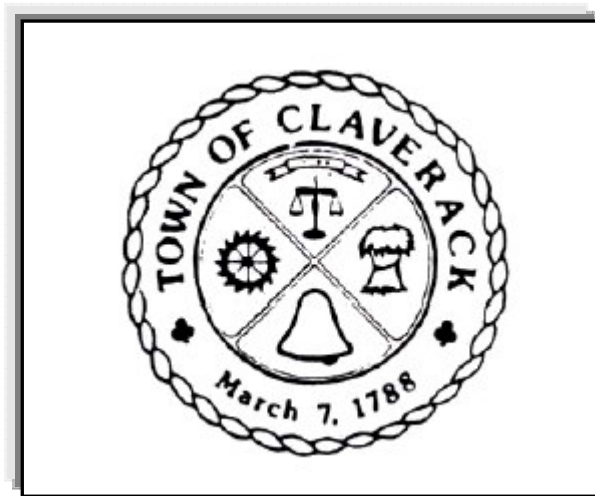


Town of Claverack



Comprehensive Plan

April 14, 2008

**Prepared by the Town of Claverack
Comprehensive Plan Committee**

With the Assistance of  *Community Planning &
Environmental Associates*

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Acknowledgements

Comprehensive Plan Committee

Charles Brassard	William First	James Folz
John Lee	Christopher Post	Gretchen Stearns

Norma Barnard, liaison, Zoning Board
Judith Zink, liaison, Planning Board

Consultants

Community Planning & Environmental Associates
Nan Stolzenburg, AICP
Donald Meltz

Former Members of Comprehensive Plan Committee and Participants

John Blaauw
Michael Brandon
Gary Steenburn
Tonya Stockman, Secretary

Town Board

James Keegan, Supervisor
William Blaauw
Clifford Weigelt
James Van Deusen
Michael Johnston

Town Office

Mary Hoose, Town Clerk
Martha Pizza, Deputy Town Clerk

Claverack Comprehensive Plan Committee Focus Groups

Economic Development

Richard Koskey	Mark Fingar
Tom Benton	Bill Barrett
Sedat Pakay	Russ Beck
Ted Filli	Richard Cross
Robert Laporta	

Historic Preservation & Architectural Compatibility

Ted Filli Jr.	Joan Koweek
Linda Gatter	Mike Leonard
Ian Nitschke	Allen Miller
Mike Carr	

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Open Space & Recreation

Jim Folz
Rebecca Stowe
Barbara Ullman
Katy Cashen

Jennifer Post
Marie Leicht
Howard Brandston
George Rodenhausen

Housing

Bob Kavanaugh
Shailer Evans
Bill Jacoby
Enid Futterman
Jim Cashen

Tom Daus
Linda Guntert
Martin Baumgold
Walter Jutkofsky

Agriculture & Farms

Peter Reiss
Richard Harrison
Betsy Cashen
Laurie Fiederlein
David Hawes
Barry Burch

Dan Northrup
Ken Runyon
Chris Cashen
Peter Chiaro

Hamlets & Community Centers

Cyndy Hall
Joan Steiner
Tom Hotalen
Peggy Lampman

Charles Schram
Norman Mintz
Sue McKinney
John Isaacs

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Chapter 1 Introduction

What is a Comprehensive Plan?

A Comprehensive Plan is a road map that guides a municipality's decisions related to its future growth and development. It expresses the vision, goals, strategies, and policies of a town and is intended to be implemented over 10 to 15 years. Laws of New York State authorize, but do not mandate, towns and villages to develop comprehensive plans. New York State considers adoption of a comprehensive plan to be a critical tool to promote the health, safety and general welfare of the people of the Town and a primary tool to consider the needs of the people. A comprehensive plan is thus the policy foundation upon which communities are built. These plans are called "comprehensive" because they cover a wide range of topics. In Claverack, the public participation process was used to identify relevant topics to our residents.

Does the plan itself establish regulations and laws? No, a comprehensive plan offers direction, guidance and recommendations but is not, in itself, a law. Any laws needed to implement this Plan must be developed through a later, separate process according to the laws of the Town and the State of New York. However, all land use laws must be in accordance with an adopted comprehensive plan so it is not unusual for zoning, site plan review, subdivision or other local laws to be amended to reflect the recommendations made in the plan.

Overall, a comprehensive plan is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the community. It is designed to answer three critical questions:

Where are we now?
Where do we want to be?
How do we get there?

Why Prepare a Comprehensive Plan?

There are many reasons for preparing a comprehensive plan including:

- To establish a community vision.
- To understand your assets and liabilities.
- To protect important resources.
- To improve economic conditions.
- To provide direction for governmental agencies.
- To improve access to financial and technical assistance.

