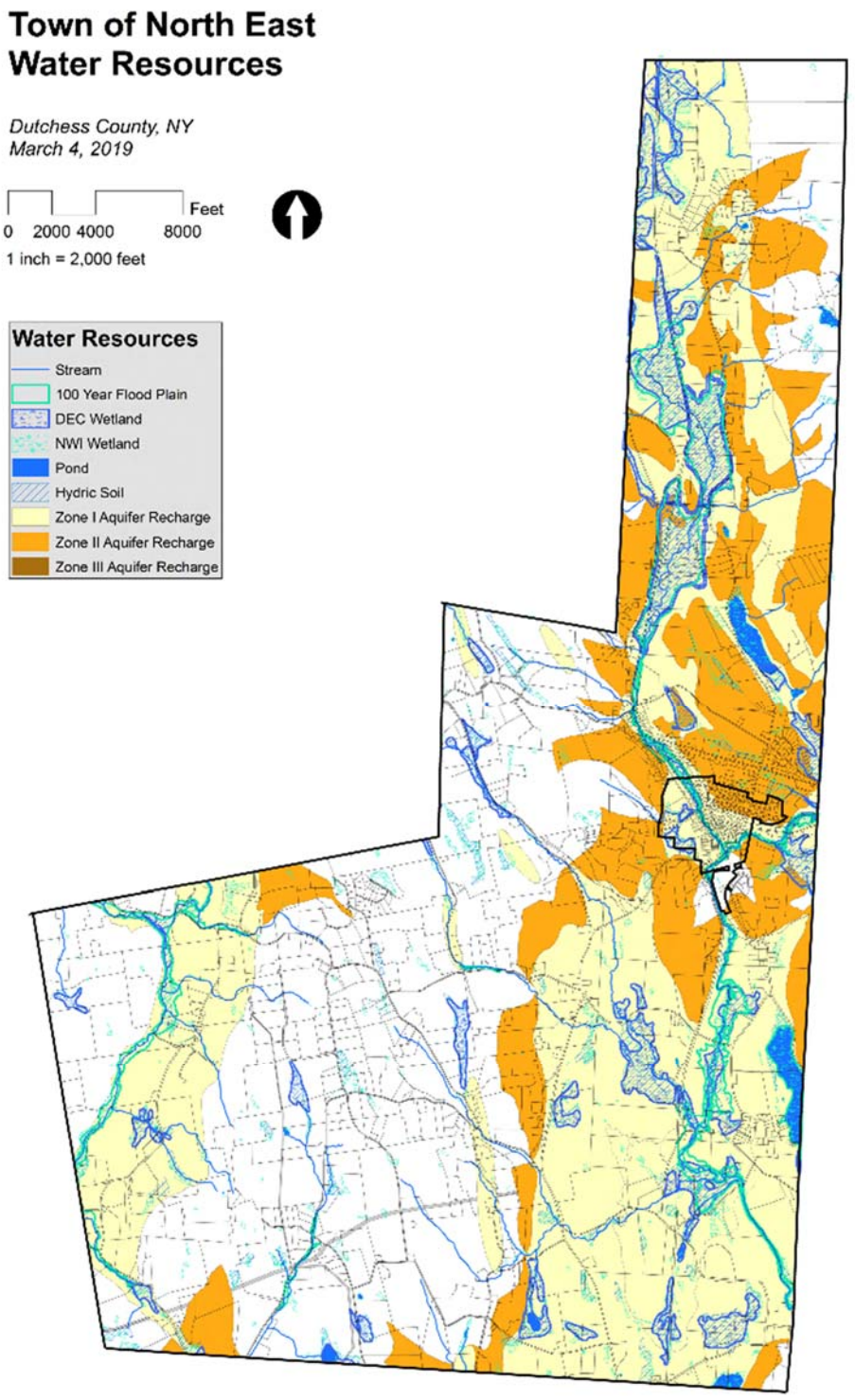
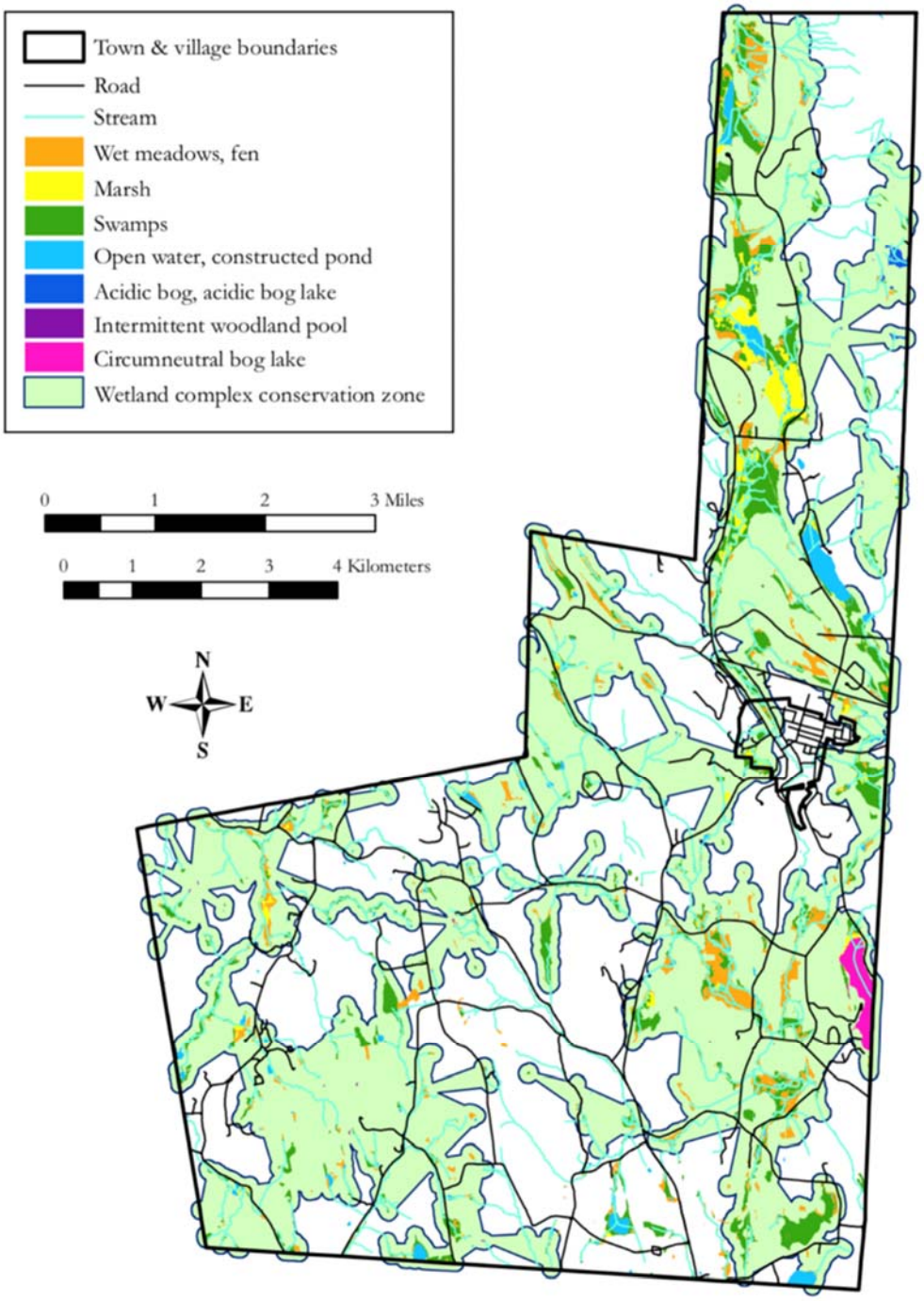


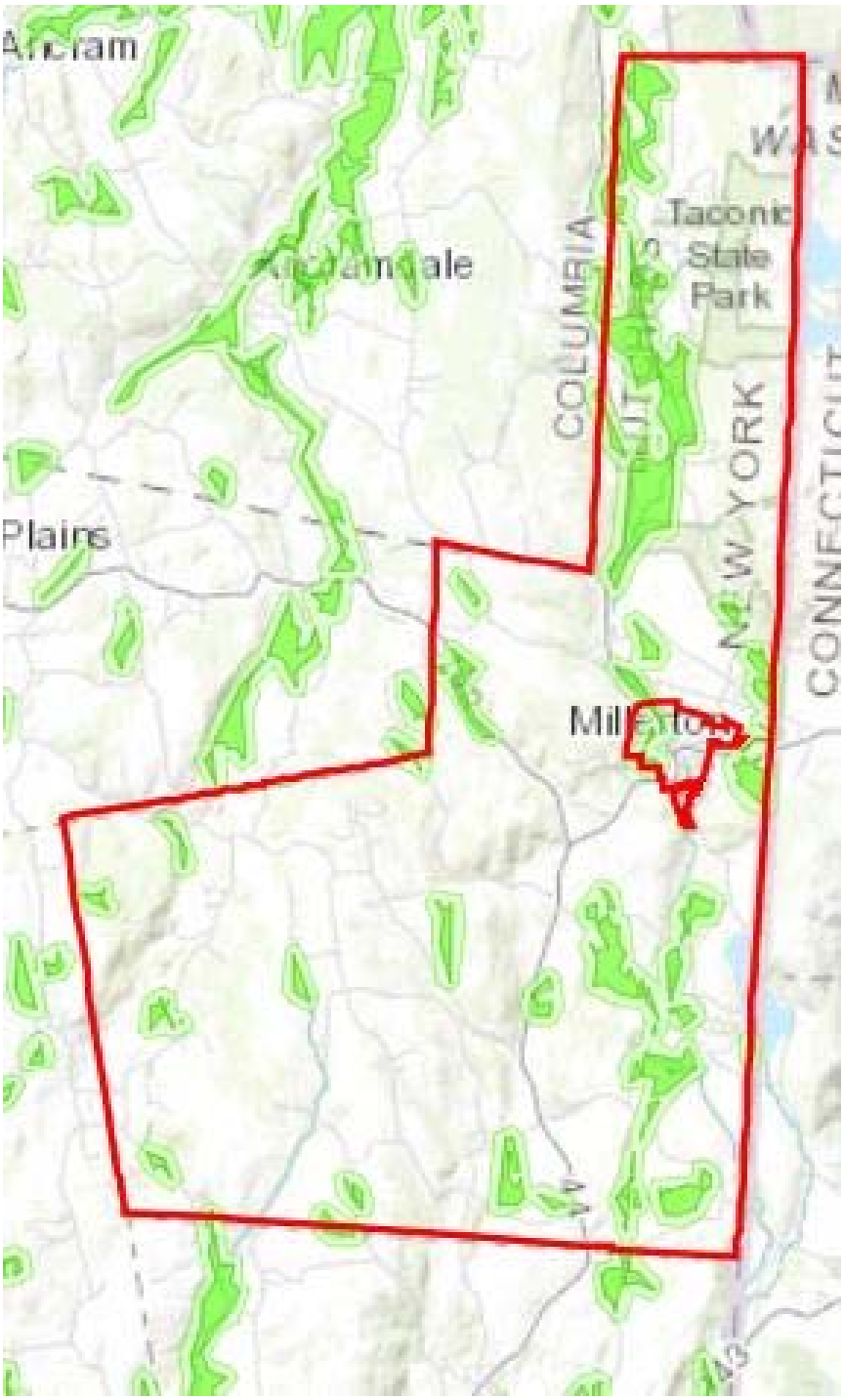
Figure 4: Viewshed Map (unattributed)



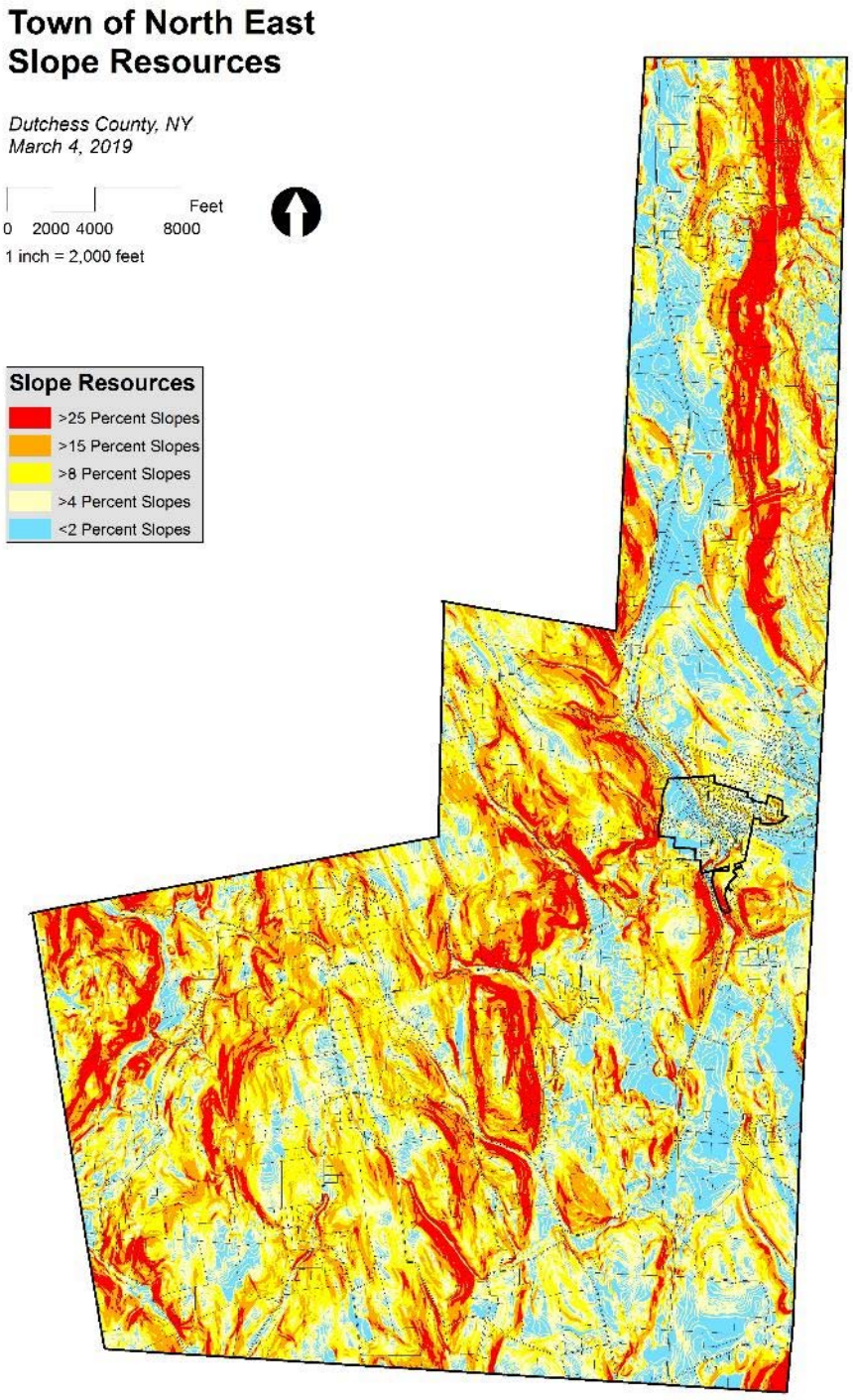
Map 2. Floodplains and Wetlands in North East. Larger scale version of this map located in Reference Appendix. Courtesy of Dutchess Land Conservancy



Map 3: Wetland Habitat Types and wetland complex conservation zones in North East from the Significant Habitat report (Hudsonia, 2008). For larger scale map, see *Significant Habitats* report in Reference Appendix.



Map 4: New York State Regulated Wetlands and their 100' buffers (From NYS DEC Online Mapper)



Map 5: Steep slopes in North East. Larger scale version of this map located in Reference Appendix. Courtesy of Dutchess Land Conservancy

Surface Waters

The Webatuck Creek, which drains the largest area of the town, is in the eastern half of the town beginning in the panhandle and flowing south. Several smaller streams in North East that are tributaries to the Webatuck include Sawmill Creek, Kelsey Brook and Kilmer Brook. See Map 2.

The Shekomeko Creek, which originates in Stanford and North East, along with the Wassaic Creek drain large portions of the western half of the town. The Bean River contributes to the Shekomeko Creek in North East. Other tributaries to the Shekomeko Creek, as well as the Wassaic Creek are outside of the town boundaries. Two major lakes are in the town of North East, Rudd Pond and Indian Lake. Rudd Pond is part of the Taconic State Park and Indian Lake borders Connecticut south of Millerton. According to data from NYS DEC, Rudd Pond used to be on the impaired water bodies list prepared by the Agency but has been removed recently. No other water bodies in the Town are included on the most recent Impaired Water Bodies List.

The New York State Department of Environmental Conservation classifies all streams in the State. In North East, streams are all Class C streams, with many being C(t) (supporting trout), and C(ts) (supporting trout spawning.)

Two major lakes are in the Town - Indian Lake, a Class B water body, and Rudd Pond. Rudd Pond is part of the Taconic State Park and Indian Lake borders Connecticut south of Millerton.

Agricultural Soils

As per the 2010 Town of North East Agricultural and Farmland Protection Plan, about half of the total land in Town is classified by the Natural Resources Conservation Service as good agricultural soils, with about 4,858 acres classified as prime and 9,189 acres classified as statewide important. Prime farmland soils are those that produce the highest yields with minimal inputs of energy and economic resources and farming them results in the least damage to the environment. Soils of statewide importance are soils important to agriculture but exhibit some properties that do not meet prime farmland criteria, such as seasonal wetness. See Map 6. Map 7 details some agricultural parcels that have been protected through conservation easements in the Town.

Climate

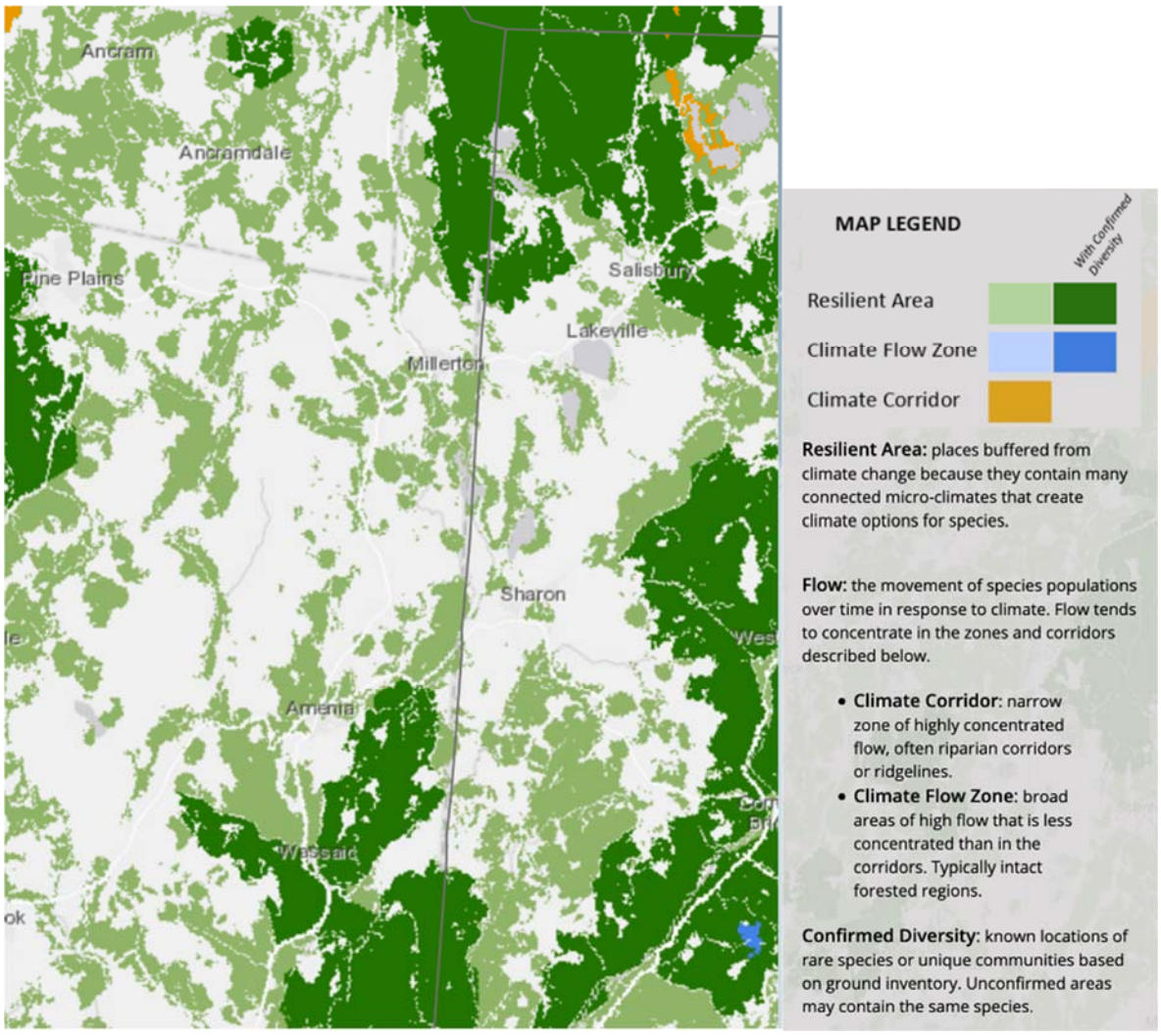
Both the Town of North East and Village of Millerton have signed the New York State Climate Smart Community Pledge. The Climate Smart Community program, coordinated by the NYS DEC, registers local governments that wish to become 'climate smart'. The pledge includes an adopted resolution that includes ten elements as follows:

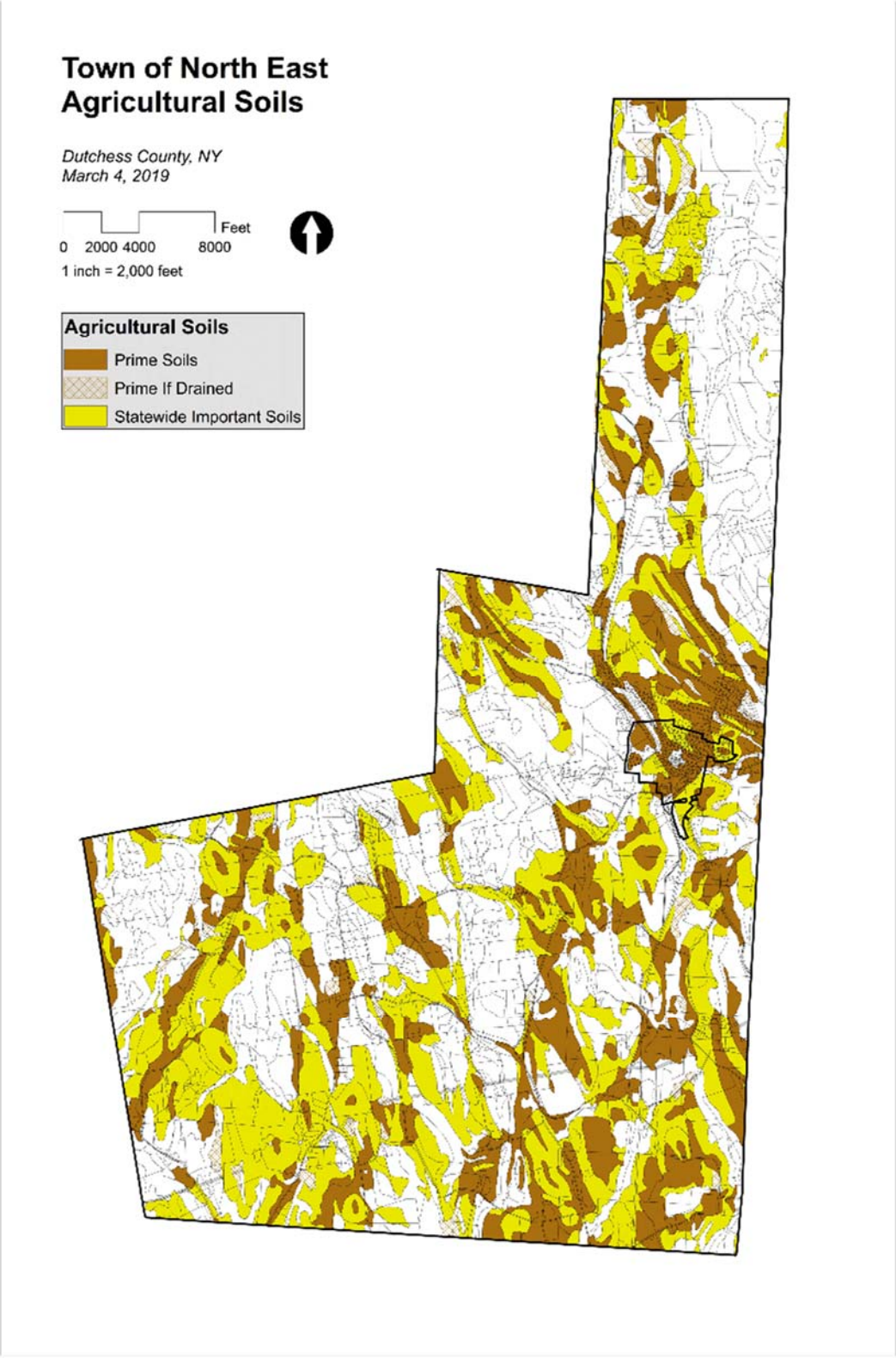
- Build a climate-smart community.
- Inventory emissions, set goals, and plan for climate action.
- Decrease energy use.
- Shift to clean, renewable energy.
- Use climate-smart materials management.
- Implement climate-smart land use.

- Enhance community resilience to climate change.
- Support a green innovation economy.
- Inform and inspire the public.
- Engage in an evolving process of climate action.