Implications of Having a Comprehensive Plan

There are several implications to a Town once they have adopted a comprehensive plan:

- All government agencies, including county, state and federal jurisdictions, involved in planning any kind of capital projects within the Town of Claverack must consider this plan before they start the project. That means the Town has a much larger stake in what other governmental agencies want to do when they are proposing a project in Town.
- Community consensus and support can be built on the shared vision, goals, and strategies presented in the Plan.
- Programs and regulations may be adopted to implement the Plan to protect the Town's resources and encourage desired development and growth.
- The Comprehensive Plan is also important to help the Town in obtaining grant monies to implement the Plan.
- In New York State, all local land use regulations must be in accordance with a comprehensive plan (Section 272-a). The Plan is the basis for regulatory programs. All land use laws should be reviewed and updated where necessary, to be in accordance with this Plan.

Town Input and Data Collection

The Town of Claverack Comprehensive Plan is a result of an intense research and planning effort. In April 2005, the Claverack Town Board formed a Comprehensive Plan Committee to conduct a planning process and draft a plan for the Town. With the assistance of planning consultants, the Committee developed and implemented a planning process that included several stages as follows:

Stage 1: Data was collected to develop a profile and inventory of Claverack. This included learning about the resources of the Town including the environment, history, culture, population, and development patterns. It also included involving the public to find out what they felt were the strengths, weaknesses, opportunities, and threats facing the community, and what their vision is for their future.

The issues, goals and recommended strategies detailed in this comprehensive plan are based upon many studies of information and data gathered about the Town of Claverack, as well as from the input of many Town residents coordinated by the Committee. These studies and analyses include:

- A survey of all households
- Two community visioning sessions
- Two sessions each of six focus groups (each focus group covered a different topic)
- Comprehensive mapping of all resources, land uses, and growth patterns

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- Analysis of population profiles and projections
- Analysis of existing housing conditions, affordability, and availability
- Analysis of community facilities, recreation and education resources
- Analysis of transportation resources
- Analysis of environmental conditions of the Town

Stage 2: As a result of learning all about the Town, a vision statement was developed along with a set of goals detailing how Claverack will reach their stated vision.

Stage 3: Once the direction of the plan was known, the final step was to develop a series of strategies, action steps, policies, and programs that can be implemented over time to help the Town reach its vision.

Stage 4: The Plan was adopted by the Town Board according to New York State law 272-a. After the Comprehensive Planning Committee drafted the plan, a public hearing was held on September 27, 2007. After considering the public's views, the Committee then forwarded the draft plan to the Town Board for their consideration. The Town Board conducted an environmental review (SEQR). The Columbia County Planning Board is required to review and accept the plan before it can be adopted by the Town. Adoption by the Town Board takes place after these steps have been accomplished.

The specific time line for development of this Plan was:

- October 2005 through June 2006 – Analysis of all resource data, GIS analysis of mapped data, and population projections completed.
- November 2005 and February 2006– Planning and Visioning Workshops held.
- February 2006- Community Survey sent to households.
- May and June 2006 – Vision and goal statements were drafted
- September 2006 – The first set of six focus groups were held by topic
- October 2006 through February 2007 – Development of strategies and recommendations by Committee
- February 2007 – The second set of six focus groups were held by topic
- May 2007 – Presentation of strategies to Town Board
- June 2007 – Presentation to Town Board, Planning Board, and ZBA
- September 27, 2007 –Public hearing on draft plan hosted by the Comprehensive Plan Committee and refinement of plan as needed. Subsequently, the Draft Plan was submitted to the Town Board for their review and adoption, review by Columbia County Planning Board.

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- April 2008 – Second public hearing hosted by the Town Board, required environmental review, and Comprehensive Plan adopted by the Town Board.

Implementing the Plan and Keeping it Current

Upon adoption of the Plan by the Town Board, the next step of the planning process involves implementation of the recommended strategies and actions included in the Plan.

Generally, implementation will involve:

- Revision of local land use laws to reflect these goals and strategies.
- Implementation of other initiatives as needed to ensure the vision is met.
- Review of the Plan every five years to ensure changes in the Town of Claverack are consistent with the goals and vision as stated in the Plan.
- Updates to the Plan as needed to reflect current conditions and desires.

Chapter 2 Public Input and Future Direction

A successful comprehensive plan is developed to meet the needs of a community. Grass-roots public input is necessary to identify issues that must be addressed in the Plan. In Town of Claverack, the public was invited to participate in development of this plan in a variety of ways. These included two planning workshops (attended by 102 people), a written survey mailed to all households (664 returns), and six focus groups (all six met two times to discuss their specific topic). The full results of these efforts can be found in Appendix F. These efforts allowed the Comprehensive Plan Committee to gain insight into what issues need addressing in Claverack. Another goal was to gain input to identify the Town's strengths, weaknesses, opportunities and threats (SWOT).

These four elements are very important and form the basis for this plan. The second question posed in the introduction (What is the desired future for the Town of Claverack) is essentially answered through an understanding of the SWOT. Strengths of the Town are to be maintained in the future, weaknesses are characteristics that need to be fixed or changed, opportunities are programs, policies, or actions that could be taken advantage of, and threats are influences that would prevent the Town from reaching its vision and goals. The following section outlines the list of strengths, weaknesses, opportunities, and threats as identified through the public input process of this Plan.