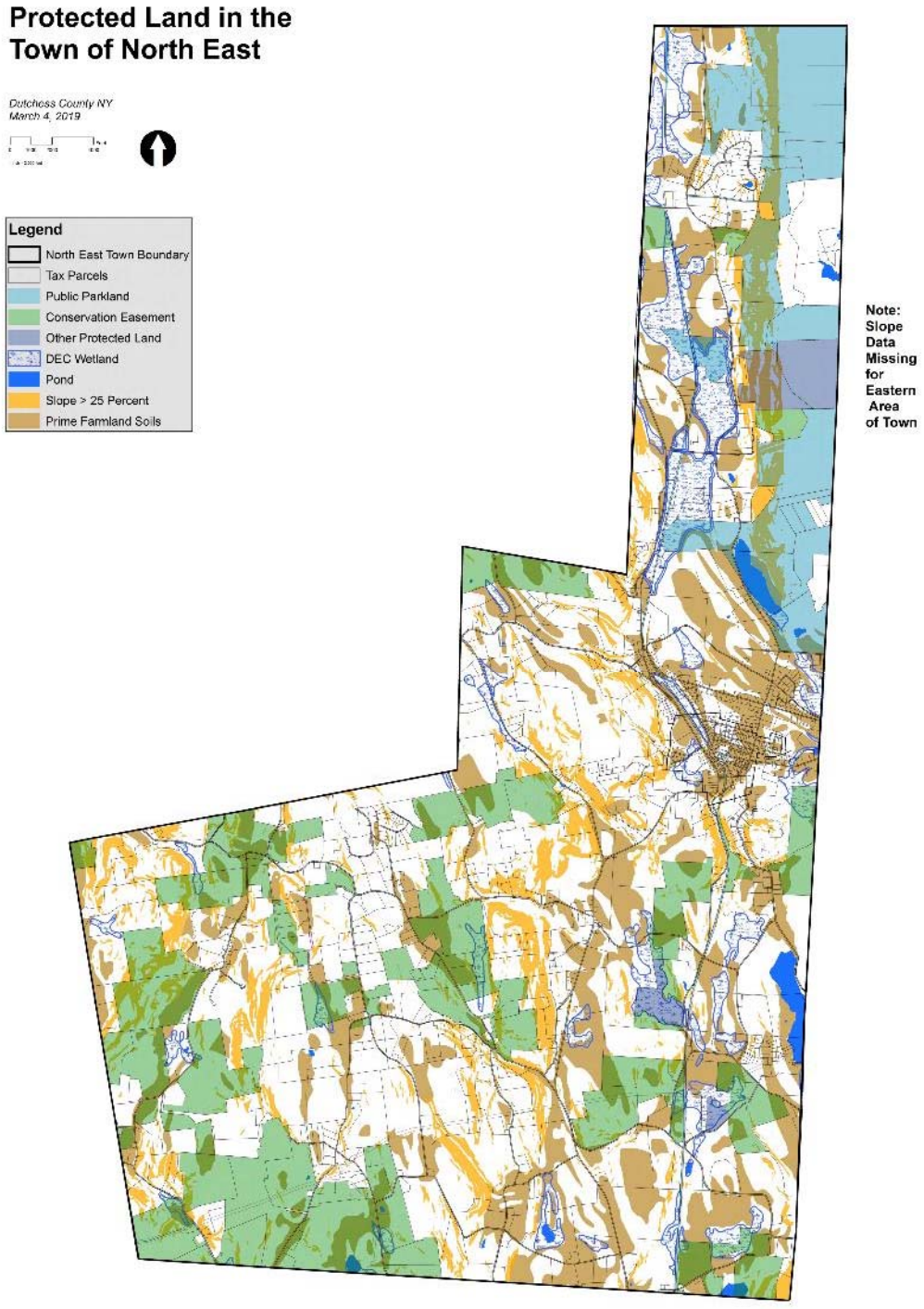
The existing Town of North East Conservation Advisory Committee (CAC) has recently been expanded to seven members to serve as a joint Town/Village CAC. They began work on a climate smart program for the two municipalities in 2018.

Figure 5. Map Showing Resilient and Connected Landscapes (From The Nature Conservancy: http://www.conservationgateway.org/ConservationByGeography/NorthAmerica/UnitedStates/edc/reportsdata/terrestrial/resilience/Pages/Maps.aspx)





Map 6: Prime and Statewide Important Soils . Larger scale version of this map located in Reference Appendix. Courtesy of Dutchess Land Conservancy



Map 7: Protected Lands in Town of North East . Larger scale version of this map located in Reference Appendix. Courtesy of Dutchess Land Conservancy

Habitats

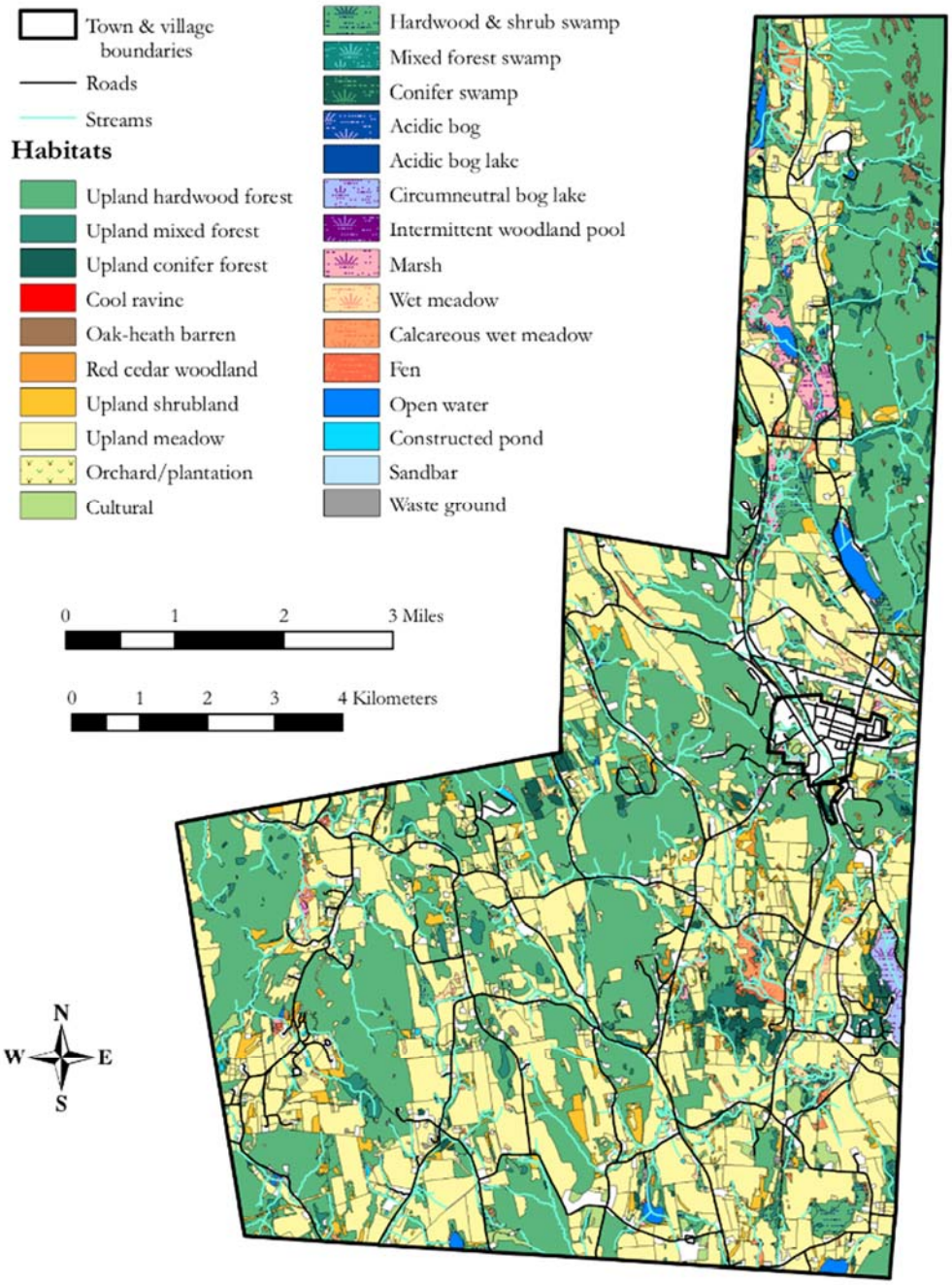
In 2008, Hudsonia, Ltd identified and mapped the ecologically significant habitats in the Town. That report, entitled *Significant Habitats in the Town of North East, Dutchess County, New York*; Report to the Town of North East, the Millbrook Tribute Garden, the Dyson Foundation, and the Dutchess Land Conservancy by Claudia Knab-Vispo, Kristen Bell and Gretchen Stevens, dated February 2008 is referenced below, and incorporated in whole as part of this Comprehensive Plan.

The Hudsonia evaluation shows the location and configuration of different habitats in the Town. "Some of these habitats are rare or declining in the region or support rare species of plants or animals, while others are high quality examples of common habitats or habitat complexes. Among our more interesting finds were 80 fens, almost 30 intermittent woodland pools, acidic bogs and an acidic bog lake, a circumneutral bog lake, many extensive wetland complexes, seven marble knolls, two cool ravines, large areas of upland meadow including 15 patches greater than 200 acres, a forested area of the Taconic Mountains exceeding 2,900 acres and 14 additional forest areas greater than 200 acres each, including Winchell Mountain, Silver Mountain, and McGhee Hill. Of the total area in the township, 92% is composed of significant habitats." See Map 8.

The Hudsonia report identifies priority habitats and provides many maps that will be important in describing and preserving important habitats. These include large habitat patches, conservation zones surrounding the significant habitats included the oak-heath barren (along the Taconic Ridge), fens, calcareous wet meadows, intermittent woodland pools, acidic bog lake, wetland complexes, cool ravine, and streams. The report offers a discussion of conservation issues related to target areas for each significant habitat type, their sensitivities, and recommendations to protect them.
The report states, "The Town of North East has an exceptional diversity and quality of habitats distributed throughout the Town." It further groups priority habitats to help the Town focus local conservation efforts. The conservation areas include

- Taconic Range
- Webatuck Valley North/Noster Kill Valley
- Millerton
- Webatuck Valley South
- Winchell Mountain/Skunk's Misery Road
- Silver Mountain/Wassaic Valley
- Shekomeko/Bean River Valley

For more detail, see the full habitat report located in the Reference Appendix.



Map 8: Ecologically Significant Habitats in the Town, Courtesy of Hudsonia (2008). A high-resolution version of this map may be found in the reference appendix.

Local and Regional History - Town/Village Historian

North East and its historic Village of Millerton blend a sublime landscape with a vibrant commercial center that benefits from being within reach of a world-class city. The fertile soils that cover its rolling hills have supported agriculture for over three centuries. Iron ore deposits enabled a robust 18th and 19th century mining industry. Around the intersection of 4 railroads in the mid-19th century, Millerton began its existence as the center of commerce for an area well beyond its borders.

● 1788 - Town of Northeast (popular name North East)
North East was part of the Little Nine Partners Patent granted by the English in 1706. After the American Revolution, North East was formed as a town on March 7, 1788. Its original borders included what are now Milan and Pine Plains. Milan was set off in 1818 and Pine Plains in 1823, at which time a portion of what was Amenia was added to the Town of North East to create the boundaries we have today. In the early 18th century, Native Americans populated the town at Indian Lake and the first pioneer settlement was at Spencer's Corners in the 1770's.

● 1851 - New York and Harlem Railroad reaches Millerton
Prior to 1851, what is now Millerton was an unnamed hamlet consisting of a schoolhouse, a mill and a few houses surrounded by farmland, the topography of which afforded an opening between the mountains into Connecticut. In 1851 the New York and Harlem Railroad, originating in Manhattan, reached that hamlet. "By 1875, the Poughkeepsie and Eastern Railroad constructed northeast from Poughkeepsie, the Connecticut and Western Railroad constructed west from Hartford and the Rhinebeck and Connecticut Railroad constructed east from Rhinecliff all reached Millerton or nearby. In just a quarter century Millerton had become the largest. most important settlement in the Town of North East." The hamlet was named after Sidney G. Miller, one of the railroad's builders.

● 1875 - Village of Millerton incorporated
By 1875, Millerton's commercial and residential development needed unique services that the North East town government could not provide. In 1870, the state legislature passed a law which provided a solution. Within a town, an incorporated village could be formed. The village would still be part of the town and its property owners would continue to owe some taxes to it. For the services unique to the village, it would also tax itself. Millerton residents surveyed an area of 368 acres and called for a vote of that area's electors to decide whether it should become an incorporated village. Seventy-seven residents voted yes and 38 no. The formation of the village enabled the creation of street lights, police protection, a water system and fire protection. At the end of its first year, "buyer's remorse" appeared to set in and 1/3 of the taxes remained uncollected. By March of 1876, the village board had agreed to allow the electors to decide on whether the village should dissolve itself. The village survived by a mere 5 votes.

● 20th Century - The Highways Come and the Railroads Go.
By the 1930's the automobile had arrived, and an improved Route 22 and a new Taconic State Parkway meant increased access to North East and Millerton. The community was described as "A Center for Business and Recreation" offering "unusual advantages to homemakers of discriminating tastes and to business men interested in various types of industry" and an "acknowledged center of local business for Lakeville, Salisbury, Pine Plains, Amenia, Sharon and other surrounding towns". In 1930 the Wassaic State School opened and began its time as an important provider of jobs in the area.

The network of highways and rail lines enabled the dairy industry to thrive and an increasing number of families from the New York City and its environs to establish second homes in this area.

After World War II, a group of young men returning from the service opened businesses in Millerton to serve the full and part-time residents of the area. Local industries that were dependent on the war effort waned and the Village of Millerton actively sought new industrial development. In 1953, Keffuel & Esser purchased a site in the village and opened a plant to coat paper and film used by architects and engineers. Known as Taconic Products, it continued to operate until 1992, employing, at one time, an estimated 120 people.

By the 1970's the operating costs of dairy farming grew increasingly difficult to manage and the industry began to shrink and, in some cases, transform to a crop production and/or direct retail sale model. The new agriculture required less land and surplus acreage began to be used for housing and estate development.

After a courageous, yet futile fight led by the Harlem Valley Transportation Association and its President Lettie Gay Carson, passenger service to Millerton ceased in March of 1972 and freight serviced ended in March of 1980.

The Town had passed is first zoning law in 1967 but concern about new housing developments and its impact on the community prompted the town and village to develop and adopt a comprehensive plan in 1970's and enact zoning laws based on that plan.

The changing nature of the community's economic and demographic trends drew a new set of businessmen and women to our community in the 1970's.

The cost of local municipal services continued to increase leading to some consolidation of municipal services. In the mid-1950's school systems serving primarily the Towns of Amenia and North East were consolidated to create the Webutuck Central School District. Though it did not last long, with the full implementation of zoning in the Village of Millerton and Town of North East in 1978, a common planning board was formed to serve both municipalities. The Village Justice position was later abolished, and its jurisdiction assumed by the Town Justice Court. A single assessor now serves both the village and town. A joint Village-Town highway garage is currently being considered.

Cultural, Recreational, and Historic Resources

Parks

See Map 9 for details on park and recreation areas in the Town.

Eddie Collins Memorial Park

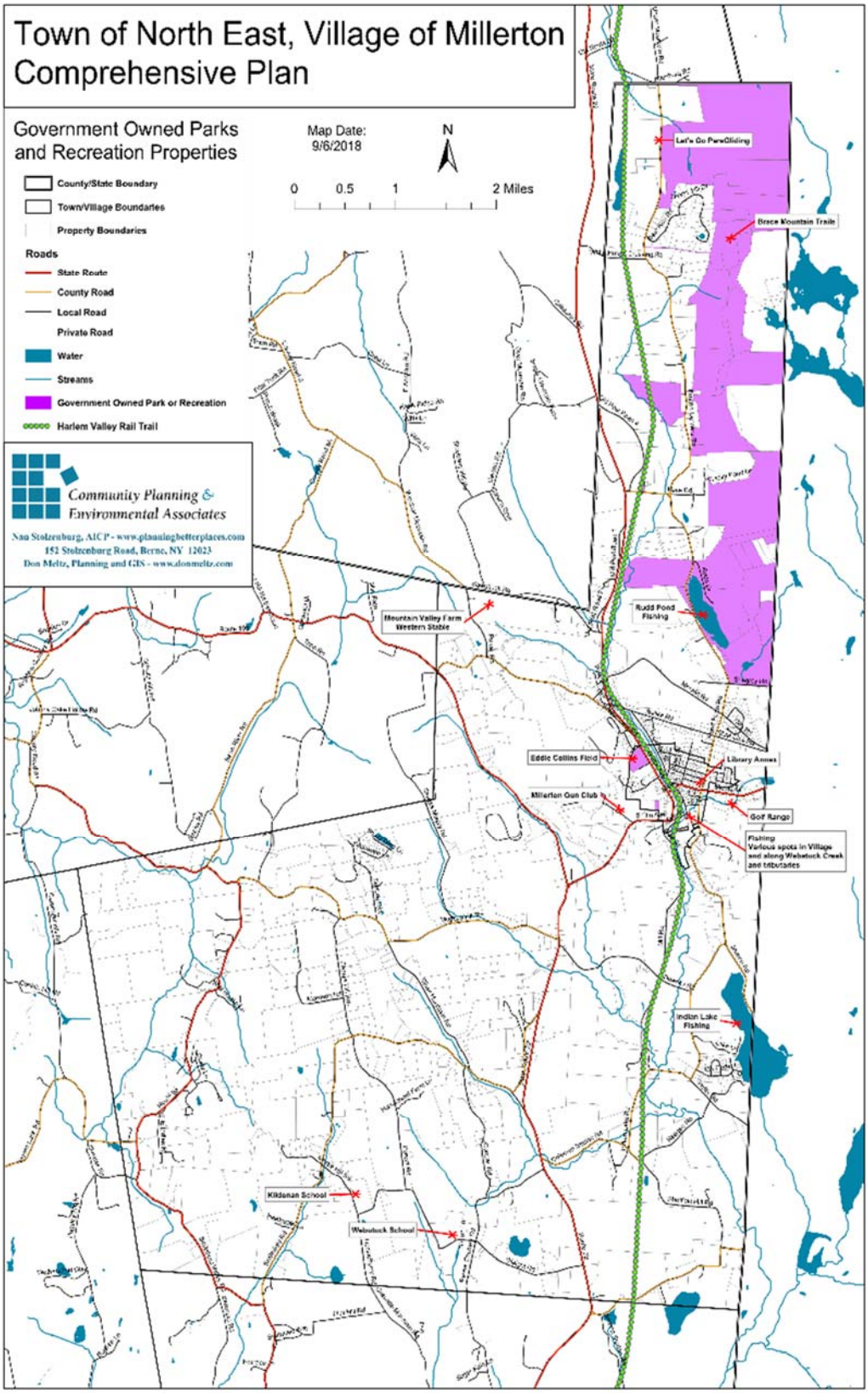
- The park is located on North Elm Avenue in the Village of Millerton.
- It is an outdoor, multi-purpose recreation park primarily used for youth athletics and the Village's six-week summer camp program.
- The 17-acre park contains a handicapped accessible playground, two baseball fields, a softball field, a basketball court, a skateboard park, a pool house building, and a pavilion. It is also the site of the Village's Highway and Water Departments.
- The Village of Millerton is responsible for operating and maintaining the park. An annual recreation contract between the village and town offsets some costs to the village.
- No improvements or upgrades have occurred within the last 15 years.
- A matching $5,000 Hudson Valley Greenway Grant was awarded to the Village in 2017 to develop a conceptual plan for an updated park. A committee/group is currently working with an engineering firm on the plan. Additions or improvements being considered are a pool, indoor recreation facility, basketball courts, etc.

Taconic State Park-Rudd Pond Area (See also Map 7)

- The park is located at 59 Rudd Pond Road in the Town of North East.
- It is an outdoor recreation park, offering camping, picnicking, boating, biking, occasional swimming, hunting, fishing and hiking.
- The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) is responsible for operation and maintenance. The Town has previously provided financial assistance for weed harvesting.
- The park has campsites with a separate showering facility, picnic tables, a beach, and a building for changing adjacent to the beach.
- According to the NYS OPRHP, annual attendance at Rudd Pond reached 22,171 in 2016, reflecting a 30% increase from 16,946 recorded in 2006.
- Significant upgrades are needed. In 2017 a Draft Master Plan and Draft Environmental Impact Statement for Taconic State Park, including the Rudd Pond area, were completed https://parks.ny.gov/inside-our-agency/documents/MasterPlans/TaconicStatePark/TaconicStateParkDraftTaconicStateParkMasterPlan.pdf . Improvements have been suggested for the Rudd Pond area.

Veterans Park

- The park is located at 51 Main Street in the Village of Millerton.
- It is an area used for leisure, Memorial Day and Veterans Day services.
- The Village is responsible for maintenance.
- The Park has a tall memorial stone dedicated to veterans, some tables and chairs, benches, trash receptacles, and a stone wall for residents and visitors use.
- Townscape provides and maintains the planting around the memorial moment.



Map 9: Parks and Recreational Facilities. Full-sized map located in Reference Appendix.

Playgrounds

Handicapped Accessible Playground

- The playground is located at Eddie Collins Memorial Park.
- It is available for use to the general public.
- The Village is responsible for maintenance.
- The set was erected back in the early 2000's for children of all abilities.
- The set needs a lot of repairs.
- An improved/upgraded playground set is needed. The Village is considering applying for a matching grant to help with costs of an upgraded/repaired playground set.

NECC Playground

- The North East Community Center upgraded it's playground on South Center Street in the Village in 2018

Trails

Harlem Valley Rail Trail

The Harlem Valley Rail Trail currently has 17 miles of trail available in 3 sections in Columbia and Dutchess Counties; 1.5 miles recently completed in Hillsdale, 4 miles between Copake Falls and Taconic State Park, and 11 miles from Millerton to Amenia. The trail is open year-round for hiking, walking, running, and biking. Winter use includes cross country skiing and snowshoeing. Once completed, 46 miles of trail is planned to reach from the Village of Chatham to the Town of Wassaic. Various groups including OPRHP, the Harlem Valley Rail Trail Association and Dutchess County Department of Public Works manage the trail.

- The pastoral paved trail runs from Wassaic, through Amenia, the Town of North East and straight through the business district in the Village of Millerton.
- It is used for exercise, such as biking or walking, and sightseeing. It is open to the general public from dusk to dawn. It is most frequently used in the summer months.
- According to New York State trail survey data, visitors traveled an average distance of 22.1 miles to reach the trail, over double the statewide average of 8.9 miles. Ten percent of users responded that they stayed overnight with an average length of stay of nine nights. There are an estimated 136,365 visitors to the Harlem Valley Rail Trail according to state trail visit counts. The Millerton Pedestrian Plan also conducted a two-day count on the Rail Trail through the Village in August 2017 and tallied 123 bikers and 156 walkers on a Thursday, and 253 bikers and 288 walkers on a Saturday.
- The Village of Millerton is responsible for the trailheads within the Village and the County of Dutchess maintains most of the trail.
- In 2018 a composting toilet and rest room were installed at the intersection of the Rail Trail and Main Street in Millerton. This facility is maintained by the Village.
- Fencing along the 16-mile trail was replaced in 2017.
- A planned extension north is scheduled for construction by 2020.

Library

North East-Millerton Library, 75 Main Street, Millerton, NY

- The library was founded in 1867 with a total of 326 books as the Millerton Reading Association. The library now houses approximately 27,000 items. The library receives financial support from the Town of North East. The 2018 budget allocates $125,000 to support of the Library. This amount was passed by referendum over 10 years ago.
- In 2017 the library began developing a Memorial Reading Garden to better utilize the space in front of the current building. This project was completed in 2018.
- The North East -Millerton Annex, with its entrance on Century Blvd. provides space, not only for library programs but for municipal and non-profit meetings as well as providing North East with one central election polling place.

Historic Resources

- Millerton's Main Street Historic District. This was added in 2010 and map and description can be found at https://cris.parks.ny.gov . This historic district also includes the following structures that are on the State and National Historic Register:
  - North East Millerton Library
  - 48 Main Street
  - Relocated Irondale School House
  - New York and Harlem Railroad House
- The Coleman Station Historic District supported by a 501(c)3 known as "Friends of Coleman Station, Inc." This was added in 1993 and map and description can be found at https://cris.parks.ny.gov
- Taconic State Park – Rudd Pond Area (Eligible for Historic Register)
- The Historic Resource Survey of Dutchess County (1986) contains detailed information on historic resources in the Town and Village.

Volunteer and Non-Profit Organizations

- Land Trusts – Dutchess Land Conservancy - DLC, as a private non-profit land conservation organization, carries out its mission primarily by obtaining conservation easements on privately held land and monitoring these easements in perpetuity.
- Historic Preservation Organizations – North East Historical Society - The North East Historical Society is a not-nor-profit 501(C)(3) organization charged with the responsibility of safely storing and cataloging the historical records of the Town of North East and the Village of Millerton.
- Watershed Protection Organizations – North East is a member of the Housatonic Valley Association, a tri-state nonprofit citizen's environmental group, works to conserve the natural character, environmental health and the economies of our region by protecting and restoring its land and waters… for today and for future generations.
- Sportsmen's Clubs – Millerton Gun Club
- Local or Regional Chamber of Commerce – Millerton Business Alliance, Tri-State Chamber of Commerce
- Conservation Advisory Committee - appointed by the Town and Village
- Millerton Lions Club – An organization that empowers it volunteers to serve its communities. The Club works tirelessly to help the blind and visually impaired.
- American Legion Post 178, Ladies Auxiliary of the American Legion - Post 178 is committed to our long local tradition of service to our community, state, and nation through a variety of outreach

programs, advocating patriotism and honor, and continued service to our fellow service members and veterans.

Arts or Cultural Groups

- The 14th Colony Artists
- The UnGallery

Other Citizens Groups in Town/Village

- Townscape – focused on the revitalization and beautification of Millerton and North East. Its goal is to strengthen existing businesses, encourage others to locate here, enhance existing recreational facilities and seek development of new ones.
- Friends of Irondale Schoolhouse – The original mission was to save the building, restore it as nearly as possible to its former self, and relocate the structure to the village center making it more accessible. Now completed, the repurposed building serves as a visitor center and educational center.
- The Harlem Valley Rail Trail Association (HVRTA) - founded in 1986 and incorporated in 1996. The trail is a joint effort between HVRTA, the New York State Office of Parks, Recreation & Historic Preservation, the New York State Department of Transportation, Dutchess County, the towns of North East and Amenia, and the village of Millerton. Federal highway and alternative transportation funds have paid for more than half of the rail bed acquisition and trail construction. In Dutchess County the trail is leased from NYS by Dutchess County. HVRTA volunteers assists with maintenance.

Service Organizations

- North East Community Center (NECC) - seeks to build a healthy, caring, responsive and welcoming community for all who live and visit here. NECC acts as a catalyst for that community vision through its partnerships with other organizations and by offering social, educational, recreational and cultural programs and services to help meet community needs.
- Astor Head Start-Millerton Day Care - Millerton, New York. The goal of Astor's Head Start Program is to provide a comprehensive child development program for children, ages 3 to 4, from low-income families in Dutchess County.

Places of Worship

- Millerton Presbyterian Church
- North East Baptist Church
- Millerton Methodist Church
- Faith Bible Chapel
- Kingdom Hall of Jehovah's Witnesses
- St. Patrick's Chapel – closed by the Roman Catholic Archdiocese of New York on 11/30/2017
- Rangrig Yeshe - Buddhafield Meditation and Retreat Center

Community Facilities and Infrastructure

Village of Millerton

Community Facilities and Infrastructure

Highway Maintenance—Highway Department

Highway building locations are:

- Highway Garage: 5999 North Elm Avenue, Millerton, NY 12546 (1 floor, 4,082 square feet and constructed in 1960).
- Storage Garage: 5999 North Elm Avenue, Millerton, NY 12546 (1 floor, 1,600 square feet and constructed in 1990).

The Highway Department has three full-time employees. They are responsible for five miles of road maintenance. Their annual highway budget for the 2018-2019 year is $170,000.00. There is currently no formal Capital Improvement Plan or Replacement Program in place.

A general description of equipment, facility and duties is:

- **Highway Garage:** The facility is a multi-purpose, concrete block structure, serving as the base of operations for the highway and water departments. Along with some maintenance equipment, the building houses 1 of the Village's 2 wells where drinking water for residents is treated. A second bay separated by a retaining wall acts a storage area for two Village police vehicles. In recent years, the well's location (inside a storage garage) and improper specifications for current codes has been a point of contention for the Dutchess County Department of Behavioral & Community Health.
- **Storage Garage:** The facility primarily serves as a storage unit for small maintenance equipment and bagged or enclosed maintenance material. All sand, gravel, stone, topsoil, etc. is stored outside in an open yard surrounded by a galvanized fence.
- **Equipment:** The equipment operated by employees includes hand tools such as chainsaws, weed-whackers, hoes, rakes, shovels, small commercial tractors, dump trucks of various sizes, plows, a backhoe, trailer, giant leaf vacuum for truck attachment, a small cement mixer, back-blade, plate tamper, etc. The equipment ranges in age from the mid-1990's to 2016. In recent years, the Village has made considerable progress replacing older vehicles and equipment with newer.
- **Duties:** The responsibilities of employees include maintaining roads during all seasons, removing piles of leaves left by residents in the fall, removing brush piles left by residents in the spring, removing dead trees if capable, clearing sidewalks of snow, sweeping roads clean of excess sand leftover from winter treatment, mowing grass at Eddie Collins Memorial Park, Veteran's Park in the Village Center, trailheads on the Harlem Valley Rail Trail within the village, and the lawn at Village Hall. Employees also repair or replace broken water lines, sidewalks, fire hydrants, water drains, or catch basins when needed and within their capability. For water repairs outside the capability of employees, the Village uses VRI Environmental Services out of Millbrook, NY. The Village has a yearly contract with VRI. The highway supervisor also serves as the Village's certified water treatment operator.
- **Pay:** Salaries for the employees are taken from 3 separate budgets—Highway, Water and Recreation—depending upon the type of work completed.
- **Recent major projects completed**, underway, or planned in the near future include:

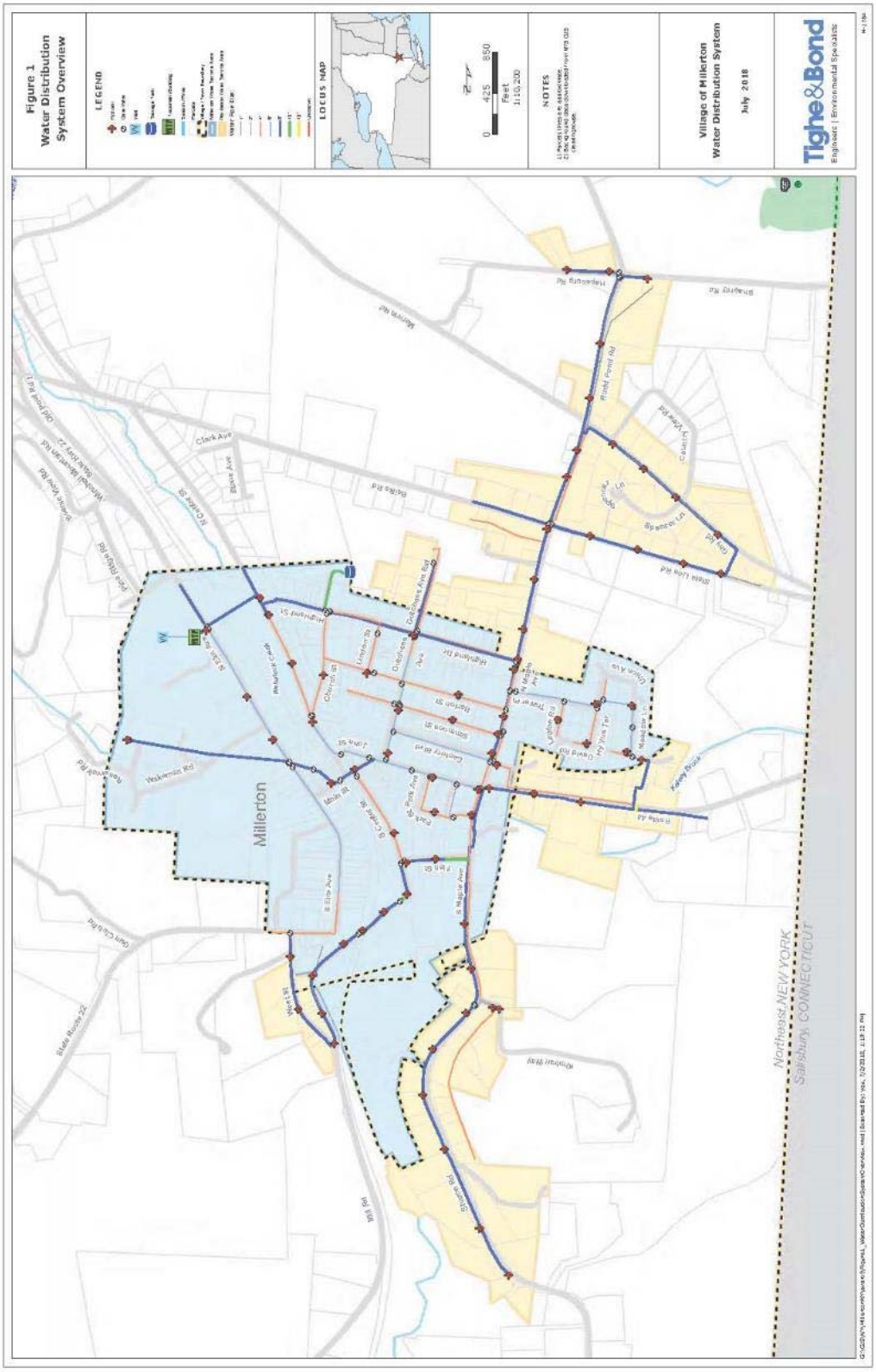
  - **Completed:** Repaving, installation of pipes, catch basins and the construction of swales for better drainage on Traver Place, High View Terrace and Meadow Lane. This project was completed in 2016 with assistance from the Town of North East.
  - **Underway:** Joint Town/Village Highway Garage.
  - **Planned in the near future:** Grading, drainage repairs and paving on John Street.
- Areas of concern that need to be addressed include:
  - The area where Park Street, Central Avenue and Park Avenue converge in the vicinity of the Astor Head-Start Daycare Center (11 Park Street, Millerton, NY 12546) needs to be reconstructed for better drainage, parking and paving.
  - Repair or replacement of aging infrastructure, fire hydrants, catch-basins, etc.
  - There are no significant flooding, landslide or drainage issues though several areas need to be watched during heavy rains and are likely to become vulnerable in the future.
- Formal agreements/contracts with other municipalities, County, or State
  - The Village has a three-way, formal agreement/contract with Dutchess County DPW and the Harlem Valley Rail Trail Association for maintaining the Harlem Valley Rail Trail. The village highway crew is responsible for maintaining trailheads within the village. The Village shares services with the Town of North East on occasion.

Water Maintenance

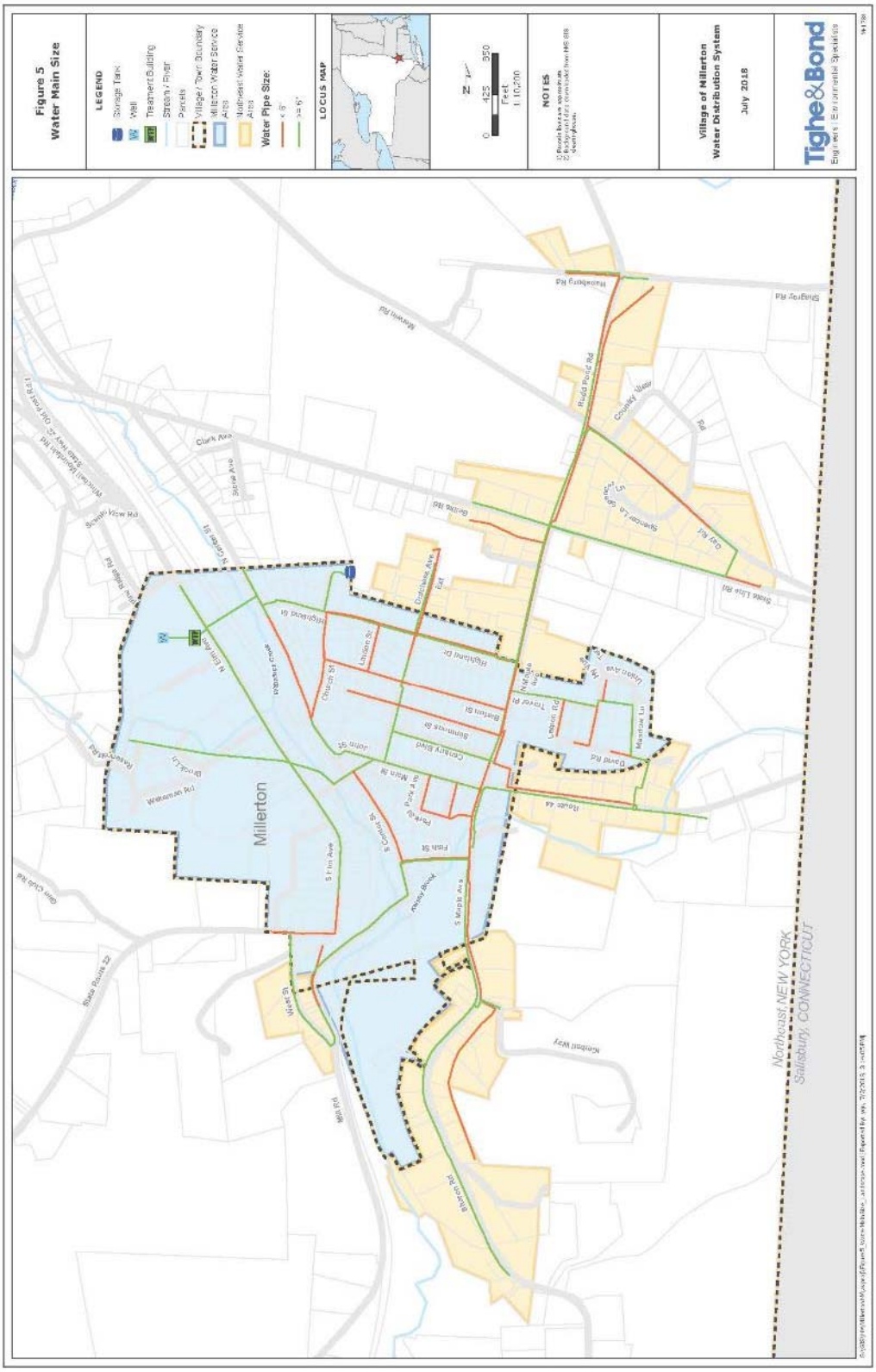
- The Village has no sewer system but does supply/distribute approximately 125,000-130,000 gallons of drinking water daily to a total of 478 water accounts which includes 110 located within the Town. At one point, the Village consistently peaked at nearly 400,000 gallons due to leaks. According to the Water Operator, the Village could comfortably distribute 150,000-200,000 gallons of water daily without impacting the Village's ample water supply or straining operating systems. The Village has two wells and a 250,000-gallon water tank. There are no issues with the quality of the water which is treated and tested regularly. The Village and Town have a 40-year water supply contract, which will expire in December 2035.
  - Projects: The Village recently digitized its sparse, paper water maps. This is an interactive system which now allows the Water Operator to instantly access or edit information regarding pipes using a computer or tablet. See Map 10 and 11.

- Future Projects:
  - Painting the interior and exterior of the water tower. This will be done by an outside company.
  - Replacement of water meters which have neared their 15-year lifespan. Will most likely be done by an outside company.
  - Repair or replace aging pipes, fire hydrants, catch basis, drains, etc.

- Grants:
  - The Village was recently awarded $18,500 for a CFA to complete a feasibility study for a wastewater system.



Map 10: Millerton Water Line Distribution System



Map 11: Millerton Water Main Sizes

Municipal Property:

The Village has the following municipal buildings and properties:

Building	Address
Village Hall	21 Dutchess Avenue, Millerton, NY 12546
Highway Garage	5999 North Elm Avenue, Millerton, NY 12546
Storage Garage	5999 North Elm Avenue, Millerton, NY 12546
Solar Panels	5999 North Elm Avenue, Millerton, NY 12546
Bath House (Pool was decommissioned in 2015)	5989 North Elm Avenue, Millerton, NY 12546
Pavilion	5989 North Elm Avenue, Millerton, NY 12546
Water Tower (250,000 Gallons and erected in 1981)	25 Highland Street, Millerton, NY 12546
Shed	25 Highland Street, Millerton, NY 12546
Monument (Veterans' Park)	Main Street & Dutchess Ave., Millerton, NY 12546
Village Clock	Main Street, Millerton, NY 12546
Railing	Main Street & John Street, Millerton, NY 12546
Playground Equipment	5989 North Elm Avenue, Millerton, NY 12546
Bleachers	5989 North Elm Avenue, Millerton, NY 12546

Properties: Parcel Location	Dutchess County Parcel Grid Identification
Route 22 Rear, Millerton, NY 12546 (Vacant Land)	133889-7271-00-087397-0000
Mill Street, Millerton, NY 12546 (Vacant Land)	133801-7271-18-412132-0000
Mill Street, Millerton, NY 12546 (Vacant Land)	133801-7271-18-385115-0000
Mill St Rear, Millerton, NY 12546 (Vacant Land)	133801-7271-18-397095-0000
Route 361 Rear, Millerton, NY 12546 (Vacant Land)	133889-7271-00-386065-0000
N Elm Ave, Millerton, NY 12546 (Landlocked wetlands behind former Elementary School)	133801-7271-18-257185-0000
51 Main St, Millerton, NY 12546 (Veterans Park)	133801-7271-14-392291-0000
14-16 Destiny Lane, Millerton, NY 12546 (Water Tower)	133801-7271-14-341478-0000
5989-5999 N Elm Ave, Millerton, NY 12546 (Eddie Collins Memorial Park	133801-7271-13-157422-0000
21 Dutchess Avenue, Millerton, NY 12546 (Village Hall)	133801-7271-14-389340-0000
*25 South Center Street, Millerton, NY 12546	133801-7271-18-380216-0000

*This property is owned by the County but is in the process of possibly being transferred to the Village of Millerton

Sidewalks

The Village of Millerton recently completed a pedestrian plan. The pedestrian plan includes an inventory and assessment of existing sidewalk conditions that were used to inform recommendations and help establish priorities for improvements. In addition to general conditions, the inventory identified location-specific sidewalk issues. The inventory also included information on crosswalks that are critical to pedestrian access, and several elements related to the pedestrian experience, including street trees, streetscape amenities, and driveways. The Millerton Pedestrian Plan offers a series of recommendations that are intended to assist the Village in setting priorities for infrastructure investments and help them

seek funding to improve walkability. The Pedestrian Plan is incorporated in its entirety in the Reference Appendix.

Shared Services between the Village and Town

- The Village has a three-year contract with the Town of North East for Village Police patrols. The Village is responsible for all costs and activities associated with the Village Police Department. The Town financially contributes roughly ¼ of the department's expenses.
- The Village has a yearly Recreation Contract with the Town of North East. The Village is responsible for all costs and activities associated with recreation. The Town financially contributes roughly 1/3 of recreation expenses.
- The Village and Town recently completed a Pedestrian Plan with guidance from the Dutchess County Planning Department.
- The Town has informal shared services to share equipment and manpower with Amenia, Pine Plains, and Ancram.
- The Village and the Town have entered into an intermunicipal agreement to construct, in a phased plan, a shared highway garage, administrative building, and storage, salt and sand sheds on Town land located on Route 22 north.

Town of North East

Town of North East Municipal Property:

The Town of North East owns the following parcels

Parcel #	Address	Acres	
7269-00-212501-0000	41 Reagen Rd	32.73	Landfill (No longer operating)
7269-00-267517-0000	Reagen Rd	4.50	Landfill (No longer operating)
7271-00-600612-0000	Rudd Pond Rd	0.64	Site of former Mouse House
7271-14-495298-0000	N Maple Ave	0.21	Town Hall Well
7271-14-498306-0000	19 N Maple Ave	0.24	Town Hall
7271-18-398164-0000	11 S Center St	1.10	Highway Garage
7171-00-950854-0000	Route 22	3.70	New highway garage

Town Highway Maintenance—Highway Department Information

The Town Highway Department is directed by the Town Highway Superintendent and supported by a number of full-time and part-time employees. The Town Highway garage is located at 11 S. Center Street, Millerton, NY 12546 and is one-floor, 5,700 square feet and was initially constructed in 1920. Several additions were constructed at later times. The Roads and Water Features map shows the 34.2 miles of Town roads, along with other state and county roads in the Town. The Department has five full-time employees. The Highway Garage is considered to be in poor condition and cannot be economically repaired. See Map 12.

- General description of equipment, facility and duties includes:
  - The Highway garage facility is a multi-purpose, concrete block structure, serving as the base of operations for the highway department. Two bays are used for storage and repair of highway equipment. An office and lunchroom are present.
  - A 200-ton capacity salt shed is present on the site. The footprint is approximately 30x30'. This structure was constructed in 2012, the roof has a 15-year rated lifespan.
  - Offsite storage is being rented at considerable cost at the former Dutchess Diesel storage building. Currently two bays are occupied.
  - Equipment: The equipment operated by employees ranges from small powered and manual hand tools, small and large tractors, dump trucks, etc. A complete list of large equipment is provided in appendix A. The town has adopted a schedule for replacement of capital equipment, which is provided in appendix B.
  - Duties: The responsibilities of employees include: Maintain and reconstruct roads, snow and ice removal, and tree maintenance. Mow and trim town hall, 3 cemeteries. Mow landfill 2x per year. Perform 1st echelon maintenance on vehicles. Responsible for all signs on town roads.
  - Pay: See provided schedule in appendix C, below.

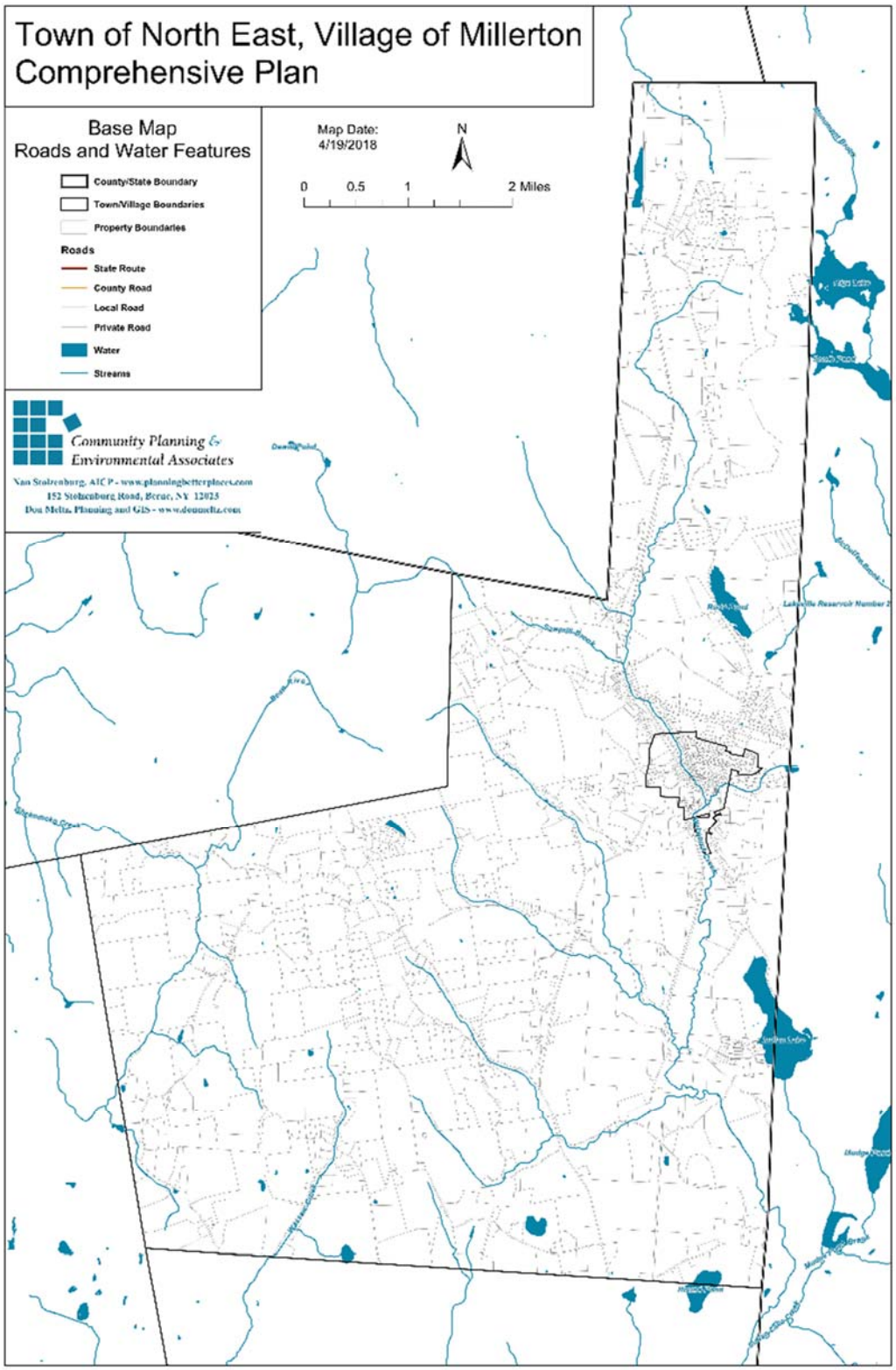
The total highway budget for 2018 was $1,242,752.00. The Town Board has approved a 20-year equipment and vehicle replacement program. (See below)

- Recent Major Projects Completed, Underway, or Planned in the Near Future include:
  - Completed: Gay road and Country View road. repaved in 2017.
  - Underway: Joint Town/Village Highway Garage.
  - Planned in the near future: Lower Mill Road culvert replacement, 2018. Reconstruct Irondale road, 2018.
- Areas of concern that need to be addressed

Replace aging highway garage and bring all storage in-house. Note that the town has acquired property on Rt 22 North of the village for this purpose, and the Town is working with the Village to develop plans for a joint highway garage and is activity exploring ways to finance construction.

Town of North East Highway Department Equipment Replacement Plan		
YEAR	DESCRIPTION	ESTIMATED COST
2018	REPLACE 2000 INTERNATIONAL 6 X 4 PLOW TRUCK	$275,000
2019	REPLACE 1999 NEW HOLLAND 555E BACKHOE	$85,000
2020	REPLACE 2008 SCAG 48" ZERO TURN MOWER (A FUND)	$8,500
2021	REPLACE 2005 INTERNATIONAL 6 X 4 PLOW TRUCK	$300,000
2022	REPLACE 2012 FORD F-350 WITH UTILITY BODY & PLOW	$50,000
2023	REPLACE 2015 CHEVROLET 1500 4 X 4 PICKUP	$40,000
2024	REPLACE 2011 JOHN DEERE TRACTOR & FLAIL MOWER	$90,000
2025	REPLACE 2006 INTERNATIONAL 4 X 4 PLOW TRUCK	$300,000
2026	REPLACE 2006 SALSCO 818 WOOD CHIPPER	$65,000
2027	REPLACE 2015 FORD F-350 DUMP, PLOW & SPREADER	$100,000
2028	REPLACE 1998 HEAVY HAULER 5' X 8' UTILITY TRAILER	$2,000
2029	REPLACE 2016 INTERNATIONAL 4 X 4 PLOW TRUCK	$340,000
2030	REPLACE 2023 1/2 TON 4 X 4 PICKUP	$50,000
2031	REPLACE 2018 VOLVO L60H WHEEL LOADER	$215,000
2032	REPLACE 2022 ONE TON 4 X 4 TRUCK WITH PLOW	$65,000
2033	REPLACE 2018 6 X 4 CLASS 8 PLOW TRUCK	$400,000
2034	REPLACE 2014 GRADALL XL3100IV WITH ATTACHMENTS	$530,000
2035	REPLACE 2020 48" ZERO TURN MOWER	$12,500
2036	REPLACE 2024 TRACTOR WITH FLAIL MOWER	125,000
2037	REPLACE 2021 6 X 4 CLASS 8 PLOW TRUCK	$445,000

Global warming-induced storms and heavy rains will increase runoff and impact some culverts, bridges, and roads. To address this, the Highway Department should inventory potential flood risks and include updates as needed to address these in long-term capital improvement plans (see Part I recommendations.)



Map 12: Base Map Showing Roads in North East and water features. See reference appendix for full size map

Emergency Services

- 911 – Dispatchers are in either Poughkeepsie or Hyde Park.
- County Sheriff – Has a local Millerton phone number but based in Poughkeepsie.
- State Police – Has a local Millerton phone number but is based in Millbrook.
- Part time Village Police force – located in the Village Town Hall.
- Fire Protection and Rescue Squad is the Millerton Fire Department – currently run by volunteers
- Northern Dutchess Paramedics and Millerton Fire Department volunteers provide emergency services. The expense of paid providers is very high.

Health Services

Healthcare and Social Services Resources for North East and Millerton
Millerton currently has one doctor in practice. Dr. Kristie E. Schmidt specializes in internal medicine. Sharon Hospital, located in Sharon Ct. is the nearest hospital. Health Quest, a family of nonprofit hospitals and healthcare providers in the Hudson Valley and northwestern Connecticut acquired Sharon Hospital in 2017. Northern Dutchess Hospital, Putnam Hospital Center, Sharon Hospital and Vassar Brothers Medical Center are the four hospitals in the current group.
Eastern Dutchess Pine Plains VA Community Clinic, located in Pine Plains, New York.

Urgent Care

- Columbia Memorial Health (CMH) Rapid Care – Copake, NY
- CareMount Medical Urgent Care - Rhinebeck, NY

Dutchess County Services

- Dutchess County Stabilization Center – *A walk-in facility for people feeling overwhelmed by mental health, substance use, or other life issues. The Center is open 24/7/365 and includes a Mobile Crisis Intervention Team when needed. It is a recognized alternative to a hospital emergency room for mental health and substance use crises.*
  230 North Road, Poughkeepsie, NY 12601
  HELPLINE - Mental Health Crisis Hotline (24/7/365)
  CALL or TEXT (845) 485-9700 • Toll Free (877) 485-9700
- Department of Behavioral & Community Health
  After-Hours Public Health Emergencies: (845) 431-6465
  Email: healthinfo@dutchessny.gov
- Public Health Clinic - STD, HIV, Immunizations
  29 N. Hamilton St., Poughkeepsie, NY 12601
  Walk-In or Call: (845) 486-3535
- Senior Friendship Center (Congregate Sites) - *For those seniors who wish a tasty, nutritious meal combined with social activities and fellowship. The Millerton site serves meals Monday – Thursday each week and provides a few home deliveries. Provided by Dutchess County Services for the Aging.*

Connecticut Services

- Women's Support Services - *Our mission is to create a community free of domestic violence and abuse through intervention, prevention and education. We offer free, confidential, client-centered services focused on safety, support, advocacy and community outreach.*
  For support, advocacy, referrals or short-term shelter call our 24-hour hotline: (860) 364-1900

Solid Waste

Neither the Town nor Village has any facilities for handling or disposing of solid waste (trash/recyclables). The sole means for disposing of residential or commercial solid waste is Welsh Sanitation, a subsidiary of Royal Carting Service Company.

Waste Water Treatment

For the Village and the area of the Town immediately adjacent to it to grow and support the need for additional commercial and housing units, there is a need to install a sewer system as a joint municipal project, or alternatively with the consent of the Village and Town, under the auspices of the Dutchess County Water and Wastewater Authority.

Utilities

- **Electric and telephone service**
  - Central Hudson Energy Group, a subsidiary of the Canadian electricity utility holding company, Fortis Inc., provides all electric service.
  - Landline telephone service is provided by Fairpoint Communications, which merged with Consolidated Communications in 2017.
  - Telephone service is provided through VOIP cable service offered by Optimum, a brand owned by Altice USA.
  - Cell phone service is provided by AT&T, Verizon, Sprint & T-Mobil. Cell reception in North East and Millerton is considered poor. In a 2017 survey of the top US 125 cell phone markets done by Root Metrics, the Hudson Valley ranked last.
- **Cable service**
  Cable is available, but in the Town, it is very expensive to expand services if Optimum has not strung its cable to the nearest utility pole.
- **Broadband service**
  - Optimum Internet service provides good bandwidth and reliability where it is available. As noted above, there are areas of the town that do not have access to cable.
  - Fairpoint offers DSL connections to residents of North East, depending on the location and proximity to its substations.
  - Satellite Internet is available but requires a clear view of the southern sky. It also has other deficiencies, including high latency and low overall bandwidth.
- **Natural Gas.**
  - No natural gas utility services are available in North East.

School Districts

The following school serve the Town and Village:

- Webutuck Central School District
- Pine Plains Central School District
- Taconic Hills School District

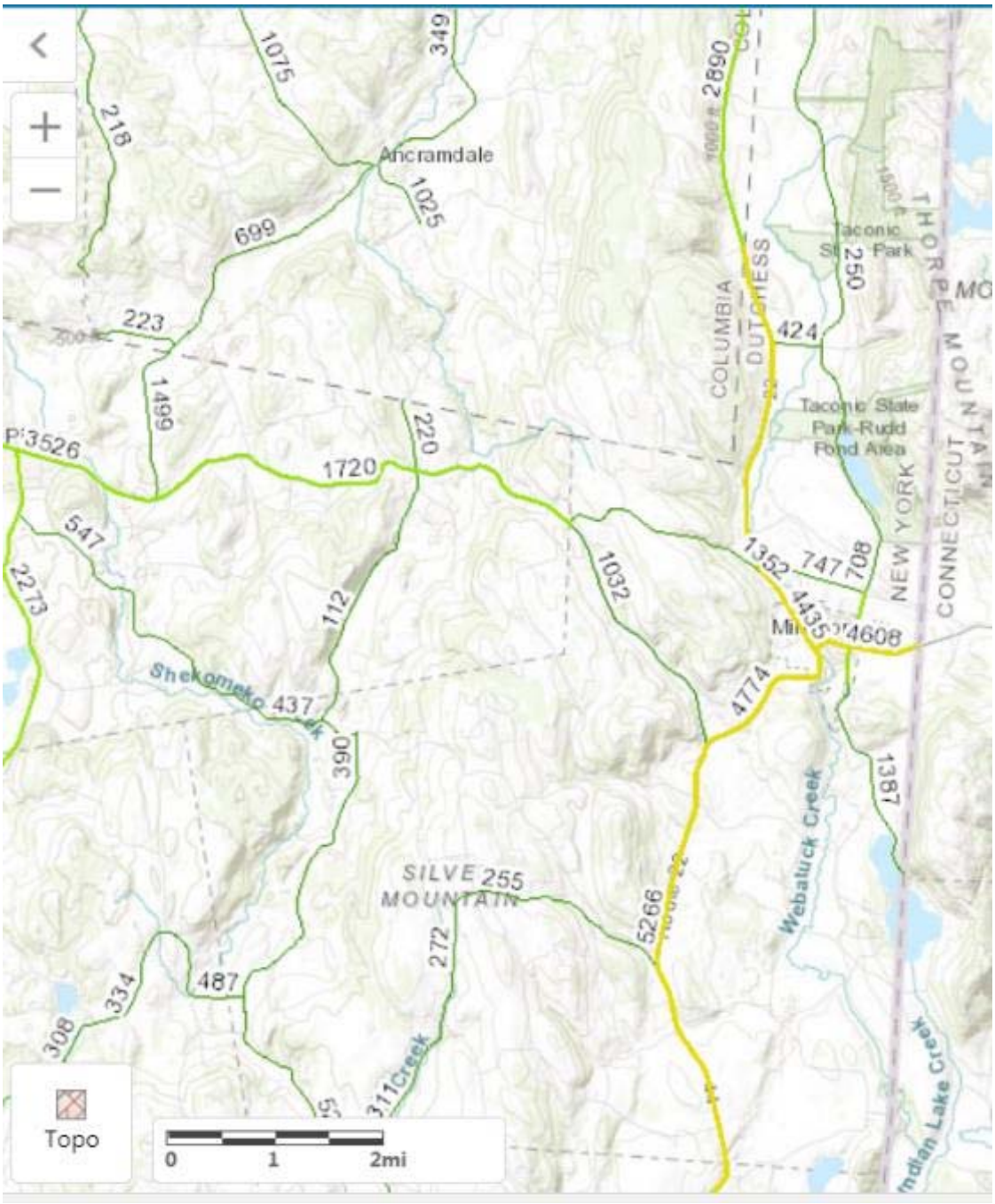
Events/Community Functions

- Parade of Lights – end of the day after Thanksgiving
- Community Day – free movie and horse drawn carriage rides day after Thanksgiving
- Fall for Art – Art displayed throughout the Village in October
- Memorial Day Parade
- Spring for Sound – multiple bands held in June – admission charged – Was not held in 2018
- Veterans Day Ceremony – at Veterans Monument
- American flags put out for holidays from May to Veterans Day by the Lions Club
- Harlem Valley Rail Ride
- Dine Out for History (February/March)

Traffic Counts

Route 22 and 44 are the most heavily traveled roads, ranging from 5,266 vehicles per day south of Millerton to 4,608 heading east on Route 44 to Connecticut. North of the Village of Millerton, traffic volumes decrease somewhat to about 4,435 cars per day. Some lower volume highways have very low traffic volumes (255 on Smithfield Road) to (708 on Rudd Pond Road). Traffic volumes decrease on Route 22 after Winchell Mountain Road – which draws about 1300 cars per day. Above was retrieved from NYS DOT website and is based on 2015 data.

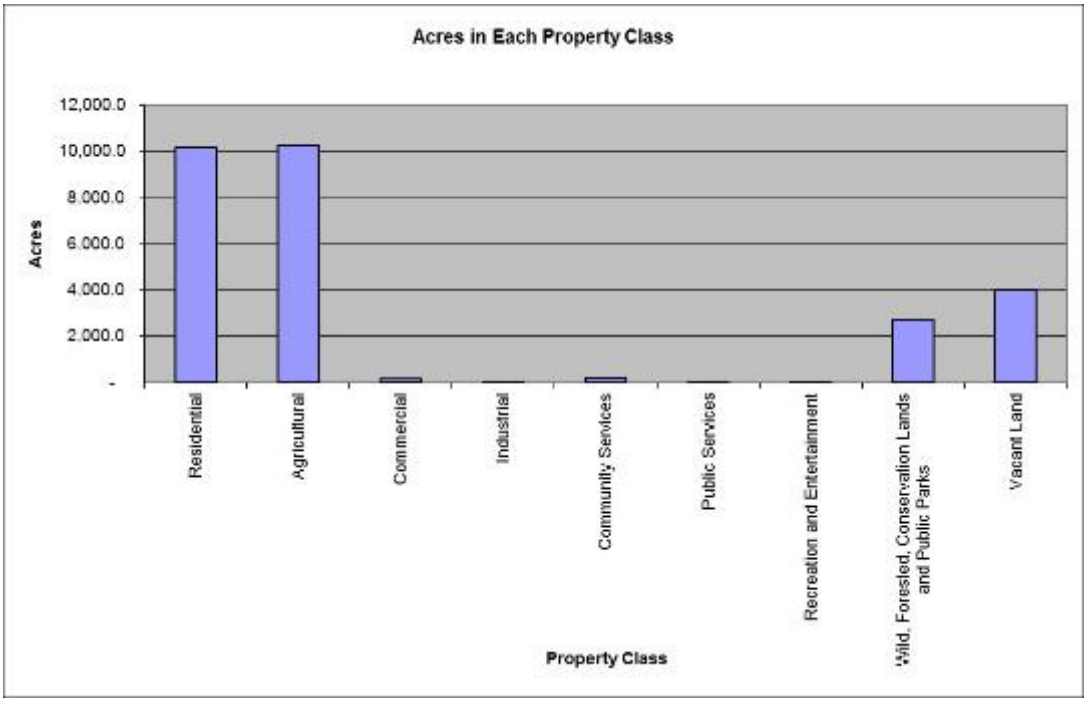
Figure 6: Traffic Counts in Town of North East (New York State Department of Transportation Traffic Viewer, 2015)

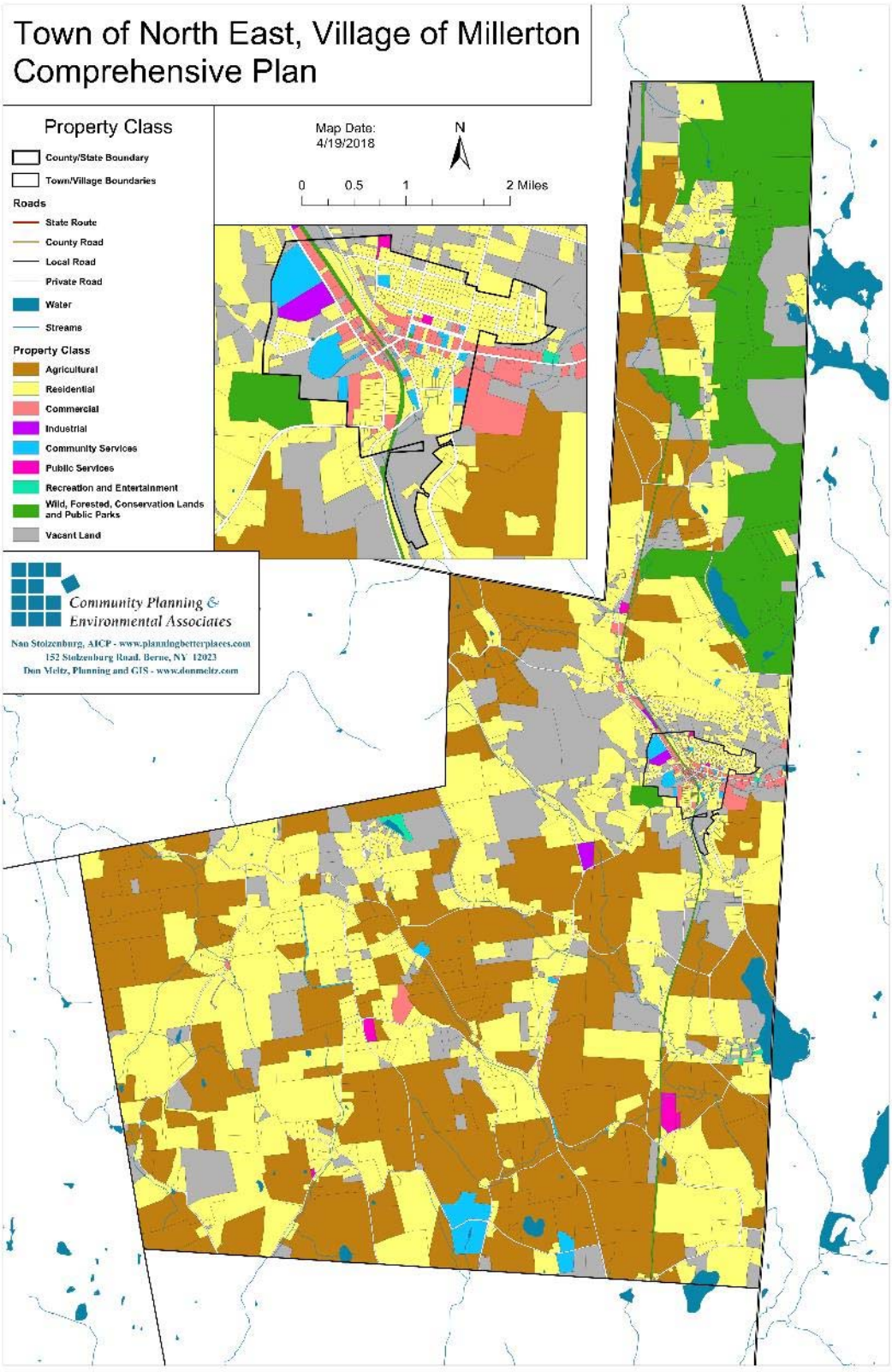


Land Use

The following information comes from the 2016 real property data for all the parcels of land in the Town of North East. Each parcel is assigned a 'code' that describes the kind of land use on that parcel by the local assessor. The following charts summarize the land uses in Town (including the Village) by those codes. See Map 13.

Property Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Residential	1,130	10,146.3	36.60%
Agricultural	154	10,279.5	37.08%
Commercial	106	155.4	0.56%
Industrial	3	36.6	0.13%
Community Services	34	219.8	0.79%
Public Services	8	61.9	0.22%
Recreation and Entertainment	4	37.7	0.14%
Wild, Forested, Conservation Lands and Public Parks	41	2,761.4	9.96%
Vacant Land	341	4,025.8	14.52%
Grand Total	1,821	27,724	100%



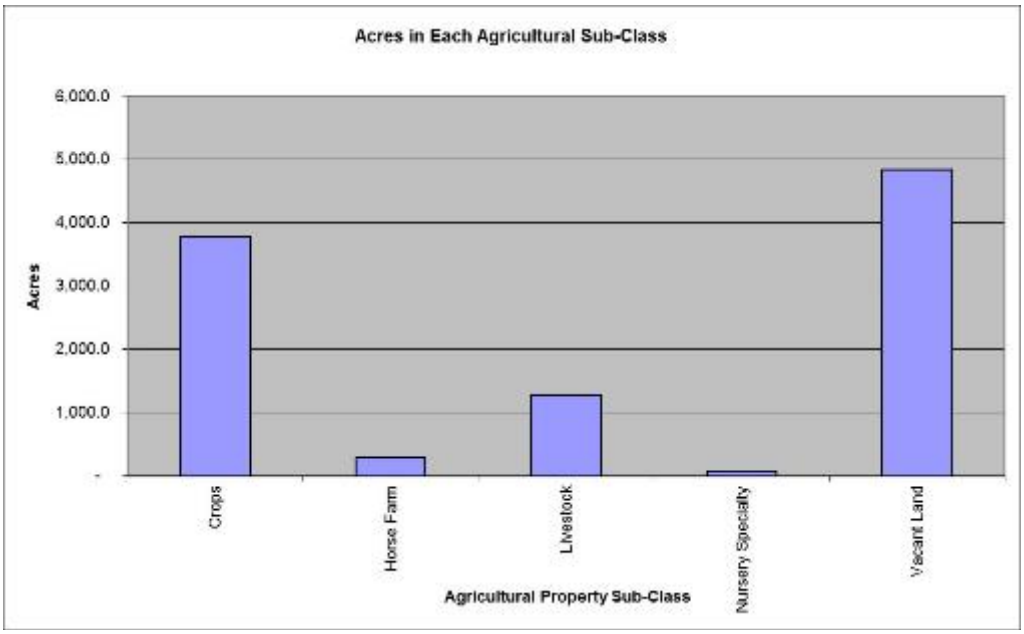


Map 13: Property class map of Town of North East. Full-sized map located in Reference Appendix.

Residential Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Single Family	804	1,591.1	5.7%
Rural Estate	105	3,107.2	11.2%
Seasonal	13	65.9	0.24%
Two Family	44	48.0	0.17%
Three Family	6	2.3	0.01%
Multiple	38	98.8	0.36%
Apartment Condominium	12	12.3	0.04%
Agricultural	69	5,096.7	18.4%
Mobile Home	37	65.7	0.24%
Mobile Home Park	2	58.3	0.21%
Residential Total	1,130	10,146	36.6%



Agricultural Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Crops	26	3,777.6	13.6%
Horse Farm	4	300.4	1.1%
Livestock	12	1,285.2	4.6%
Nursery Specialty	1	79.2	0.3%
Vacant Land	111	4,837.1	17.4%
Agricultural Total	154	10,280	37.1%



Commercial Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Auto	12	15.7	0.06%
Bank	2	1.7	0.01%
Dining	7	6.2	0.02%
Funeral Home	1	0.5	0.002%
Junkyard	1	5.0	0.02%
Kennel	2	33.6	0.12%
Lodging	1	1.1	0.004%
Multipurpose	55	25.8	0.09%
Office	8	10.6	0.04%
Parking	1	5.1	0.02%
Retail	2	4.5	0.02%
Storage and Distribution	14	45.6	0.16%
Commercial Total	106	155	0.56%

Industrial Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Manufacturing	3	36.6	0.13%
Industrial Total	3	37	0.13%

Community Services Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Cemetery	8	15.6	0.06%
Cultural and Recreational	4	20.5	0.07%
Educational	7	150.4	0.54%
Government	4	4.6	0.02%
Protection	1	0.3	0.001%
Religious	8	18.2	0.07%
Transportation	2	10.2	0.04%
Community Services Total	34	220	0.79%

Public Services Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Communication	3	20.6	0.07%
Electric and Gas	2	2.4	0.01%
Waste Disposal	2	37.2	0.13%
Water	1	1.6	0.01%
Public Services Total	8	62	0.22%

Recreation and Entertainment Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Park	1	26.8	0.10%
Social	1	2.0	0.01%
Sports	1	8.8	0.03%
Theater and Exhibit	1	0.2	0.001%
Recreation and Entertainment Total	4	38	0.14%

Wild, Forested, Conservation Lands and Public Parks	*Number of Parcels*	*Acres*	*Percent of Land Area*
Private	1	36.3	0.13%
Public Park	40	2,725.1	9.83%
Wild, Forested, Conservation Lands and Public Parks Total	41	2,761	9.96%

Vacant Land Sub-Class	*Number of Parcels*	*Acres*	*Percent of Land Area*
Agricultural	10	268.4	1.0%
Commercial	35	232.0	0.8%
Other	1	75.8	0.3%
Residential	275	2,812.9	10.1%
Rural	19	621.9	2.2%
Waterfront	1	14.8	0.1%
Vacant Land Total	341	4,026	14.5%

Land Use Laws, Plans, and Studies

Millerton

Millerton has the following land use related laws included in their code:

Chapter 16	Greenway Connections
Chapter 61	Animals
Chapter 72	Unsafe Buildings
Chapter 85	Environmental Quality Review
Chapter 91	Building Code
Chapter 96	Flood Damage Prevention
Chapter 111	Noise
Chapter 140	Subdivision
Chapter 156	Vehicles, Junk or Abandoned
Chapter 170	Zoning

Other related local laws passed since 2010 include adding an alternate planning board member, prohibition of outdoor wood furnaces, and changing special use permit reviews from zoning board of appeals to planning board.

North East

The Town of North East has the following land use related laws included in their code:

Chapter 26	Greenway Connections
Chapter 95	Flood Damage Prevention
Chapter 101	Garbage, Rubbish, Refuse
Chapter 110	Junk Cars
Chapter 150	Subdivision of Land
Chapter 180	Zoning

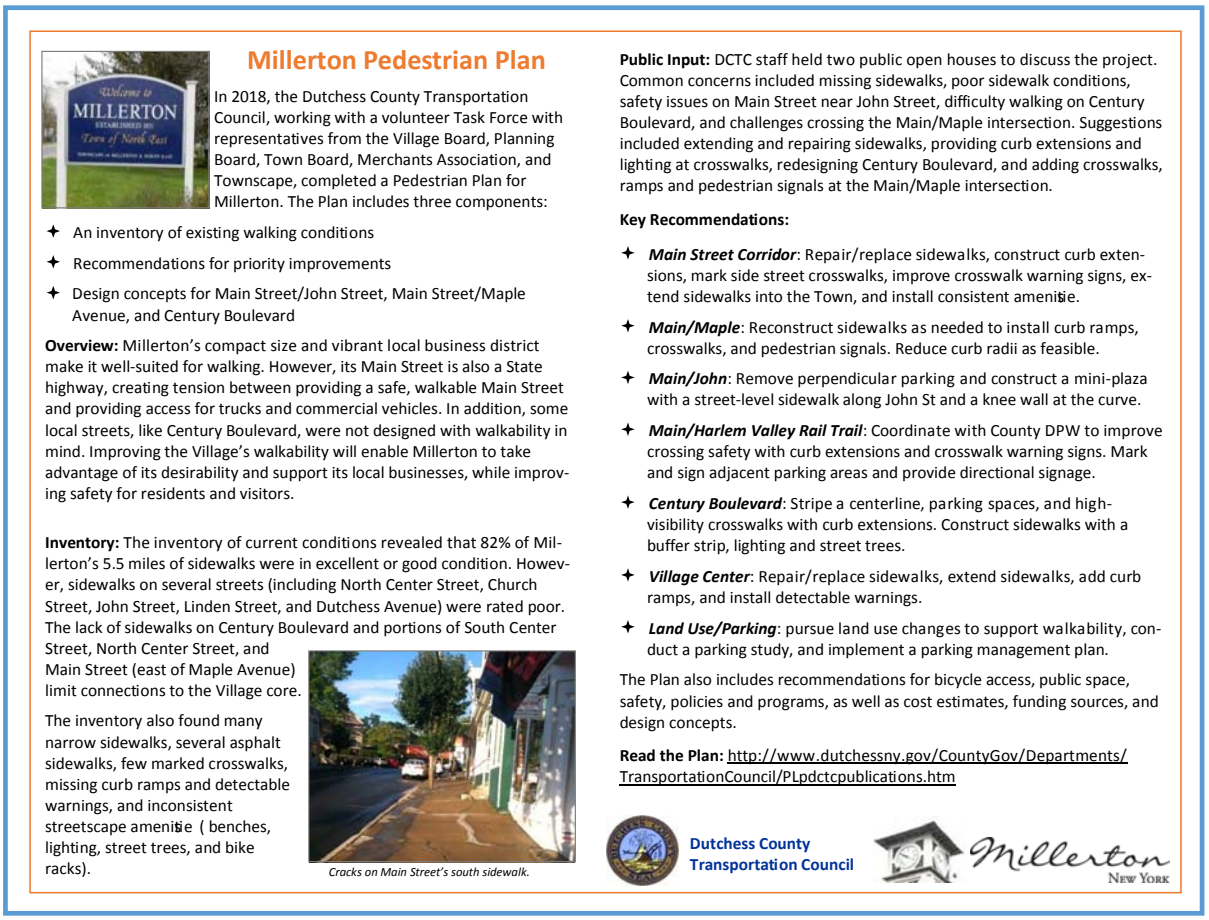
Laws passed since 2010 include several zoning amendments related to enforcement, bonding and security related to subdivision and site plans, storage of manure and regulation of signs. In 2016, the Town passed a local law requiring training of the Planning Board and Zoning Board of Appeals.

Appendix 2. Other Plans Incorporated by Reference

Town of North East Agriculture and Farmland Protection Plan (2010)
Prepared by the Town of North East with assistance from American Farmland Trust
This plan may be found in the reference appendix.

Significant Habitats in the Town of North East, Dutchess County, New York (2008)
By Claudia Knab-Vispo, Kristen Bell, and Gretchen Stevens (Hudsonia Ltd.)
This plan may be found in the reference appendix.

Village of Millerton Pedestrian Plan (2018)
Prepared by the Village of Millerton and the Dutchess County Transportation Council. This plan is included in its entirety in the Reference Appendix. Shown here are the Summary Pages:



Millerton Pedestrian Plan

In 2018, the Dutchess County Transportation Council, working with a volunteer Task Force with representatives from the Village Board, Planning Board, Town Board, Merchants Association, and Townscape, completed a Pedestrian Plan for Millerton. The Plan includes three components:

- An inventory of existing walking conditions
- Recommendations for priority improvements
- Design concepts for Main Street/John Street, Main Street/Maple Avenue, and Century Boulevard

Overview: Millerton's compact size and vibrant local business district make it well-suited for walking. However, its Main Street is also a State highway, creating tension between providing a safe, walkable Main Street and providing access for trucks and commercial vehicles. In addition, some local streets, like Century Boulevard, were not designed with walkability in mind. Improving the Village's walkability will enable Millerton to take advantage of its desirability and support its local businesses, while improving safety for residents and visitors.

Inventory: The inventory of current conditions revealed that 82% of Millerton's 5.5 miles of sidewalks were in excellent or good condition. However, sidewalks on several streets (including North Center Street, Church Street, John Street, Linden Street, and Dutchess Avenue) were rated poor. The lack of sidewalks on Century Boulevard and portions of South Center Street, North Center Street, and Main Street (east of Maple Avenue) limit connections to the Village core.

The inventory also found many narrow sidewalks, several asphalt sidewalks, few marked crosswalks, missing curb ramps and detectable warnings, and inconsistent streetscape amenitie (benches, lighting, street trees, and bike racks).

Cracks on Main Street's south sidewalk.

Public Input: DCTC staff held two public open houses to discuss the project. Common concerns included missing sidewalks, poor sidewalk conditions, safety issues on Main Street near John Street, difficulty walking on Century Boulevard, and challenges crossing the Main/Maple intersection. Suggestions included extending and repairing sidewalks, providing curb extensions and lighting at crosswalks, redesigning Century Boulevard, and adding crosswalks, ramps and pedestrian signals at the Main/Maple intersection.

Key Recommendations:

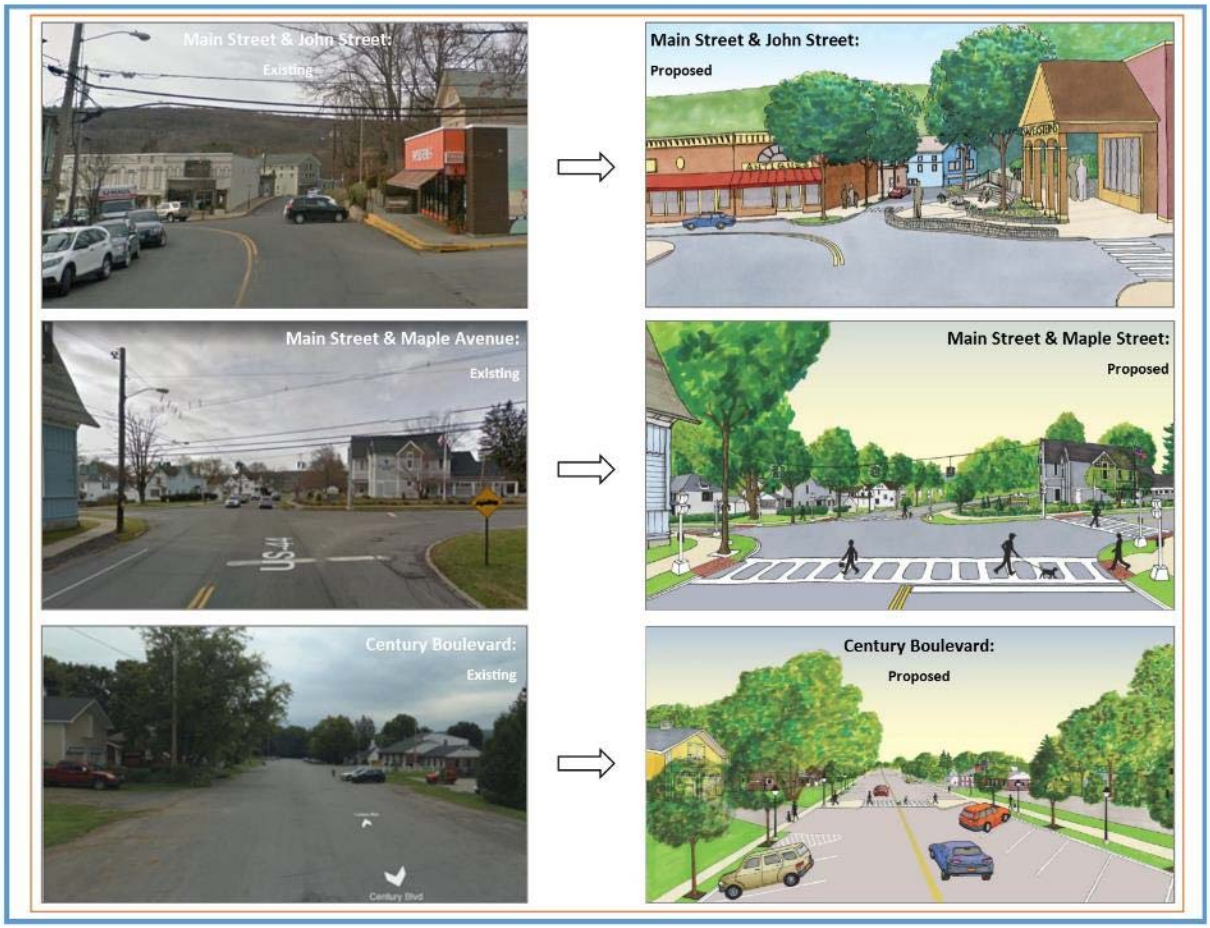
- ***Main Street Corridor***: Repair/replace sidewalks, construct curb extensions, mark side street crosswalks, improve crosswalk warning signs, extend sidewalks into the Town, and install consistent amenitie.
- ***Main/Maple***: Reconstruct sidewalks as needed to install curb ramps, crosswalks, and pedestrian signals. Reduce curb radii as feasible.
- ***Main/John***: Remove perpendicular parking and construct a mini-plaza with a street-level sidewalk along John St and a knee wall at the curve.
- ***Main/Harlem Valley Rail Trail***: Coordinate with County DPW to improve crossing safety with curb extensions and crosswalk warning signs. Mark and sign adjacent parking areas and provide directional signage.
- ***Century Boulevard***: Stripe a centerline, parking spaces, and high-visibility crosswalks with curb extensions. Construct sidewalks with a buffer strip, lighting and street trees.
- ***Village Center***: Repair/replace sidewalks, extend sidewalks, add curb ramps, and install detectable warnings.
- ***Land Use/Parking***: pursue land use changes to support walkability, conduct a parking study, and implement a parking management plan.

The Plan also includes recommendations for bicycle access, public space, safety, policies and programs, as well as cost estimates, funding sources, and design concepts.

Read the Plan: http://www.dutchessny.gov/CountyGov/Departments/TransportationCouncil/PLpdctcpublications.htm

Dutchess County Transportation Council

Millerton New York


Main Street & John Street:
Existing
Main Street & John Street:
Proposed
Main Street & Maple Avenue:
Existing
US-4
Main Street & Maple Street:
Proposed
Century Boulevard:
Existing
Century Blvd
Century Boulevard:
Proposed

Appendix 3. Comprehensive List of Strengths, Weaknesses, Opportunities and Threats

The following SWOTs represent the full list of strengths, weaknesses, opportunities and threats that were identified as significant features and issues. This is based on public input and research about the Town and Village. It has been compiled from public input received from the many efforts completed as part of the outreach for this Plan. This includes: Focus Group; Interviews; Public Workshop; input from Committee Members; and a public survey as follows:

Focus Groups and Interviews included:

- Artists & Musicians
- Conservation Advisory Council
- Emergency Services
- Farmers
- Farmers Market
- General Public
- Latina Mothers
- Harlem Valley Rail Trail Association (Dick Hermans)
- Millerton Business Alliance
- Weekender Focus Group
- NECC Staff
- North East Millerton Library
- Nutrition Center (senior lunch program)
- Oblong Valley Indivisible Group
- Real Estate Agents and Mortgage Bankers
- Recreation Committee
- Affordable Housing (Sam Busselle)
- Webutuck Senior Class

Workshop: 75 attended
Survey Participants: 343 participants

Strengths

Positive Feature from Public input
Rural, rural feeling, open spaces, beauty of area, rural charm, small town atmosphere, quaint, bucolic, main street character in Village, historic character in Village
Small community, small town flavor plus diversity, village character has small town feel, tight knit, charming community, lots of community spirit, sense of belonging, good sense of community, strong sense of civic involvement, volunteer base, friendly and community spirit, neighborliness, people care, welcoming, agricultural charm
Farming, local food, farm landscape, contribution of farms
Municipal services – roads, library, sidewalks, water in Village
In Village, movie theater and local businesses, diversity of shops, no chain stores, decent hospital, great bookstore, grocery store, restaurants, vibrant, good small business environment, we are magnet for area especially with movie theater and rail trail, night life, shops, antique stores, and wonderful small and local businesses
Rail trail, outdoor activities, Taconic State Park, access to mountain, Rudd Pond
In Village, walkable community, walking scale of town and vibrant downtown
Environmental quality, biodiversity, people care about the protecting the environment, open spaces
Historic village center, main street character
Socio-economic diversity, diverse demographics
Vibrant culturally, proximity to arts and culture, artists in area, music, arts culture, a large, diverse and active arts and music scene in both the Village and the Town, in addition to the surrounding cultural institutions/events, large and small, from NYC to the Berkshires and CT, the ability to both play music and exhibit art on the street, as well as in galleries and other indoor spaces, .a willingness on the part of building owners to allow pop up shows in spaces for rent or sale, Spring for Sound Festival, Fall for Art, UnGallery, other venues
Close to Metro North stop, location and crossroads of 3 states, proximity to NYC, proximity to urban areas for agricultural markets
Functioning farms, farm to table, farmers market, Ag resources and farmers market, ag lands with prime soils, quality soils
NECC, community nonprofits and support
Local architecture
Views, viewsheds, scenery
Abundant water supply even during droughts
Attractive to tourists and weekenders
Authenticity of Village, trendy and quaint
Breadth of activities
Chain store free
Family ties
Friendly local government and services, accessible stores
Good neighbors who are mostly accepting of agricultural activities
Healthy air
Inland, therefore reduced coastal climate change threats

Positive Feature from Public input
Landowners are willing to work with farmers on fair leases
Level of education in area
Library
Low taxes
Many people have ideas
Millerton has an edge, is a little gritty and that appeals to visitors
Millerton news
No gated communities
No traffic
Parking
Private schools available
Right to farm law
Roads - good job with snow plowing keeps people safe and commercial going
Safe community, no violence, safe place to raise children
Supportive
The mixture of refinement as well as naturally rustic community
The people
Vacation spot
Webutuck teachers help with children's homework and offers interpreters to help parents communicate with their child's teachers
Young people
Abundant water supply even during droughts
Attractive to tourists and weekenders
Authenticity of Village, trendy and quaint

Weaknesses

Feature from Workshop, Interviews, Focus Groups, Joint Town/Village Meeting
Lack of sewers, critical for development and for economy
Lack of affordable housing, workforce housing unaffordable, insufficient housing affordable to young families, Housing Limited by lack of sewer, Aging population, need to address veteran housing needs, Lack of senior affordable housing, poor quality of what is here, rent is unaffordable
Lack of employment, lack of businesses catering to local residents, lack of diversity in businesses, economic development needed especially more jobs for young people, more poverty, we no longer have major employers here, with the closing of the 2 state institutions; no repurposing yet of old State buildings…could be an opportunity, some development in the area, like Silo Ridge, could create jobs, but primarily service jobs - we need professions that provide a living wage or support entrepreneurship, For technology

Feature from Workshop, Interviews, Focus Groups, Joint Town/Village Meeting
businesses, pulling in [qualified] talent can be an issue, lack of grocery store options, Lack of business in town center, need more diversity in businesses, businesses cater to tourism – need clothing and supermarket
Zoning is inadequate, lack of progressive zoning laws, lack of larger business centers, no plan for what businesses we need, zoning all over the place, zoning doesn't provide tools to ensure town remains rural, need more defined zones in Millerton. Businesses go from ZBA to PB and don't know if they will be permitted, zoning out of date, lack of enforcement, inconsistent definitions, outdated list of uses; zoning doesn't address today's projects, no mention of modern techniques like conservation subdivision, lack of flow chart makes for inefficiencies, zoning needs to incorporate adaptive reuse of existing structures, zoning does not take into consideration Hudsonia plan/maps, lacks clarity in definitions
Lack public transportation, need for a local bus service to connect to the train and the LOOP Bus, Bus to Webutuck summer school only leaves from the Millerton Fire House which makes for long walk for those living on north Rte. 22 with no car
Loss of farming operations and farmland
High taxes
Less neighborliness of late, more animosity, lousy communication between town and residents, community divisiveness, locals vs weekenders, need for better understanding of one another by members of community, antagonism, perception that art is for weekenders or outsiders, weekend population creates an imbalance that affects how businesses operate during the week, on prices, what products are sold, lack businesses that support locals, affects land uses and values overall, businesses need to support local (full-time) residents and our aging population, affects how public services are used when they are offered 24/7 but not used 24/7
Lack investment in and funding for infrastructure, capital projects, roads and sidewalks, sidewalks poor, poor lighting, aging infrastructure, Highway garage needed, need an ADA compliant Town Hall, Unable to share services with communities just over the border in CT – e.g., transfer station, several culverts are major projects and need work
Lack of broadband and fiber optic infrastructure
Lack of shared recreation, lack of recreational facilities for young people and adults, Lack of or insufficient recreation for kids and teens, Need to update existing recreation facility at Eddie Collins Field, Rudd Pond, Rudd Pond not used enough, need well maintained public tennis courts, Rudd Pond hours are limited, Eddie Collins also underutilized, recreation opportunities are declining as they had to close pool; Rudd Pond is suffering, and the gym facility at the school closed
Need better school system and training programs for local businesses and courses for adults, need to improve public school system perhaps with consolidation with other districts, lack local educational opportunities
Losing amenities to keep locals here
Need sustainable agriculture as component of our economy, loss of farmland, Concern over fewer local agricultural support services to choose from, Uncertainty given legal status of many farm workers, fewer agricultural support vendors and services available in the area, no Future Farms of America (FFA) classes at Webutuck, problematic relations between farmers and landowners The greying of farmers, tension between older, larger farms and small new ones (hobby farms), hobby farms flooding the local markets, local products compete with lower cost alternatives from non-local sources, loss of farm income, Agricultural support services for farmers

Feature from Workshop, Interviews, Focus Groups, Joint Town/Village Meeting
Lack of parking, need to develop parking and delineate parking areas with landscaping, lighting and signage, parking in village, better parking info, parking generally lacking, solve rail trail users from parking on Main and South Center St. Lack access to information on activities and services. Most information comes from Webutuck and Astor Head Start, especially when children are in the lower grades, Need better local communications, lack of shared town and village communications platform, lack of access to information and services, Communication about local activities, services and events Lack of shared services, eliminate village government, need more efficient use of tax dollar, Lack of volunteers for fire and EMT, expensive ambulance service, Community relies on volunteers for ambulance and firefighting, but they're aging out… what to do? Need to retain young people, Mandated training discourages some volunteers
Attractive street lamps needed and more lighting, especially at cross walks
Aware the new Village Pedestrian Plan is largely unfunded
Be more aesthetically pleasing (re: Gilmore Glass building), maintain character of Village
Both Town and Village are digitally challenged
Commercial rents are all over the map resulting in vacancies where rents are unrealistic
Conservancy easements are permanent and can reduce affordable housing options significantly
Decreasing school district enrollment
Difficult to attract and keep help
Disconnect with Village government as most merchants and building owners do not live here
Do we grow or maintain status? Resolve Town/Village conflict, growth or no growth issues
Don't want to lose the mix of people that makes Millerton special
Duplication of town and village services
Empty railroad buildings
Empty storefronts, congestion on main road
Experiencing generational transitions. Good business models ending because family is not interested.
Few commercial services for those at home
Improve walkability of Town and Village
Insufficient support from County and State to area
Invasive plant species, especially in unfarmed areas
Junk to be addressed in neighbor's yard
Lack of awareness of climate change,
Lack of diversity
lack of interest on the part of both Village and Town governments, leading to no funding or official support for events
Lack of medical and business attractions
Lack of overnight lodging
Lack of senior services
Lack of small industry
Lack of stores that sell Spanish food ingredients. Need to hire a taxi to go to Dover or Poughkeepsie.
Lack of thinking regionally
Lack of transfer station
Lack of young people, we offer little to excite those aged 8-18

Large area agriculture removes hedge rows and other buffers that support birds and wildlife
Loss of buffers along streams leads to erosion
Loss of farmland and open space
Loss of views due to tree growth
Need a laundromat
Need for a certified day care center
Need for more training in trades
No more strip mall type of development. Second fire house out of place architecturally
No slaughterhouse facility
Noise from gun club and motorcycles
Not enough cultural and artistic activities - want more events, no sizeable all-weather venue
Not enough people to support businesses
NYS's support of solar, wind and other renewable energy sources vs preservation of prime soils
Opioid epidemic
Overhead wires on Main Street need to be put underground
Police need more training with elderly issues
Precluded from ordering on line at the Library as they do not have credit cards.
Preservation of historic structures
Protection of natural resources such as wetlands, floodplains and streams
Rents - business rents high with only 3-5 business days, super high rents for both residential and commercial
Rethink boulevard district
Snow on sidewalks
Taxes too high, especially for agriculture and long-time residents, bloated school system contributes
Too many people moving in
Too much emphasis on Weekenders
Too much police overlap, Millerton Police Department, too much political influence on police force
Too much truck traffic, trucks on main street, trucks too fast, bad corner Terni's, traffic congestion
Upgrade needed for supermarket
Upkeep of downtown buildings
Water system, groundwater problems, development affecting water tables especially at higher elevations, aquifers and streams need to be protected, surface water and aquifer contamination, local ponds suffer from invasive plant species
Young people not in government, lack of volunteers

Opportunities

The following opportunities for improvement are compiled from public input gathered during the Comprehensive Plan research phase.

Community Character and Scenic Beauty

- Develop more businesses in central business zone to maintain open spaces, farms and rural character by investing in central sewer
- Prevent gravel pits and mining

- Encourage conservation easements, through incentives to developers – purchase of development rights through farmers
- Zoning updates that address rural and community character
- Land conservancy – work with local farmers, controlled local farming
- Preserve agriculture
- Ridgeline preservation
- Maintain affordability of property and/or housing to keep diversity of population
- Protect ag land, use conservation easements
- Encourage landowners to donate for public parks
- Work with assessor and farmers to resolve tax issues – no ag valuation for free taxes
- Allow for smaller lots to encourage affordable housing
- Discourage sprawl, concentrate growth around village
- Work with Dutchess Land Conservancy
- Scenic view protection
- Better oversight of building design
- Better planning in Town adjacent to Village
- Clearer understanding of what zones someone is in and what they can do
- Adaptive reuse an opportunity in both the Town and Village
    - Buildings may be zoned for one thing, but can no longer be used for that – example of agricultural structures and zoning prevents those buildings being used for something else
    - Better to allow the structure to be used for something else than to let it decay
    - Current zoning may not allow it, but it's hard to get a use variance
    - Need more flexibility and opportunities
    - Ag buildings are not going to be used again for ag – needs to be able to be adaptively used. Can we use barns for housing – this would help keep landscape and keep buildings with a new purpose. We have had ideas like this but no way to allow it.

Farming/Agriculture

- Farmers should get tax benefits as well as the landowners
- Create Ag exemptions in the Fire District taxes
- Provide school tax relief for farmers
- Bring FFA back to Webutuck
- Implement the 'Town of North East Agricultural and Farmland Protection Plan', 2010.
- Revive the Agricultural Advisory Committee in the Town
- Change zoning to allow reuse of farm buildings
- Take farm equipment into consideration when doing road work
- Reduce speed limits
- As many existing farms have no succession plans, encourage new blood and young people to return to farming
- Town and County need to find ways to protect undocumented farm workers

Environment/Ecosystems/Open Space

- Climate smart community
- Proposal for LEED certification for smart growth communities
- Expand pedestrian access to natural resources

- Use clustering to protect open space
- Don't chop up parcels
- To maintain village character, have proper zoning, tighten up and be more specific.
- Have long term direction and goals, with strategies and implementation of actions
- Create appropriate zoning to protect open space
- Village water system is vulnerable, and its highway garage needs to be moved
- Town garage current location is beside a trout stream and needs to be moved
- Create a Utility co-op focused on renewable energy
- Create a volunteer composting project
- Make green and renewable energy use economically rewarding
- Become a green community

Village Character and Role in the Community

- Reclaim the town green – with fountain
- Claim railroad plaza under eminent domain
- Campaign to open railroad plaza
- Need to solve Main Street Parking
- - With sewer and improved water, we could attract more retail and restaurants
- - Maintain zoning and building requirements to preserve the integrity of our small town (i.e. NO big box stores)
- Cohesive business district in center of Town
- Regulations promoting small businesses and constraints on chains and franchises

Business/Economic Development

- More parking
- Support businesses
- Community oriented pricing
- Continue to be magnet for area
- Promote arts
- Increase affordable housing
- Community sponsored events
- Support local magnets like rail trail, movie house, and shops
- Bring back shuttle from Town station, make stops
- Promote on farm slaughterhouse and businesses that support ag
- Have a more robust association with County
- More walking trails
- Bring together marque business owners and tell their stories – Harney, Irving, Oblong, Movie
- Small business incubator
- Promote events
- Moviehouse – appreciation of the Sadlons
- Go to movies more often
- Support businesses
- Marketing reboot
- Store like old Ames
- Promote arts
- Endowment for the arts

- Town marketing – single promotional website
- Tax and other incentives to attract businesses and non-profit startups
- Zoning exceptions/considerations while new ones drafted
- Focus on rail trail
- Youth job fairs
- Expand downtown Br center
- Pilot plan for businesses who want to come in
- Payment in Lieu of Taxes – tax break
- No chains (Applebee's, Lowes)
- Promote tourism industry
- Seek out kinds of businesses we wish to come to the Town
- Encourage small businesses in concrete ways.
- Identify what businesses can provide jobs to keep people here
- Identify businesses that meet needs of residents – regular people
- More practical type of businesses like Saperstein's
- Good grocery that serves as an outlet for local farms
- Small craft businesses – grow a business, carpentry, knitting, quilting, classes and materials
- Review land use policies with employment opportunities in mind
- Develop access to high speed broadband
- Build on existing business of ag/farming, retail and small businesses
- Set up creative zoning
- Hipster hotel
- Less emphasis on tourist businesses, promote businesses that meet local needs
- Less expensive supermarket
- Develop events to draw people – festival with PR
- Encourage small businesses in concrete ways – i.e. shared community kitchen
- Bike rentals and sales or town bikes to use
- Open a laundromat
- Jobs for young people, better economic opportunities, create positive environment for economic development

Housing

- Town/Village can solicit groups to repair aging housing
- Create small houses/tiny houses
- Cluster development/apartment units and buildings
- People who live in attractive, neat, clean housing
- Need sewer to provide more affordable housing
- Assessment and develop action plan
- Review zoning law to increase opportunities
- Look to other communities that have done this
- Have housing affordable to employers
- Allow accessory apartments (over garages)
- Allow small units on properties
- Develop a goal of how many units needed
- Do a local housing study
- Have a real estate consortium

- Grants available for Hudson River Housing to help rehab housing that can be offered affordably
- Create a program to encourage seniors in the Village to rent rooms
- - Allow multi use buildings for business and housing
- - Workforce housing that also meets the needs of seniors and is handicap accessible

Transportation/Communication/Utilities

- Implement boulevard plan/walkability plan
- Public transport from Metro North
- Repair existing sidewalks
- Public transportation
- Expand tax base beyond property taxes – have a more balanced tax base – could benefit services and infrastructure
- Better pedestrian/infrastructure
- Better broadband
- Transfer station, have swap tent
- Do away with police
- Merchants to clear sidewalks
- Prevent trucks on main street, reduce truck traffic
- Upgrade water mains
- More street lights

Central Sewer

- Grants for seeking out money to fund a sewer both private and public funds
- Explore alternatives for less expensive sewer construction
- Work with nonprofit groups to facilitate effort
- Traditional central sewer is costly. Update water infrastructure while working on sewer system
- Regenerative design – eco-friendly solutions
- Village owns lowest point.
- Seek state and federal funding
- Have shovel ready plan to move when funding is available
- Conduct educational campaign to demonstrate value of system
- Start planning
- Be shovel ready
- Have it addressed in good comp plan
- Form a committee with a strong chair who will take responsibility for the effort
- Apply for grants and repair to water main
- Build a sewer system – get grants to do it
- Sewers – we don't have them because they are too expensive. Hope for infrastructure bill to help cost, need technological advances

Historic Character

- Underground power lines
- Beautification, townscape
- Maintain village green (gazebo)
- Landmark status for buildings of historical significance

Recreation/ Cultural Resources/Education

- Rail Trail, finish extension north to Chatham
- Lobby for Rudd Pond – community event at Rudd Pond
- Trail connecting Lakeville and Salisbury
- Eddie Collins Memorial Park
- Raise awareness that arts, culture and quality of life are positive for the area and all residents
- Create new events (artistic kite flying, public art auction fundraisers, more music in the parks, combination farm/food/art/music street fairs, etc.)
- Arcade (small business or non-profit) or some other "fun and games" experience-oriented space in the center of Millerton. Creating an indoor space for the community to gather in all seasons and share an experience rather than just shop – that's what the center of Millerton needs, in my opinion. Spaces that are not fancy and are welcoming to a very broad audience
- Offer Mommy & Me type classes for parents with young children
- Bring back Eddie Collins park pool and other athletic fields
- Would like English classes offered for adults
- The Railroad Station needs to be used as a public space

Civic Involvement/Volunteerism/Sense of Community

- Make elected officials accountable and responsive
- Mechanisms to integrate all parts of the diverse community
- Include Spanish speakers
- More Town/Village collaboration at board levels
- Provide additional services and classes for seniors
- Encourage volunteerism
- More community meetings to improve communication
- More frugal and efficient government use of tax dollars, better control of funds
- Seek more funding for needed projects
- More transparency in government
- One website
- Support ag community
- Access needs of immigrant community
- Affordable housing
- Invite younger members of community to become engaged
- More communication for community engagement
- Combine Town/Village resources/website
- Encourage young members to join fire department
- Better communications – look at Ancram and Copake – Town Website and blast email list
- Creation of formal arts & culture committees by Town & Village governments
- Comprehensive events calendar that is frequently updated and easily accessed
- Urge merchants to attend Village board meetings
- Combine town and village resources, shared services, coordinate planning and policy
- Finding way to overcome old/new conflicts and learning to appreciate one another
- Decrease overlap of taxes village, county, town
- Enhanced intersectionality
- Figure out what direction the Town wants to go – progressive or not
- Focus on the have-nots – elderly, poor, unemployed

Threats

Threats are potential issues or problems caused by factors the community cannot control – usually because they are regional, state, or national issues, or because they are larger environmental or economic trends that affect areas beyond the Town and Village.

- Climate change
- Poor national dairy economy stressing area dairy farms
- Changing demographics, including an aging population and loss of young adults and young families
- Lack of funding
- Real estate market that influences affordability
- Social and cultural divisiveness

Appendix 4: Conservation Subdivisions

More About Conservation Subdivisions

A conservation subdivision is a design approach laying out new residential lots. It is 'density neutral' meaning that the subdivision can design for as many lots as allowed by the zoning law for that district. Most conservation subdivision laws require 50% of the parcel to be preserved as open space. Over time, the preserved open spaces can be located to create a landscape-wide network of connected open space. This method is beneficial to conserve existing natural and cultural resources.

Conservation subdivisions are specifically designed around each site's most significant natural and cultural resources, with their open space networks being the first element to be planned for in the design process. This open space includes features such as wetlands, floodplains, and steep slopes, plus other, unconstrained land.

Some communities also offer incentives such as density bonuses to encourage conservation subdivisions, making these subdivisions more economical and allowing developers to achieve the same or higher density as in a conventional subdivision by using smaller, more flexible lot sizes and relaxed setback requirements.

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

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

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

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

4. Draw in Lot Lines Finally, the last step is to draw in the individual lot lines. A conservation subdivision requires greater flexibility in lot size, setbacks, road frontages so that the optimal design can be obtained with the maximum amount of open space preserved. This flexibility is key to placement of homes and preserve open space at the same time.

The illustrations below show the conservation subdivision steps and outcome:

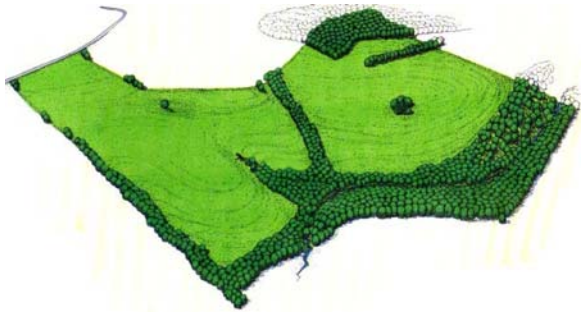


Figure 10: Existing parcel.

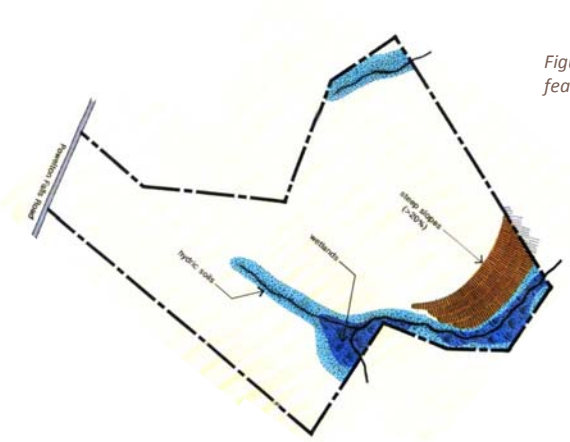


Figure 11: Step 1 includes identification of important natural features on the parcel. In this example they are steep slopes, a stream, and wet soils.



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

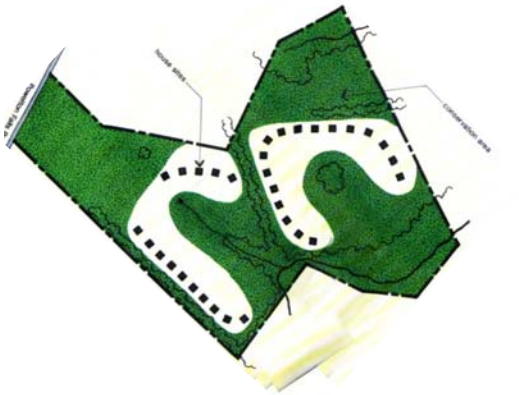


Figure 13: Step 2 includes identification of buildable areas on the parcel and locating the allowable number of house sites in that area.

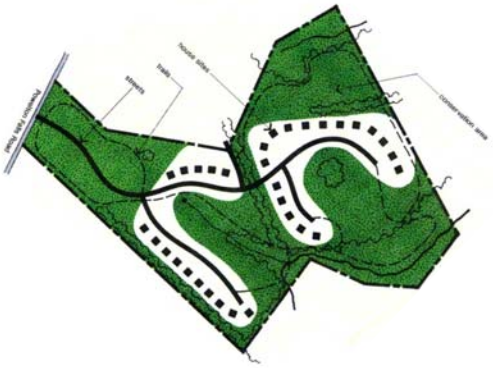


Figure 14: Step 3 involves connecting house sites with roads, driveways and trails/paths.

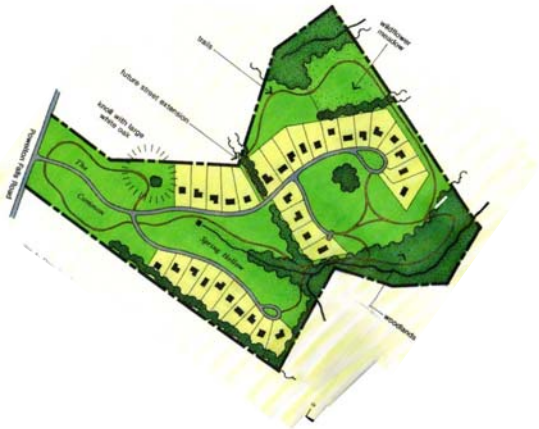
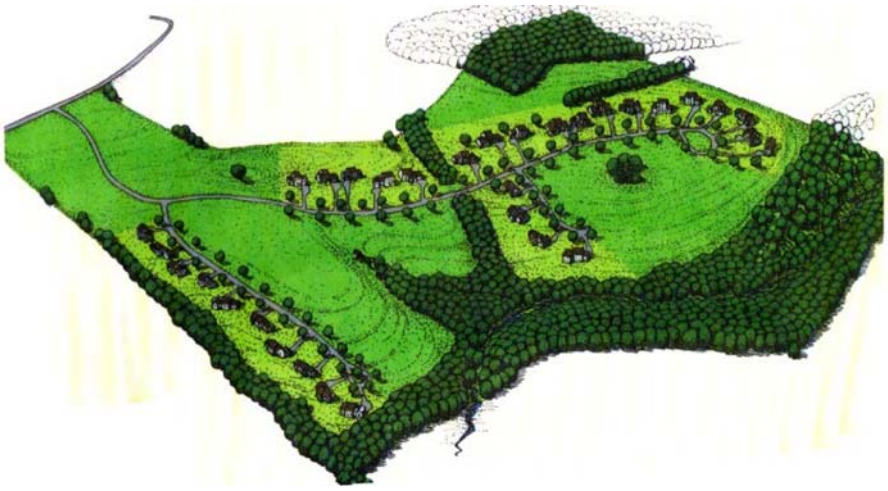


Figure 12: Step 4 involves drawing in the lot lines.



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



Appendix 5. Consultant Zoning and Subdivision Reviews for North East and Millerton

Village of Millerton Zoning Law Audit

Prepared by Nan Stolzenburg AICP CEP, August 2018

1. Purpose Statements – this should be expanded to incorporate and better reflect the goals established in the comprehensive plan.
2. Definitions:
    a. Defines home tourist – this brings up the need to discuss short term rental (Air BnB) and determine how village wants to address this, and whether they are part of 'home tourist'.
    b. Industry definition – SIC codes are no longer used. This definition is outdated.
    c. Nurse School – probably a typo – should be nursery school.
3. 170-6 – Establishments of districts
    a. There is no Highway Business II on the map. Either the map is wrong, or the text needs to be updated to remove references to HB2.
    b. Add in purpose statements for each district so that there is an understanding about what the district is supposed to accomplish for the Village. This should tie into the purposes as well as the goals of the comprehensive plan. Purpose statements are very important to set the stage for what each district is supposed to accomplish.
4. Zoning establishes a buffer along streams. This is very good, but it uses terms "normal water edge of main stream" and "normal water edge of tributary branches". These are not defined and should be. Also, it would be helpful if these streams were mapped so that people could easily understand where this is applied.
    a. The Village should evaluate the Greenway Guide for Stream Protection. It recommends a 60' buffer width that should be increased based on streamside conditions. The zoning should reflect this and offer the Planning Board an ability to have smaller or larger setbacks based on stream conditions.
5. District regulations in all districts allow church or parish house on a site of not less than two acres to be permitted by Planning Board with a special use permit. It is very likely that requiring a special use permit for a church would violate the federal RLUIPA law (Religious Land use and Institutionalized Persons Act). This is a use more appropriate to go through site plan review, but not a special use permit.
6. Throughout the zoning, lot coverage standards are set. In a village setting, these are usually higher than in a country setting so that there is maximum use of lots – especially for business uses. In Millerton, these are set very low – lower than in the Town of North East. This means that a person can use only a small portion of their lot for building. For example, in the R1A district, coverage maximum is only 7%. Throughout the zoning, coverage limits are very restrictive. A more common standard for single family residential lots is 25% or 30% in a village setting but are also often 40 or 50%. Lots having multi-family uses are usually set at 60%, and commercial uses are often at 70%. Such low coverage percentages do mean that there is more

open space, and it would functionally result in smaller buildings, but certainly would be less attractive for investing in new commercial or residential building since so much of the lot can't be built on because of this requirement. This should be evaluated for all the zoning districts – which were all set very low. Also, in the R20000 district, the zoning establishes a coverage on lots served by central sewers at 15%. This is unusually low for areas to be served by sewer, where one of the objectives of having a sewer is to allow for denser growth. While you want to ensure that new development emulates existing lot configuration, you also want to maximize use of any sewer system that might be constructed. I recommend all coverage standards be reviewed and increased, except where environmentally necessary.

7. The zoning establishes that clustering of homes can be done and offers a density bonus with a minimum of 40% of the parcel reserved for recreation or open space. There is no process offered however to design a clustered subdivision. To enhance this, include the conservation subdivision process so that there is more guidance as to how to do a cluster. This language could be in either zoning or in the subdivision law and referred to in zoning. Either way, it would be helpful for all parties to know how to develop and review a clustered subdivision.
    a. Also, it may be beneficial to require a clustered subdivision in the Village setting to be designed as a traditional neighborhood (TND) so that it maintains village, rather than suburban character. Conservation subdivisions outside the Village would look very different, but in the Village should be village-like. TND standards would result in new neighborhoods with streets, sidewalks, lots, setbacks, and density that would match the traditional neighborhoods in the Village.
8. Area, yard, coverage and bulk standards:
    a. It is recommended that the various bulk, lot size, and other dimension requirements for all the districts be put into a table format, instead of narrative for ease of use.
    b. It is recommended that the Village use the GIS data available now to do an analysis of existing lot characteristics and then align zoning requirements for new lots to match existing. This would ensure that new lots to be created will be consistent in size, setback, width and other characteristics to the existing neighborhood. This analysis should document average lot size, average front yard setback, lot coverage, and average width of lot. These are the site characteristics that most influence the character of the street. New lots and uses should maintain all those features. The GIS analysis will allow the Village to ensure zoning establishes development standards that are connected to what is already in existence – a key to maintaining community character.
    c. To maintain street character, a <u>maximum</u> front yard setback should be established for all districts. Currently only a minimum is set. This will prevent 'gap tooth' kind of development where a new use is setback much farther than anything else. A maximum front setback is particularly important in GB, PRB, LB and HB1. It may be less important in the LB and M districts.
    d. For the GB district, the zoning should set a very small minimum setback so that any new building is placed close to or at the sidewalk edge.
    e. Given that the north side of Main Street has a very different character than the south side of Main Street, consider splitting the GB district into two – same uses, but with different setbacks so that you maintain the current character. Century Blvd is also included in the GB and that might have its own set of lot size and setbacks that should

be established. As an alternative to creating more districts, the zoning could state that new buildings must emulate the average setback of all buildings on that side of the street.

9. Each district requires fire-resistant construction. The definition of that is included, but is this anything different than what the Building Code requires? If it is, it may create a cost challenge for new development because buildings would be forced to be built with even higher standards. If it is not any different than the Building Code, perhaps it is better to change this to ensure that all building must meet the Building Code, otherwise it seems moot.
10. The PRB district permits 'small retail establishments' but this is not defined. Is it small by square footage? By intensity such as # of employees or customers? By lot size? This needs to be articulated.
    a. And are antiques, gift shop, and apparel and accessories the ONLY retail uses that should be allowed in this district? What if someone wanted to open a similarly sized bakery? Or a florist? That is why defining small scale is so important. The Village may be missing out on some interesting and successful business uses here that are small scale retail that may function perfectly in that location. Current permitted uses here seem very limiting.
11. Similarly, the permitted principal uses in the LB district are also quite limited. Perhaps function (meaning siting, size, design, landscaping, lighting, etc.) are more important to ensure proper performance. Reliance on strong site plan, design standards, and conditions attached to special use permits can ensure that new uses there 'fit'. I recommend the list be expanded (along with adequate performance standards) to offer additional business opportunities.
12. The zoning does not address new uses such as POD type storage units; solar panels both on structures, in yards, and as solar farms; use of property for events and weddings; and short-term rentals. These should all be addressed in the zoning regulations.
13. The access requirements for LB district says that no entrance or exit shall have a width greater than 50 feet. If a developer used the maximum of 50', there could be 100' (an exit and entrance) of asphalt. This can be very disrupting to streetscape and changes the flow of pedestrians as well. To prevent large expanses of paving, the Village should consider adding to this requirement that the maximum of 50 feet can be used only if one access drive is used. If two driveways are to be used, they should be substantially narrowed. Also, zoning should ensure that sidewalks should continue across the access drive into a parcel, or that a crosswalk be added to continue the sidewalk infrastructure through the driveway.
14. Permitted uses in the HB1 district are largely limited to retail uses. Why is this? Are offices or other uses not suitable for that area? I note that these other uses are acceptable if part of a shopping center, but I don't understand this limitation. Wouldn't a series of smaller buildings in this area be acceptable? Why just large shopping centers? This goes back to the lack of definition of the purpose of that district as we don't really articulate the purpose for the HB1 district. The Village should think of function and performance of a structure rather than just its use in this district. Performance and function may be more important than the use. Either way, permitted uses with site plan review and adequate design standards could enhance the HB1 district.
15. More importantly, I believe that the zoning establishes HB-1 district standards designed with a suburban, rather than traditional outlook. Current development standards will ensure this area

will be more suburban looking with large parking areas between the street and building, long setbacks, strip mall type development and tall, large signs. This is a very different feel than the nearby GB district. Is that what is desired? Over time, to maintain village character, I recommend shorter setbacks and placement of parking to the side or rear. This would extend the main street feel to the HB-1 district.

16. The LC district is established to protect various environmental resources. Yet some of the uses allowed in the LC district such as forestry, golf course, logging camp, and rod and gun clubs, among others, are often quite impacting on the environment. I recommend that the uses allowed in the LC district be carefully reviewed and updated to ensure that only low impact uses are allowed there. Also, given that the zoning also requires a stream buffer that has no disturbances and that the LC district is often narrow and overlaps a good portion of where stream buffers would be placed, I am not sure that there is room for some of the uses permitted in the LC district.
    a. The 1990s Plan established that the LC district was to include village park, 100-year floodplain, rail trail parkland, wetlands, and slopes > 25%. The Village should use GIS capability to re-map these locations to ensure that the LC district covers the locations it was designed to address. See Map 14 and 15.
17. 170-23 (Special Use Permits) does not reflect the special use procedures established by NYS Village Law. I recommend the process for a special use permit be updated so that it matches State Village Law. Adding in language that refers to SEQR requirements, and how to address applications for area variances, conditioning approvals, court review, and waiver of requirements be added in.
    a. Also, a special use permit hearing must be held within 62 days from the day an application is received, and this should be stated as well as establishing that time frames can be extended by mutual agreement of the planning board and applicant.
    b. 170-23 (B) establishes standards for special uses. The ones that are listed seem to be more oriented to siting than use. Keep in mind that site plan review is also required for every use that needs a special use permit and that controls siting issues. The special use review should be oriented to the particular use and how it will function in the neighborhood and district. Site Plan and Special Use must be coordinated, but one looks at siting, and one looks at uses. I recommend that the standards for a special use be better detailed and outlined. Since so many uses require a special use permit, this section needs to be better defined to articulate for both the Planning Board and the applicant standards and expectations.
18. 170-24 (Site Plan Review). Like the comments above for Special Use Permits, this section does not contain the normal procedure as established by New York Village Law. All procedures from 7-725 should be included including application for area variance, conditions to be attached to site plan, waiver, reservation of parking, performance bonds, SEQR, and Court Review.
    a. I also recommend the process be expanded to include a sketch plan meeting as this is a very important first meetings between the Planning Board and the applicant. It can be very effective in setting the stage for an efficient and successful review and approval process, as it is the place where the Planning Board can articulate concerns to be addressed, and creative ideas can be formulated.

b. I also recommend that a hearing be required for each site plan review the Village undertakes. This is not currently included. Since all special use permits also require a site plan review, the zoning can indicate that the processes and hearings be coordinated to make for an efficient process.
c. The time frame for deciding is 62 days, not 60 days and this should be updated.
d. The facts to be submitted to the Planning Board (170-49 (C)) should be expanded to cover other aspects and specific criteria related to community character. The list of items to be included on site plans should be expanded. IF a waiver allowance were to be included in the zoning, the Planning board could waive certain application requirements if not applicable. That is another reason why it would be important to have a sketch phase meeting to identify such items.
e. There is nothing on the list that requires the applicant to show building façade, landscaping, protection of historic resources or consistency with historic character, parking, lighting, pedestrian features, noise, stormwater and erosion control, etc. These are all important site plan considerations that should be detailed in every site plan.
f. The Village may want to waive site plan or establish a modified site plan for uses that are adaptively reusing existing buildings as an incentive to reuse older buildings.

19. 170-36 (Off-Street Parking).
    a. It is recommended that where on-street parking is allowed, parking spots within 400' of the lot be allowed to be counted towards parking requirements.
    b. Expand (A) (4) to establish a more formal shared parking allowance. Given parking is an issue in the Village, the more shared parking that can be used and formalized, the better.
    c. Zoning should require or at least authorize the Planning Board to plan for cross-easements between commercial parking lots so that cars can go from one to the other without going onto the street. This will, over time, help control traffic.
    d. The parking section should be reviewed and revised to allow for more flexibility in parking requirements. Often the parking standards result in over-built parking lots – which diminish community character and add to expense. The Planning Board can use the parking ratios in the zoning as a guideline but should work with the applicant to create only enough parking to meet 80% of the peak use.
    e. For ease of use by all parties, consider updating the parking ratios to a table format instead of narrative that someone must read through to find their use and parking requirement.
    f. All proposals for parking lots should be carefully reviewed by the Planning Board to ensure that they address lighting, landscaping, screening, and location standards, as well as ADA requirements, and provision for bike parking and safe pedestrian flow within the parking lot. This should be stated in the zoning.
20. 170-40 (Sand and gravel pits). I assume this section refers to small gravel pits that do not need a NYS DEC mining permit. But that is not stated so is unclear. Zoning should clarify this. If the mining operation is large and removes > 750 cubic yards per year, it will need a NYS DEC mining permit and some of the requirements you have in this section will be superseded by NYS Mining Law rules. You may want to prohibit those large mines within the Village boundary and ensure that this section applies only to small mines (< 750 cubic yards per year).

21. Signs.
    a. Currently zoning appears to address LED type signs in 170-41 (C) (1) where it prohibits use of moving signs, etc. But it is not clear. And with the advent of LED signs beyond those used for gas stations, this is an area the Village should more specifically address. In a village setting, LED signs can be quite disruptive when they have moving, colored letters or graphics. Size, location, and messages for LED signs are all important to address. From a community character perspective, the Village may not want to allow LED signs, or if you do, to not allow scrolling, moving, or flashing messages and graphics.
    b. The sign section also restricts portable signs. Since many businesses use sandwich signs for sales, specials, menus or other advertising, the Village may want to consider adding more flexibility into allowing for sandwich signs, at least in the GB district, provided they are brought in at night, and not placed in a manner which restricts pedestrian flow.
    c. Sign sizes should be evaluated for consistency with current, and desired conditions. In any future zoning update, the Village should evaluate allowed sign size in all districts and adjust to ensure that they are not overbuilt. Signs have a large impact on streetscape and character and should be a very important part of planning when new signs are proposed.
        i. In the R1A district, the maximum height for a freestanding sign is set at 10'. I believe that is out of character for this district and way too high. This should be lowered and perhaps made to be ground mounted only (not on a single tall pole).
        ii. 170-41 (D) (1) requires signs to be placed at least 5 feet from the edge of the paved road. You should explicitly give the Planning Board authority to make this setback larger to be sure there are no issues with signs interfering with site distances of vehicles or pedestrians.
        iii. In the R1A district, it may be advantageous to allow only externally lighted signs.
        iv. 170-41 (F) allows for freestanding signs up to 10 feet tall in the GB district. As in the R1A, I believe 10' is too high, and that a shorter, ground mounted freestanding sign is more appropriate to the district. On the southern side of Main Street are freestanding signs appropriate at all? Are there any or are most building mounted signs?
        v. Further, the GB district allows for up to 30 square foot signs. That is quite large, and signs in that area may need to be smaller for both aesthetic/character reasons as well as to reflect slower traffic speeds so signs don't need to be as large.
        vi. Signs in HB1 (and HB2 which is not mapped), signs can be 25' high. This is excessively tall within a village seeking to maintain its community aesthetic – even for shopping centers. A bigger, lower sign that is ground mounted and attractively landscaped is more in keeping with this location.
    d. I suggest the zoning include illustrations for the kind of sign design that is consistent with the street character in each of the districts. This will help both the Planning Board and application know what the sign expectations are.
    e. There are many sign-related definitions included in 170-41. These could be moved into the definition section.

22. Article VII is for Administration and Enforcement. Does this section, along with the penalties section give the CEO an adequately detailed process/job description, definitions, and tools to effectively do his/her job? This should be explored, and amendments made as needed to improve administration and enforcement.
23. 170-59 (Zoning Board of Appeals) should be updated to reflect NYS Village Law 7-712. Sections addressing vacancy on the ZBA, removal of members, chairperson duties and use of alternative members are not part of this current ZBA section. Further, I recommend that the sub-section on variances be re-written to mirror language in NYS Village Law 7-712 b to be consistent for issuing area and use variances.
24. Future updates should incorporate into site plan review, special use permits, and subdivision regulations the need to review and plan for protecting significant habitats as per the North East Significant Habitats report. Maps included in this report show significant areas in the Village that should be addressed in future development proposals. That habitat report suggests infill, reuse of existing structures wherever feasible, and applying conservation measures to safeguard the integrity of the Webutuck Creek and its tributaries flowing through the Village, the wetland complex behind the cemetery, and the wetland complex along the state line north and south of Route 44.
25. I note that there are many excellent recommendations made in the 1990s Plan that were not incorporated into the Village zoning. These are as equally valid and relevant today as they were in the 1990's. Updated zoning should address:
    a. Use of design standards in zoning to be consistent with the setting, neighborhood, scale and architecture of existing structures.
        i. The 1990s plan recommended architectural review procedures. That is certainly feasible, but site plan review can also accommodate ensuring consistent design especially if the zoning articulates design standards.
        ii. Incorporate 1990s Plan pages 50-53 which detail Village land uses, and design guidelines on pages 66-67.
    b. Identification of historic resources, as well as emulation of historic architecture that may be nearby a proposed development should be part of the review process.
    c. The 1990s plan called for a historic overlay zone. This may have merit but may also add an extra layer of review for a project that could complicate 'business friendly' attempts. Use of design standards as suggested above can reach the same end via site plan review.
26. Can the Town CAC be expanded to cover the Village? Or the Village appoint its own CAC? A CAC whose role is to offer advisory opinions on proposals and methods to conserve natural resources in the Village would be very helpful to address the environmental goals of the community.
27. Zoning should reference and incorporate NYS SWPPP rules (stormwater), the Dutchess County Soil Erosion and Sediment Control Guidelines, and use of low impact development (LID) and green infrastructure to the maximum amount feasible. LID seeks to mimic natural functioning in the design of stormwater control. Use of Chapter 5 of the NYW Stormwater Design Manual should be used in new development to the maximum amount feasible for that site.
28. Other updates for zoning should include building on the 1990s recommendations:
    a. Require the planting or replanting of street trees.

b. The 1990s recommendation that new development access lots via collector or local roads and not 22 or 44. This would reduce traffic flow impacts on these major roads.
c. Amend the HBI standards to incorporate the Boulevard design standards outlined originally in the 1990s plan.
d. Add to the LB district use of shared access drives to limit the number of vehicular access points (curb cuts) needed.
e. Consider development of a wellhead or aquifer protection law to protect the village water supply area.
    i. Model Aquifer Protection Laws – developed by Chazen for County Planning and Aquifer Recharge Rates & Sustainable Septic System Density Recommendations are available at the County at http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/16891.htm. Also, the Harlem Valley Watershed Investigation, January 1999 – Included North East and Village of Millerton; it characterized regional aquifer systems and developed a water resources management and protection program. It is available at http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/hvwi1thru16.pdf.
f. The large houses on Dutchess Ave and Maple Ave and their facades should be maintained.

29. The Town and Village could consider an intermunicipal agreement to review and approve or offer advisory opinions on projects that are proposed at or near the town/village boundary. At these locations, projects may have impacts on both communities and the Planning Boards should work together to ensure mutual goals are met. A good model for this is the Village of Altamont on the Town of Guilderland.

Village of Millerton Review of Subdivision Law (Chapter 140)

Submitted by Nan Stolzenburg AICP CEP, August 2018

The purpose section of the Village subdivision law is excellent. Overall, the process offered and standards for development required are very good and in-line with meeting the goals of the Village. The law is in pretty good shape as is. I offer the following comments that could improve it further:

1. Additional definitions should be added. Add terms such as driveway, buffer area, building envelope, complete application, open space, character, SEQR, SPDES, and SWPPP. These are all terms that are either used or recommended to be added to the subdivision law (see recommendations below) and thus should be defined too.
2. 140-10 Sketch plan. The sketch phase of subdivision is very important – it gives the Planning Board and applicant the chance to more informally talk about the proposal and lay the groundwork for excellent design. This section could be improved by making the sketch phase mandatory first step of the subdivision process and adding specific items needed at that first meeting. Current language puts the detail to be submitted on a sketch plan to be decided by

the applicant. There are three or four basic pieces of information that should be included in the sketch phase. Further, I recommend that this be enhanced to discuss what the sketch phase is for, what early decisions the Planning Board needs to make, and identify that a purpose is to identify any issues or concerns early in the process so that they can be addressed in the full application to be subsequently submitted.

3. The law does not split subdivisions into minor and major subdivisions. Instead it has a preliminary and final plat process for all subdivisions except boundary line adjustments. While this is certainly adequate, the Committee should discuss if there may be benefits to instead having a minor subdivision process (one plat only) and a major subdivision process (both preliminary and final plats).
4. All time frames need to be updated to reflect the 62-day requirement from State Village law, not 60 day.
5. 140-19 (B) (5) discusses the type of street pattern. It de-emphasizes the traditional grid pattern of streets and allows and encourages cul-de-sac and other methods. To address traffic flow, neighborhood continuity, connections and linkages, and community character, I strongly recommend that only grid style street patterns be allowed in new subdivisions.
6. Consider adding in traditional neighborhood development standards for large residential developments. All new lots should emulate the traditional lots found in the Village, and not be based on a suburban lot pattern. Some of this is addressed in the dimension rules and design standards in Zoning. Some of it, however, is in subdivision, and the law should reflect the desire of the Village to maintain its traditional streetscapes – which only come from establishing traditional neighborhood lot and development standards.
7. The law exempts lot line adjustments (boundary line changes) from subdivision, but there are no processes to address how the Planning Board deals with such things. I recommend that the subdivision law be amended to create a specific section that outlines the process for approving a lot line adjustment. They would still be exempt from the preliminary/final plat process but would have its own process.
8. There is no mention of the greenway connections policies in the subdivision law, and that should be referenced.
9. A section, mirroring NYS Village Law, should be added indicating that in a subdivision, an application that creates lots that do not meet the zoning dimension requirements may go directly to the ZBA for an area variance without having to be disapproved by the enforcement officer. This section should be added.
10. There should be a new section added to discuss the subdivision process when the Village is not the lead agency for SEQR for a subdivision. As per NYS Village Law, there is a separate process when the Village is not lead agency.
11. Do you feel the number of copies submitted in an application is enough? The law says 4 copies, but you have a 5-member board.
12. I recommend adding a few items to the data required to be submitted. These include asking for soil perc tests (in areas where there is no sewer) as the Planning Board must ensure that each new lot created is actually a buildable lot, location of proposed driveways, location of all utility easements, and any stormwater control methods that may be needed.
13. There is no mention of the required State Environmental Quality Review process (SEQR). This must be added in to be an integrated part of the approval process.

14. There is no mention of the required County Planning Board review process (239-m). This must be added in to be an integrated part of the approval process.
15. There should be a section added in to define what a complete application is, when it is deemed complete by the Planning Board, and that time frames for decision making don't start until the application is deemed complete.
16. A section should be added in related to the state Village Law requirement for a default approval for the subdivision if the Planning Board does not meet the required timeframes. Time frames can only be extended by mutual consent of the Planning Board and applicant.
17. The separability clause as per Village Law 7-742 should be added in. This is when one section deemed invalid does not invalidate other sections of the law.
18. A section should be added for Court Review by aggrieved parties.
19. There should be adequate references to NYS DEC Stormwater Pollution Prevention Plan (SWPPP) requirements that may have to be met, depending on the acreage to be disturbed.

Town of North East Zoning Audit

Prepared by Nan Stolzenburg AICP CEP, July 2018

Upon review of the Town's Zoning Chapter 180, in comparison to the updated vision and goals desired by the community and using zoning audit practices as recommended by the New York State Department of State, I offer the following comments and suggestions to improve the zoning that I believe will more fully address the vision and goals. Some of the comments below point out deficiencies, areas needing clarification, or sections that could be improved to be more effective. Some of the recommendations are 'housekeeping' in nature to help with clarity. Others point out omissions, while others point out areas that the 1990s plan called for but that are not yet realized in the zoning. In addition, I have offered a variety of other zoning techniques that should be considered for inclusion in the updated plan. This Audit can be included as an appendix of the plan if you want this level of detail. Ultimately, the Plan will include more details on those zoning recommendations below you wish to move forward with.

General

Chapter 180…

1. Does not refer to the statutory source of power to do zoning. Should add this.
2. Does not include the 'savings clause' that states if any part of the law is declared illegal, the provisions of the rest of the law shall be deemed to be separately adopted and still in force.
3. Does not have a purpose statement that does not articulate the more detailed purposes of land use regulation in North East – namely to address environmental protection, farmland protection, community character protection, etc. The purpose statement should be re-written to follow and emulate the goals and objectives as stated in the comprehensive plan. See the statements used for intent in section 180-55. These are more like what I recommend.
4. Defines agriculture but also defines farm. The Town Agricultural and Farmland Protection Plan (Ag Plan) recommends removing 'agriculture' and using 'farm'. I agree.

5. Does not include many other farm related terms that should be included such as agri-tourism, ag-business or agri-commerce. Make sure desired types of farm related activities are defined and allowed.
6. Does not include a definition or allowance for senior housing. Given the need for affordable housing, especially for seniors, and the ability to help people age in place, this should be addressed in the zoning via definitions, determination where these facilities could go (in and closest to the Village) and their scale, intensity and design.
7. Does not address multiple business use on farms. Should clarify that a farm operation can also have other agri-businesses such as tasting rooms, food processing, retail sales, etc. that are part of the farm operation. This is especially important for farms in the NYS Ag District.
8. Has an outdated definition for 'Industry' – there are no SIC codes anymore. Should refer instead to what replaced them - the NAICS codes (North American Industry Classification System (NAICS).
9. Motor Freight Terminal – clarify if this also includes onloading of natural gas on trucks – this has been an issue in other places.
10. Does not address newer uses that can be problematic such as solar facility (large and small), portable outdoor storage (POD), short term rental units, glamping, wedding venues, mixed uses, outdoor wood furnaces, tiny houses, natural gas facilities, etc.
11. Has some definitions which also include regulatory provisions. Actual regulations should not be in the definitions but moved to the supplemental regulation section.
12. Separates out nursery farm from other kinds of farms. These should be considered a farm operation unless it is purely a retail operation with no connection to growing the plants.
13. Family homes as defined in the law seem to be the same ones that are regulated by New York State. You should change this definition to match the NYS group home definition. Further, group homes are considered single family homes and may not have special use permits or other zoning reviews different from single family dwellings.
14. Define farm worker housing and tie it and standards to the NYS Department of Agriculture and Markets guidance on farm worker housing.
15. Defines 'conversion' as an adaptive reuse of existing building only and only allowed conversion to residential use. Consider allowing conversion of an existing building to any use permitted in the district. That would open more opportunities for adaptive reuse within the existing confines of allowed uses.

Zoning Map

1. The text in the zoning does not match the zoning map. Text creates HB- I, HB – II, M and BD districts that are not on the map. I assume the Boulevard district replaced the HB I and II districts. But not sure. Make sure text and map match. Note the text says there is a separate BD district, but the BD districts are actually named BD1 through BD6.
2. There is no BD1 or BD 2 that I can find in the Town or on the Village map. If these don't exist, these parts of the text should be removed. If they do exist, the map needs to show them.
3. The Zoning Map is not included online with the rest of the zoning at General Code Publishers.
4. The map is difficult to read without more road names on it. You might want to consider having larger scale cutouts of different areas so you can see more detail – especially around Millerton

where it is more difficult to see what parcel is in what district without scaling it up on a computer.

The LC district, according to the 1990's Comprehensive Plan should encompass NYS Parklands, classified streams, surface water systems, 100-year floodplains, NYS Parklands and designated wetlands. A comparison of the actual LC District map to one showing the locations of the resources to be protected (Map 9) illustrates that the current LC district does not encompass all the areas originally identified to be protected. Some streams and stream tributaries are included, others are not. State lands are not included. Map 14 and 15 can be used to re-draw the LC district to encompass what was envisioned in the 1990's plan for environmental protection. Based on today's community goals, protection of these resources are still important to the community and should be included in an updated LC district. See Map 14 and 15.

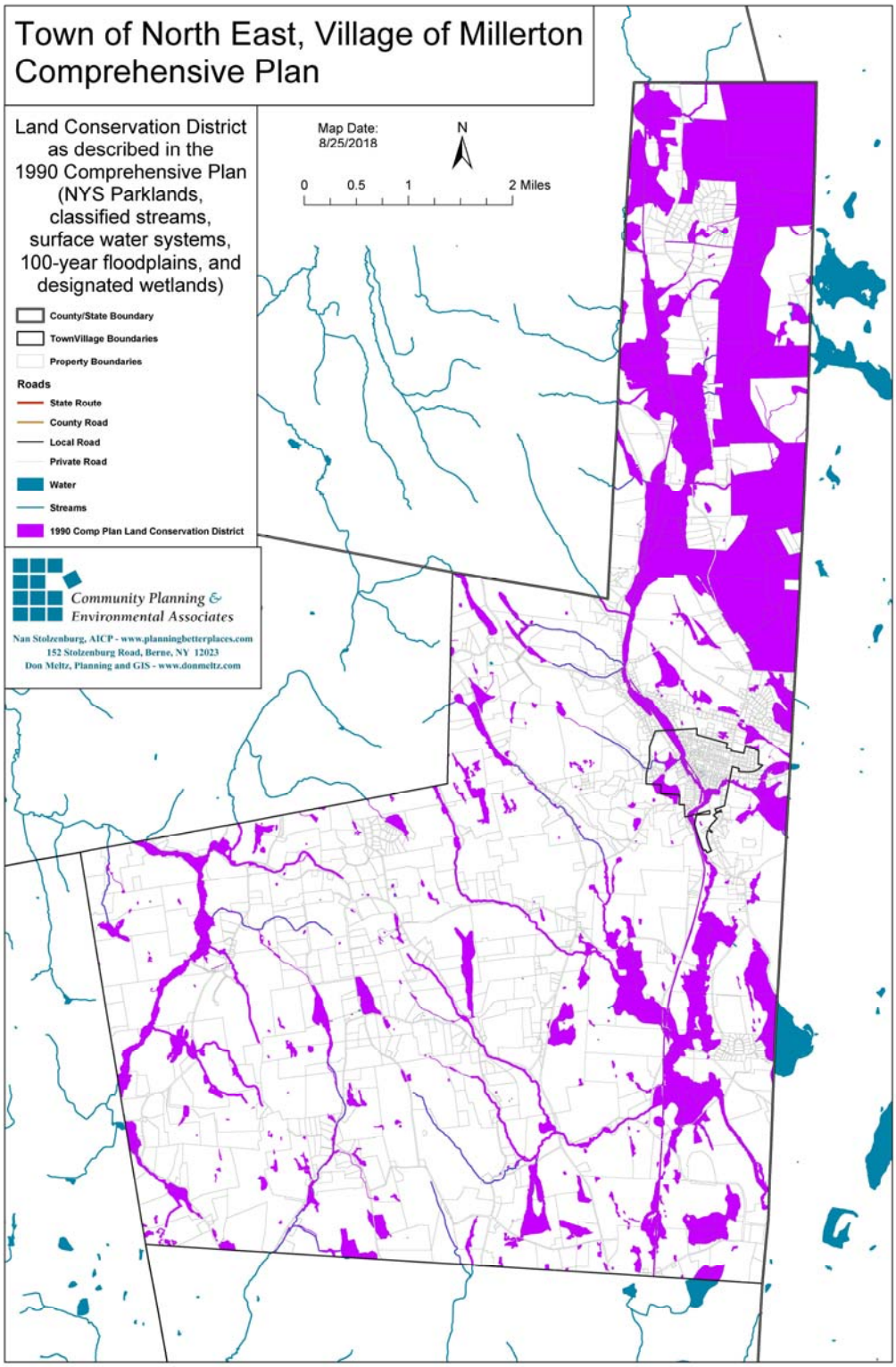


Figure 7. LC District Mapped as Described in the 1990s Plan.

Zoning District Regulations

1. Each zoning district should have its own purpose statement that clearly states the Town's objectives for what that district is supposed to accomplish.
2. The purpose statement in 180-9 for the BD (Boulevard) is not clear as to whether this district is actually an overlay or not. The language says that the BD district is 'in addition to and overlapping' with other districts. This conveys that it is an overlay, but it is not identified as that and unclear. This should be addressed as it makes a difference in what rules apply.
3. 180-11 (E) on Stream Buffers is good that it is in there. However, this should really match a map showing them. I also suggest this section be better integrated with the LC district – they overlap but more streams are affected by stream buffers than the LC district. I recommend all the classified streams be mapped and included as an overlay district that would have the buffer rules apply to. There are no stream-related terms defined. More definitions needed here – what is a major stream? What is a normal water's edge? These should be explained. It also references the ZBA here – is it referring to an area variance by the ZBA or something else.
4. The distance required for a stream buffer in 180-11 is smaller than that recommended in the North East Habitat Plan. I recommend the buffers follow what is recommended in the Habitat Plan. Overall, this section needs much work and clarification to enhance its effectiveness.
5. There are other potential uses that could occur in A5 that are not addressed including art and music studios, wedding venues, solar facilities, PODS, tiny houses, outdoor furnaces, glamping/camping, and placement of two single family homes on one lot, etc. These are all 'hot button items' that come up in rural areas. The Plan should identify issues that need to be addressed in the future zoning and establish a direction for them.
6. Many farms are looking to diversify and often use their land for operations that are only marginally related or not related to the farm operation. The State is clear about which uses are considered part of the farm operation that should be allowed in zoning. Other uses are peripheral at best such as camping/glamping, wedding events, restaurants, etc. We recognize that sometimes farming is not enough, and farmers have to expand. But some of those operations can be problematic for traffic and neighbors. As such, zoning should clarify what is part of a farm operation and what is not.
7. The purpose of the NYS Ag and Markets Law is to prevent over regulation of farms. As such, use of site plan review or special use permits for farm operations is not allowed. But the State recognizes that some uses such as agri-tourism can have impacts on roads, noise, etc. To address this consider including a Modified Site Plan Review process (as recommended by NYS Ag and Markets) to address farm-related expansions and diversification. This gives the Town some review and control, but not over-regulation.
8. Consider making a single use table for all districts, and a single dimensions table for all districts. Each district has a list of uses and text outlining the dimension standards. Would it be easier to use if all the uses were included in a table (like the BD district) and all dimensions in a separate table for all districts?
9. Part A of the BD district shows permitted and site plan required uses. It does not identify any uses requiring special user permits. Are there no uses that may be appropriate in the BD district but may need a special use permit? Discuss if this can be expanded to promote new opportunities.

10. District A5 allows for the keeping of not more than 2 transient boarders. This sounds a lot like short term rental to me. How is this enforced? There does not appear to be any review, permit, or standards associated with it. Short term rentals (like Air BnB) is a growing use and a growing issue related to affordable housing that I recommend the Plan address more diligently than currently. It may be more effective to develop a short-term rental policy, registration, regulations.
11. The 1990s plan suggested use of average density (where new lots can be averaged together to meet an average lot size instead of a minimum lot size). I strongly agree, and recommend the new plan continue that recommendation to allow for average lot sizes in subdivisions.
12. Consider adding a section that establishes how density of residential development is calculated. I recommend use of 'net density' which means that all or some portion of unbuildable land or identified environmental features are not included in the acreage to calculate how many homes would be allowed. In that way, the density allowed on a parcel is dictated more from the actual conditions on the ground and would result in development that better matches that parcels capacity. New lots created according to existing minimum lot size and road frontage requirements will likely 'use' up more land. They tend to become part of lawns or brush-hogged fields that can't be farmed. Use of average lot sizes, net density, and more effective clustering will help yield a more sustainable rural development pattern. Consider this for A5, R3A and even R1A districts. Ancram has good model of this.
13. Each residential district allows for clustering. Each also allows for offering a density bonus. That is consistent with the 1990s plan. However, 'clustering' has given way to the conservation subdivision design technique and that is what should be incorporated. The 1990s plan suggests use of conservation subdivision. I strongly agree. The single paragraph that is offered for clustering however does not offer any procedures, details, or definitions to effectively result in actual application of this technique. I recommend each district currently authorizing clustering be replaced with all the steps, development standards, and procedures associated with a modern conservation subdivision. I further recommend that all major subdivisions be required to be designed as per a conservation subdivision. For minor subdivisions that are not likely to be developed as a cluster or conservation subdivision, consider adding in rural siting standards (consistent with the Greenway Guidelines) to help ensure that all subdivisions are sited properly to maintain farmland, open space, environmental features, and rural character. Rural siting standards can apply to A5 and R3A especially.
14. Density bonuses are incentives and must follow steps and standards as per NYS Town Law 261-b. The one sentence in the zoning is not adequate to ensure density bonuses are done consistent with 261-b. A separate section in zoning should be added that fully details how a density bonus is given, when, how much, and by whom as per 261-b. Both will be critical techniques to promote in the new plan.
15. Current language allows a density bonus only when water and sewer infrastructures are provided for. Given the limitation of water and sewer, I do not think that is reasonable and will likely result in an applicant not able or wanting to get a density bonus. The incentive is an opportunity for the Town to gain a desired amenity so it should want to offer bonuses. A community septic or small community wastewater system can be developed to support a clustered subdivision. Not all conservation subdivisions result in clusters of houses so septic and

wells may work for some situations. Address this in the updated conservation subdivision and density bonus sections recommended above.

16. R1A is a higher density district. Given its location near the Village, you may want to promote traditional neighborhood design lots and streets that would result in neighborhoods more Village-like in that location. Traditional neighborhood standards would prevent the R1A area from developing in a suburban style out of context with the Village.
17. You may want to consider having the R20,000 district extend to the southern side of the Village as well to create a 'ring' of higher density/more traditional lots adjacent to where infrastructure may be in the future.
18. 180-17 R20,000 District. To address housing, the town should look at appropriate places for multi-family dwellings. As this location has the highest allowable density and is in an area more likely to have sewer service, this may be an appropriate place for well-planned multi-family. I note that the zoning should have adequate controls for multi-family units to ensure they are of the scale and intensity and design that fits in the neighborhood. Zoning should also establish the density allowed for multi-family units. This may be the same as the density in the district, but you may want to incentivize it by offering higher density. Multi-family dwellings need not be large or out of character and can even be built to look like single family structures. The plan could offer illustrations and pictures for this. The only place you allow multi-family units now is when there is a conversion of an existing building. This seems very limiting to me. Coupled with lack of addressing the various kinds of senior housing, lack of multi-family options seems to be a missing tool.
19. To further promote affordable housing, consider use of the inclusionary zoning technique and offering density bonuses when affordable housing is offered. Inclusionary zoning would require a certain percentage of new units to be affordable units. It would only come into play in large subdivisions or multi-family developments. Pine Plains has a good model.
20. 180-18 and 180-19 (HBI and HB II) should be removed from the zoning as the zoning map seems to eliminate the HB1 and HB II districts in the Town. Unless the map is in error, the text here is outdated. If the HB 1 and HB II still exist, then it is the map that needs updating.
21. The 1990's plan included many details about appropriate development in the BD district, including siting, design, parking, landscaping, and lighting standards that are not currently included in the BD regulations. The 1990s plan suggestions should be updated but included in the new plan to guide BD growth. These standards then, as now, would help the BD district be less suburban, and more traditional village-scale and with buildings consistent with the streetscape. The Town should adopt commercial design standards to ensure architectural design matches desired community character. This would include shorter setbacks, placement of buildings closer to the road, parking to the side or rear, allowance for taller buildings, and façade treatments that emulate desired designs. These are all concepts discussed in the 1990s plan and should still be incorporated into the zoning. The Greenway Guides should also be better integrated to help visually illustrate many of the concepts. Overall, the Greenway Guides should have a more prominent role in the zoning.
22. 180-20 is the HB III district. It has very limited uses allowed there. But on the Village side of that same stretch there is a much wider variety of uses that are actually there. I suggest the committee look at other uses in the HB III district as there may be other suitable uses that may open possibilities for economic development. Perhaps even mixed uses and allow for multi-

family development there? With design and siting standards, as well as special use permits, the Town can ensure that new uses fit in.

23. 120-21 (E) are a set of performance standards (noise, odor, smoke, etc.) that are good. However, these are included as standards only in the M district and should be standards for all uses. Usually these are standards for all uses in all districts.
24. 180-22 LC District. As per comments above, I think the map needs attention to ensure the LC district covers the locations that should be as per the 1990s Plan. The 1990s plan adequately establishes the need for the LC district and what it should be protecting. The LC should cover wetlands, floodplains and streams, and should coordinate with the stream buffer rules for all streams. I further recommend that Sub section (C) be expanded to prohibit dwellings in both the floodplain or in wetlands. Currently it just addresses dwellings in floodplains.
25. Article VI (Special Use Permits) authorizes the ZBA to review applications and issue special use permits with planning board advisory opinion. Most communities have now switched the authority for special use permits entirely to the Planning Board. This leaves all the planning with the Planning Board and allows the ZBA to be more independent for their prime role in reversing or affirming orders, requirements, decisions, interpretations, and variances. I highly recommend making this change. One significant reason is that when the ZBA works on special use permits, it may also have to interpret or agree to a variance on the very same application they are reviewing.
26. 180-27 (E) requires the ZBA to refer a special use application to the Planning Board and gives them 30 days. Is that adequate time?
27. 180-35 Traffic Impact Study. This is good to see in there, but I recommend that the threshold for requiring a traffic impact study be lowered so that any application likely to increase traffic by 100 cars per day would need the study. Currently it requires a traffic study when there are more than 200 vehicle trips per day or more than 100 vehicle trips per day per 1,000 square feet of floor area. The industry standard is 100 cars per day.
28. Consider adding in a requirement for conducting a visual impact study. The Planning Board (or ZBA) could be authorized to ask for a visual impact study when they felt it was needed. Alternatively, if the Town identifies areas as scenic, or in certain districts, it could require visual impact studies when a project could impact those areas.
29. The zoning can be updated to be more farm friendly. This should include adding in language that requires an application to identify if it is in a NYS Agricultural District, to submit the ag data statement as required in AML 25-aa, to include an ag disclosure statement on the plat or plan if it is in a NYS Ag District, to identify active farm operations adjacent to a project, and to ensure that general and specific approval criteria for site plans and special use permits require the board to evaluate a project impacts on nearby agricultural operations.
30. Standards should at least reference the NYS stormwater requirements (SWPPP) whenever a commercial project disturbs > 1 acre. For certain areas, the Town may want to lower this threshold and have additional stormwater and erosion requirements.
31. All lighting should require use of full-cut off lights to reduce glare. Current regulations do not state that.
32. As per the 1990s plan, zoning should incorporate the lighting standards promoted by the Dark Sky Association. These are common zoning requirements to help reduce light pollution.

33. 180-46 Mobile Homes. There is some clarification needed as this section says that mobile homes are not allowed except in a mobile home park, but 180-14 indicates the ZBA can issue a special use permit for mobile homes not in a park, and 180-15 indicates both mobile homes and mobile home parks are allowed uses. This should be clarified.
34. 180-54 Quarry. I am concerned that the zoning does not recognize that NYS DEC will permit and issue mining permits for those that remove > 700 cubic yards per year. I suggest this section be clarified. If the Town wants to prohibit large mines that need a NYS DEC mining permit, then say so. If you don't want to prohibit that, then this section will need some work as some of the things you seek to regulate would be superseded by the NYS process.
35. The zoning pays little attention to historic resources. It is addressed in the section on conversion of existing structures. I strongly recommend that preservation of historic resources and character be integrated into the zoning and subdivision laws via purpose statements, requirement that applications identify nearby historic resources, that archaeological sensitivity maps be included (these are available easily online from NYS), and that development standards be established (via site plan and special use criteria) that require the Planning Board and ZBA to evaluate potential impacts to, ideas to integrate and protect with new development, etc. This goes hand in hand with SEQR requirements as well.
36. SEQR as a requirement to be done prior to approval of an application should be included in the zoning language as part of the process.
37. Zoning should have provisions to address when areas of less restricted use border areas of a more restricted use – side or rear yard requirements, buffering, fencing, lighting, etc. ought to be required to minimize adverse impacts.
38. There may be areas in the Town (maybe BD and R20,000?) where a maximum front setback is needed to ensure streetscapes are maintained.
39. Do you want zoning to address location, height and character of walls and fences? This is not directly addressed in zoning, but if there have been issues over this, the zoning should more directly address it.

Other planning Options I Suggest for Consideration

1. The 1990s plan references a hamlet designation at Shekomeko. This is no longer on the map. But the philosophy is sound – have hamlet development standards and mixed uses to perpetuate those historic patterns. Should one or more hamlet districts be designated?
2. One map of the Town developed by the County shows several significant aquifer recharge areas in the town (around Millerton). The County natural resource inventory plan also suggests that pumping tests be done for higher capacity wells to evaluate impacts to streams and wetlands, that stormwater measures be taken to maximize groundwater replenishment, and that in highly permeable soils (Group A, B and C) have limited impervious surfaces. The Town should consider if additional zoning protections are needed to address the recharge areas already identified in the Town and to incorporate the County suggestions. Allowable density of development could be influenced by soils and recharge, and the zoning could take these factors into consideration when density of development is determined. Most likely important with major subdivisions, the zoning could include maximum impervious surfaces allowed (lot coverage), requirement that

there be infiltration devices, etc. Committee should discuss if there is a need for an aquifer protection law for Millerton's water supply.

3. Incorporate green infrastructure and low impact development (LID) standards for enhanced stormwater and erosion control. Use already developed State and Federal standards designed for these purposes.
4. Consider new climate change models to set stream buffer distances.
5. Consider limiting development on slopes > 20%.
6. Add a new section to the Town Code outlining Planning Board powers, duties, and procedures. The ZBA has a similar section in the Zoning, but none exists for the Planning Board.
7. Enhance role of the CAC in project review and specify in the zoning that the Planning Board or ZBA can (or must??) refer an application to the CAC for an advisory opinion related to environmental concerns.

Other recommendations from the Town Ag and Farmland Plan Related to Zoning

1. Allow for farm markets and farm stands to sell produce from other farms in North East. Currently they can only sell produce from their farm.
2. Allow for agri-tourism and other agri-commerce businesses. Define and add to at least A5 district.
3. The Ag Plan indicates that the County Right to Farm Law will protect farmers. That is so, but I also recommend that the zoning include a right to farm declaration to ensure the message of the importance of farms permeates all reviews.
4. In a clustered or conservation subdivision, the Planning Board should carefully consider the best use for any preserved open space. Based on habitat data or agricultural data, the open space may be most appropriately maintained as a meadow, wetland, farmland or forest for example. Agriculture should be considered as an allowed use on any preserved open space suitable for active farming so long as agricultural activity does not impair any critical habitats. Zoning and subdivision sections related to conservation subdivisions should include language that allows agricultural activities on lands slated for preservation when appropriate. Appropriate situations include when open spaces to be preserved include tillable land, pastures, or lands that could be used for rotational grazing. The Planning Board would determine open space uses at the time of the subdivision. The Planning Board should also specify and provide a means to enforce maintenance of the open space to ensure its ongoing viability
5. Consider use of an ag overlay district oriented to locations of prime farmland soils (and maybe soils of statewide significance) where development standards would help guide disturbances to less fertile locations. Pine Plains has a good model for an ag overlay.

Other recommendations from the Significant Habitats Plan Related to Zoning

1. All the maps created for this Plan should be printed and large scale for the Planning Board and ZBA to use in their project reviews. All maps should be separately posted online for all to use, including applicants. Zoning should refer to those maps in both site plan and special use applications.
2. Add criteria to site plan and special use permit approvals that seeks projects to have important habitats linked (or not fragmented), that they minimize adverse impacts of special conservation

areas (see Page 69 of Habitat Plan for a list of these potential criteria). I strongly recommend that the zoning be better linked and use the information provided in the Habitat Plan.

3. Site Plans and Special Use applications in the A5 district (and other locations perhaps) should include an environmental site analysis that identifies what environmental features identified in the Habitat Plan may be on that parcel of land. Having this information will help the Planning Board avoid or minimize impacts to it. This will be especially true if the zoning specifically addresses a requirement to minimize impacts to these special areas.
4. Other techniques to be considered to better integrate conservation into the zoning includes use of more overlay districts targeted to these environmentally sensitive areas, and requirement that a 'yield plan' be done when a significant habitat is present to determine the actual capacity for residential density in that location.
5. Incorporate biodiversity conservation principles into the zoning and subdivision law. The Town can use resources from NYS DEC (Biodiversity and Species Conservation information), biodiversity tools and information from the NYS Parks, Recreation and Historic Preservation Office and Hudsonia.

Town of North East Audit of Subdivision Law, Chapter 150

Prepared by Nan Stolzenburg, AICP August 2018

1. 150-3 purpose statements should be updated to reflect other significant community goals related to land use established in the Comprehensive Plan, especially related to rural character, environmental protection, open space, and agriculture.
2. 150-7 definitions should be reviewed and updated. Add terms such as driveway, agricultural data statement, buffer area, building envelope, complete application, conservation subdivision, open space, character, minor subdivision, major subdivision, sensitive environmental features, SEQR, SPDES, and SWPPP. These are all terms that are either used or recommended to be added to the subdivision law (see recommendations below) and thus should be defined too.
3. Consider adding a lot line (boundary line) adjustment section. Currently there is no set process for when that occurs, and the Town could create a separate process to allow and review lot line changes, so they don't have to go through the minor subdivision process.
4. Are three copies of the application materials enough? Does the Planning Board need additional copies so that each member has a set? I suggest you increase the number of copies required.
5. Add in the recommended conservation subdivision process, standards, and design sections and coordinate this with zoning (to establish applicability of use of conservation subdivisions).
6. Sketch plan information should also require listing of the zoning district the proposed subdivision is within, whether it is within a NYS Agricultural District, and whether any escrow for further review will be required. Also, for the sketch phase part of the review, consider adding into the law:
    a. Authority for the Planning Board to do a site visit;
    b. Authority for the Planning Board to refer the application to the CAC for their advisory input related to environmental features or issues to be discussed by the Planning Board;

   c. Additional time for review as the 30-day period means that the sketch plan must come in, be reviewed, and decisions made on in one meeting. Most communities allow for 60 days to get through the sketch phase.
   d. Clarifying language so it is clear exactly what the Planning Board reviews and accomplishes during sketch phase – including classification as a minor or major, determination of whether a SEAF or FEAF is required, additional information the Planning Board may require, and identification of issues the Planning Board needs to have addressed in the full application. Further clarify that approval of a sketch plan is not full approval of a subdivision.
7. 150-10 should clarify that the application should conform to the sketch plan agreed to by the Planning Board.
8. The subdivision must address other requirements currently not included in Chapter 150 including use of the Ag Data Statement, County Referral for 239-m, SEQR, and notices to adjacent communities. These required processes are not included for either a minor or a major subdivision. Both SEQR and County Planning Board referral are significant requirements to be met and if missed are fatal flaws to planning decisions. Neither are referred to anywhere in the law.
9. The Town may want to formalize the role of the CAC by including them in the subdivision review process as having a role in advising the Planning Board related to SEQR and environmental issues within the subdivision process.
10. All timeframes must be changed from 45 days to 62 days as per State law.
11. Add in that if a subdivision is subject to an environmental impact statement, the hearing notice is 14 days, not 5 days, as per State law.
12. Clarify when the review time clock starts. This is an important aspect because the time clock for decision-making does not start until the Planning Board deems the application complete.
13. Expand how hearing notices are advertised. Notices about hearings are also usually sent to all abutting landowners, and the cost of such notification is borne by the application. This should be added in. When the project is in or within 500' of a NYS Agricultural District, the hearing notice must also be sent to everyone listed on the ag data statement. That is why the ag data statement is important to have as part of the submission for a minor or major subdivision.
14. 150-17 Preservation of Existing Features should be expanded to detail more about specific environmental or landscape features the Town wishes to be preserved. It may be advisable to specifically mention active agricultural operations, open space, scenic views, character of land, and specific environmental features discussed in the Town's Natural Resource Inventory.
15. Emphasize use of Low Impact Development Standards (LID) for stormwater control. LID standards are outlined in NYS DEC manuals and should be the preferred method for stormwater management as they are designed to mimic existing natural systems on site.
16. For required data on plats, existing buildings, features, and environmental resources should be shown on both the parcel and adjacent parcels within 200'. This is important to properly evaluate the consistency with, and impact on adjacent properties and environmental features.
17. Other required plat data should include Identification of any active agricultural operations on or within 500' of the parcel so that use of the ag data statement can be determined as per NYS AML 25-aa and add that the Part I of the SEAF or FEAF form for SEQR must be submitted. Also,

for major subdivisions, the Planning Board should require submission of any homeowner association law, offering plan or prospectus.

18. To meet objectives of the Comprehensive Plan, it is recommended that the subdivision plat also show the proposed location of a building envelope. More emphasis on where things go on a lot instead of just where lot lines are will be important to meet the other goals of the Plan.
19. Consider requiring perc tests for each lot being subdivided, at least for major subdivisions. The goal of subdivision is to ensure that each new lot is a buildable lot, and to do that, appropriate areas for septic systems must be within the lot and accessible.
20. Consider requiring plats to show proposed locations of all driveways. This is both a safety issue (site distances) as well as a rural road character issue to be reviewed by the Planning Board.
21. Consider allowing for some use of shared driveways. For instance, the Town could allow for a driveway to be shared by no more than 3 houses. This would reduce curb cuts onto the road which will maintain character, reduce issues related to right and left turns at multiple locations, and reduce fragmentation of habitats.
22. Consider requiring placement of the NYS Agricultural Disclosure Notice on all plats that are within the New York State Agricultural District. This will notify all future landowners that they are purchasing land that may be in or near a farm operation. Currently, the Ag Disclosure Notice is required to be given by real estate agents to buyers of land when in an ag district, but this often doesn't happen. Adding the disclosure notice to the Plat is a way that could help inform and educate new landowners about agricultural operations and the Ag District.
23. Currently neither zoning nor subdivision requires any kind of buffer between active ag lands and new non-farm uses. Buffers have been shown to be very effective in minimizing nuisance complaints. Consider adding a requirement that buffers are needed when a non-farm development is proposed adjacent to an active farm. It would be the responsibility of the non-farm parcel to accommodate the buffer which could be an additional setback, vegetated strip, maintenance of hedgerow or forest land, or other mechanisms.
24. Add the separability clause to the subdivision law. This basically states that if one part of the law is found to be unlawful, it doesn't negate other parts of the law.
25. Add court review section so that it is clear what the process is if someone is aggrieved by a decision of the Planning Board related to subdivision.
26. Consider adding in a section that authorizes an escrow account to be set up to aid in covering costs of review of a subdivision. It should be the policy of the town to ensure that all costs related to review of a subdivision should be fully borne by the applicant. Some projects need engineering, legal, planning or other professional input and their fees would be paid for through funds in an escrow account.
27. The street and road standards should be reviewed and updated to ensure that new roads are consistent with the rural character of the Town. Roads can play a huge role in and affects community character, traffic flow, environmental features, and traffic speed. For example, currently the subdivision law requires paving widths of new streets to be 28', which would be considered excessive for low volume rural residential roads. The pavement width should be 18' to 20'. Further, the Town should have standards related to use of private gravel roads, standards for road/stream crossings, and maintenance of vegetation along streets. The Town should have a set of rural road design standards for new development.

28. The Town may also want to consider adding in an option for new major subdivisions to be built in a traditional neighborhood style. To address community character issues and usually applied only to large developments, this would result in more hamlet-like development on smaller lots, with narrower streets, sidewalks, greens and parks and other hamlet-amenities. This style of development would be more in keeping than a conventional subdivision which tends to sprawl structures across the landscape. Conservation subdivision design could also result in a clustered and hamlet-like development.
29. There is no reference to the Greenway Connections policy of the Town. This should be added in.
30. There should be adequate references to NYS DEC Stormwater Pollution Prevention Plan (SWPPP) requirements that may have to be met, depending on the acreage to be disturbed.
31. There should be a section added in to define what a complete application is, when it is deemed complete by the Planning Board, and that time frames for decision making don't start until the application is deemed complete.
32. A section should be added in related to the state Town Law requirement for a default approval for the subdivision if the Planning Board does not meet the required timeframes. Time frames can only be extended by mutual consent of the Planning Board and applicant.
33. A section, mirroring NYS Town Law, should be added indicating that in a subdivision, an application that creates lots that do not meet the zoning dimension requirements may go directly to the ZBA for an area variance without having to be disapproved by the enforcement officer. This section should be added.
34. There should be a new section added to discuss the subdivision process when the Town is not the lead agency for SEQR for a subdivision. As per NYS Town Law, there is a separate process when the Town is not lead agency.

Appendix 6: Greenway Guides

The Greenway Guides, produced by Dutchess County, are designed to help communities in the Hudson Valley promote growth that builds on the traditional development patterns, maintains the rural features that define Dutchess County, and connects communities with green corridors. This meshes perfectly with the vision and goals established in this Plan for North East and Millerton. The Town and Village are both Greenway Communities and formally have signed the Greenway Compact.

This is a "Smart Growth" strategy, and the Greenway Guides are intended to, over time, with every decision, help create better communities. To some extent, the Guides are based on the principle that "a picture is worth a thousand words." They give strong visual clues about the kind of development a community welcomes, yet still allow flexibility in the local planning review process. The Guides are like a toolbox, but success can only be measured by the places we build. Each subdivision and site plan review represents a unique set of issues and challenges. But if the community agrees to basic principles up front, the review process will thrive from a balanced, coordinated, and more streamlined approach. The Greenway Guides have been formally incorporated by reference in both the Town and Village Zoning laws. They cover the following topics:

The Greenway Guides are designed as three-ring binder so additional or updated guide sheets can be inserted and used as a living, growing sourcebook. The Greenway Guides are may be found, as PDF files, in the reference appendix or on the Dutchess County Planning website.

The Guides are organized by project type and location in relation to the county's primary landscape patterns:

A. Protecting the Countryside - How to comfortably fit low density development into the rural landscape without destroying its open space and agricultural characteristics.

B. Strengthening Centers - Ways to reinforce traditional settlement centers, including hamlets, villages, cities, and their immediately surrounding growth areas, or build new town centers.

C. Improving Suburbs - Methods to improve outlying single-use suburban districts, including highway commercial strips and separate tracts of single-family housing.

D. Greenway Connections - Strategies to create natural corridors and green linkages between settlement centers and countryside, such as transportation networks, trails and open space systems.

E. Site Specifics - Site plan details, such as sign guidelines, landscaping and lighting details, or parking recommendations.

Appendix 7. Excerpts of Development Standards Recommended from the 1990s Plan

The 1990s Plan included many excellent recommendations to guide future growth in the Town and Village. As discussed in the consultant's audit of zoning (See Appendix 5A) , a large number of those standards were not included in subsequent zoning updates in either the Town or Village. This section provides an **excerpt[3] from the 1990s Plan** and highlights those development standards that are still recommended for incorporation into zoning regulations.

Town

1. Houses should be clustered close to roadways or in wooded areas. A linear pattern of lots and houses along roads is discouraged.
2. Houses should not be placed on prime agricultural soils or soils of statewide importance.
3. The proposed uses must not impose a threat to the natural resources of the town, including watercourses, wetlands, aquifers, steep slopes, prime agricultural soils and designated scenic views.
4. Agricultural and residential uses in the neighborhood should not be adversely affected. Buildings and roadway access points should be located away from clusters of residential use.
5. The location and size of the use and the nature and intensity of the operations should be in harmony with the appropriate and orderly development of the neighborhood and community.
6. Development should be of a scale that would retain the rural character of the town.
7. The impacts of development on local housing needs should be identified.
8. Structures and parking areas should be screened from adjacent roadways by means of natural contours and/or earth berms and landscaping to maintain the scenic qualities of the community. Parking should be located in the rear or side of buildings. The interior areas of parking lots should be provided with landscaped islands and trees.
9. Circulation plans should include connections for service roads.
10. External work areas, outdoor storage areas and operating equipment should not be visible from adjacent roadways or district lot lines.
11. Exceptions to siting criteria should be allowed for the conversion of agricultural barns for permitted district uses.
12. A large district minimum lot size and large setbacks should be required. Significant areas of open space and agricultural land should be conserved. Sufficiently sized areas of agricultural land should be preserved for future production use.

Streetscapes

1. It is the appearance and visual impression along the Boulevard that unites the Route 44 Corridor Area and that will determine whether the Corridor is a typical commercial strip or is both a

[3] This section is not a direct quote from the 1990s Plan. Relevant sections of the 1990s Plan were taken and placed together to create this compilation of the earlier recommended design and development standards. For full text, see the 1990s Plan, Part 1.

functional and attractive site in the region and the town and adjacent to the village.

2. In support of the STREETSCAPE PLAN, the following are recommended:
    a. Protected planting islands, sufficient in size for sound growth of shade trees and shrubs, should be provided within parking lots. Trees within parking lots should be 3" caliper when planted, and at least one (1) tree for each 15 to 20 cars should be provided. About 8 percent of large parking areas should consist of planting islands and landscaping.
    b. Along the edge of Boulevard, the grade can be lowered or a landscaped earth berm can be provided to break the view of extensive parking areas while allowing views of the buildings. Similar treatment can screen parking in other Planning Areas.
    c. Sidewalks, preferably 5-foot width, should be provided along both sides of the Boulevard in the pedestrian area from Maple Avenue to Kelsey Brook. This section should also be provided with street lights.
    d. Sidewalks should be improved to enhance pedestrian movement
    e. On-lot outdoor lighting should be of the type to avoid sky glow for the neighborhood and glare for drivers and pedestrians. Lighting at a human scale appropriate for the site is preferred.
    f. Ground signs along Boulevard should be only for identification purposes and need not exceed five (5) feet in height or 25 square feet in area to be effective. A tall pole sign at each lot would be characteristic of a typical commercial strip. A single taller project sign for a major site, however, as on B-1, would not detract. All other signs should be on the face of buildings, not above the top of the wall or on the roof. The area of wall signs should complement the architecture.
    g. The separate and overhead electric and telephone lines along the south side of Boulevard from Maple Avenue to Kelsey Brook are an obvious distraction and preferably, if financially feasible, should be underground or relocated to the rear of Planning Areas B-1 and A-1/A-2.

Proposed Hamlet District

(This was proposed in 1990s and included as a possible zoning district in this current Plan)

Historically, hamlets have played a significant role in the development of the town. The purpose of this hamlet district is to preserve and enhance the historic, rural, and mixed-used character of the hamlets. This would provide small, identifiable centers in the town. The objective is to re-establish the vitality of the hamlet on a small scale to reflect the historic function of hamlets. The rehabilitation of a hamlet's historic buildings can build community pride and foster a sense of place.

1. Hamlet districts must have clearly defined boundaries and buffer areas at their edges to ensure the identity of the hamlet and limit the creation of a sprawl type of development.
2. A hamlet district is designated in Shekomeko, specifically in the immediate area of the tradition.al hamlet. Additional hamlet districts can be designated through the zoning amendment process if they meet the criteria listed below.
    a. A combination of residential and small-scale non-residential uses is encouraged. The hamlet should provide for residential and commercial development at a size and scale appropriate to the hamlet and the surrounding area.
    b. Land uses allowed in the hamlet district include residential dwellings and small scale non-residential uses such as antique stores, art galleries, studios and the sale of products made on the premises.

c. All development should be compatible in terms of scale, setback, building materials and function.
d. The rehabilitation and use of existing structures is strongly encouraged.
e. Small clusters of residential units and/or houses on small lots are encouraged, if soil conditions permit.
f. Pedestrian pathways linking residential and non-residential features are encouraged.
g. Any new development should be in harmony with the scale of the area and existing structures.
h. Techniques such as combined driveways and access roads should be considered to encourage connections between uses. A reduction in speed limits through the hamlet should also be considered.

VILLAGE

Development in this district should be guided by the following principles:

1. Commercial and appropriate residential uses should be limited in intensity to that which the lot size and environmental features can accommodate.
2. Views to and from the village park should be protected through buffer areas and plantings.
3. Shared access drives and service roads should be used to limit the number of vehicular access points on Route 22.
4. The Creek and floodplain areas should be well buffered from septic disposal systems and other potential pollutants.
5. The Harlem Valley Rail Trail should be protected in terms of views with landscaped buffer areas and buildings of an appropriate scale.
6. Future central sewer service should be considered for this area.
7. It is recommended that an appearance code be enacted for the central business area. As development and redevelopment take place, an appearance code can contribute to the overall community aesthetics on a case-by-case basis. The appearance code can be integrated into the site development review process. The elements that are addressed in such a code could include:
   a. Relationship of the project to adjacent properties
   b. Relationship of the building to the site
   c. Building design
   d. Landscaping
   e. Lighting
   f. Street furniture
8. Central Business Area Design Standards
   a. Development in close proximity to designated historic and cultural resources should be compatible, to the extent possible, with their architecture and setting.
   b. Essential architectural elements should be protected.
   c. All sidewalks in the central business area shall be constructed and repaired with concrete. Paving stones, slate, cobbles and brick may be substituted for concrete, but asphalt is discouraged.
   d. The use of natural wood, brick, stone or stucco materials is encouraged on new and rehabilitated structures.
   e. New and renovated buildings should be compatible with the prevailing architecture. Window patterns, roof pitch, color, materials, and other factors should be considered in the design. Site plan applicants should be prepared to discuss and justify architectural

compatibility.

f. The village wants to maintain a safe and pleasant environment for pedestrians. Site plans should place a premium on the convenience to pedestrians and on linkages with the village's system of sidewalks.
g. Entrances to downtown shall be attractively landscaped
h. Development of central business streetscape should include improvement of street fixtures (signs, human-scale lighting fixtures), landscaping and trees, and should include possible rerouting or undergrounding of electric, phone, and cable utilities to create a more attractive appearance.

The Boulevard

The issues involved in this district are typical of a developing commercial strip of a major roadway: increasing traffic volumes, applications for proposed developments, an increased number of access points and turning movements, and environmental concerns and aesthetics.

1. The goal for the Route 44 Corridor is a useful and successful commercial area, with full and careful consideration for:
   a. Proper traffic safety, capacity and management, especially on Route 44, for through and site generated traffic;
   b. Land opportunities, constraints and limitations having to do with on- site sewage disposal, drainage, flood hazard, wetlands and maintenance of water quality;
   c. Adequate water supply for consumption and fire protection;
   d. Encouragement of appropriate commercial land use, reflecting the needs and desires of the community and market areas; and
   e. Attention to appearance and aesthetics that may promote a successful commercial area, be appropriate for the character of the Town and adjacent neighborhood and have an agreeable streetscape transition to and from the Village.
2. The recommended Boulevard cross section will, as a typical or ideal, consist of the following:
   a. Two 12-foot lanes, total 24' of travelway; at driveways for high volume traffic generators, left turn and/or right turn lanes are to be provided as deemed necessary by NYSDOT.
   b. Curbs, plus a 5-foot snow shelf area on each side that would also contain traffic signs and any utility and lighting poles.
   c. A 6-foot sidewalk area on each side, within which a 5-foot paved sidewalk is provided along, adjacent to but outside the 66 foot right-of-way, a 15-foot "sight-line and landscape easement" that is kept clear of parking, signs and high shrubbery so as to protect sight lines at driveways but also to enable planting of high branching street trees as part of the streetscape.
   d. There may be a future warrant for a protected left turn lane for westbound vehicles entering Planning Area B-1 and/or for a traffic signal. There would be only one such location for area B-1, which has the recommended uses most likely to generate large volumes of traffic. A secondary benefit from signalization is creation of gaps in traffic for more convenient use of other driveways.