Strengths, Weaknesses, Opportunities, and Threats

The following table includes a listing of items, categorized as strengths, weaknesses, opportunities, and threats.

Strengths (Positive characteristics of Claverack that should be maintained in the future)

- Rural character.
- Scenic beauty.
- Natural beauty.
- Small town atmosphere.
- Sense of community.
- Good volunteer services and high levels of volunteerism.
- Great people and neighbors, good social network.
- Open space.
- Historic character and features: many buildings are listed on the state and/or national registers.
- Farms and farmland, local produce available.
- Schools.

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- Safety of community.
- Local wildlife.
- Location of Town and accessibility to local events, urban centers, transportation corridors, etc.
- Roads and road maintenance: Claverack has a well-developed road system and is in a location with easy access to highways.
- Good environmental quality.
- Abundant and diverse wildlife habitats exist associated with streams, wetlands, wooded areas, open areas, etc.
- Natural features and scenic and rural character of Town.
- Town of Claverack Park offers recreational opportunities and work is ensuing to enhance this facility.
- Numerous volunteer organizations exist to support cultural and civic activities.
- The Town's market vacancy rate is a fairly low 3% and is even lower in the portion of the Town outside the village.
- The community will have less need to expand school infrastructure, or will have lower demand to do so.
- The family and individual poverty rates declined sharply in the area outside the Village, while remaining stable inside the Village.
- The unemployment rate is low compared with the rest of the State.
- There is a good variety of employment types in the Town, and the County.
- There is support for providing affordable housing opportunities in some form.
- There are strong feelings of support towards open space, farms, environmental features, and rural character in Town.
- There is support for Town involvement in protecting important resources in Claverack.

Weaknesses (Negative characteristics that should be fixed or changed in the future)

- Poor planning and lack of use of proactive tools.
- Traffic issues at Route 9H and 23 intersection.
- Lack of communication between local government and residents.
- Lack of town center.
- Poor post office location and parking.
- High traffic speeds through Town.
- Lack of jobs and business development.
- Lack of sidewalks and paths.
- Lack of senior housing.
- Lack of affordable housing opportunities.
- Lack of a variety of recreational opportunities (facilities and programs), especially for young people.
- Lack of property maintenance.
- Poor enforcement of local laws.
- Lack of stream access.
- Loss of open space.

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- Limitations on building and development due to physical features of the environment, such as steep slopes and poor soils.
- Lack of diversity in farming operations with the majority of farm land used for crops or land left vacant.
- Increase in traffic on many state highway sections through Town.
- Population is aging with fewer young families.
- Loss of young adults (20-30 years old) as residents.
- Increased numbers of dependents relative to wage earners.
- Lack of affordable housing opportunities, especially for seniors. Home ownership in Claverack is somewhat unaffordable for half of current Town households and significantly unaffordable for more than half of current Village households.
- Lack of responsiveness by the Town to citizen concerns (perceived by some residents).
- Increased concerns about water quality and quantity.
- Lack of diversity of housing types outside the Village of Philmont.

Opportunities (Actions, attitudes, or features that pose an opportunity to Claverack that if implemented, will move the Town closer to reaching its vision and goals)

- New planning tools exist to help Town be proactive and balance growth with rural/environment.
- Attain grants for sidewalk and path infrastructure development
- Build a new post office.
- Use bonds and other sources of money for farmland protection.
- Use clustering and conservation development to protect open space and farms.
- Space for more retail businesses on Route 23B.
- Use all available means to increase communication with residents.
- Develop new active and passive recreation, possibly in Philmont.
- Allow a variety of housing types to promote affordable housing opportunities.
- Develop the rail to trail program.
- Use the Claverack School, if it becomes available for a community center/resource.
- Put sidewalks in hamlets.
- Use the GIS for better decision making.
- Encourage growth near Village and hamlets.
- Create design standards for commercial buildings.
- Develop scenic drives/byways.
- Use historic preservation tools.
- Work closely with the Columbia Land Conservancy and take advantage of their experience.
- Take advantage of the many volunteer organizations to help meet other community goals.
- Utilize new zoning techniques.
- Diversify agricultural operations.
- Diversify small businesses and commercial operations.
- Recruit retirees to fill the need for some volunteer services.
- Develop more affordable single family homes as senior citizen housing.

- Encourage commercial development that is small, low impacting, and with no large warehouses, big boxes, franchises, etc.
- Develop bike, walking, hiking paths.
- Encourage mixed use zoning.
- Use conservation easements.
- Enhance use of the IDA-owned business park in Town to encourage opportunities for jobs and enhance the local tax base.

Threats (Actions, attitudes, or features of Claverack that could, if left unchanged, prevent the Town from attaining its vision and goals)

- Lack of planning and continuation of weaknesses could decrease quality of life and the features of Claverack that people value.
- Unchecked development could result in environmental degradation and loss of community character and quality of life.
- Loss of farms and farmland.
- Lack of communication between local government and residents leads to difficulties solving problems and moving forward as a community.
- Attitudes of “us vs. them”.
- Low employment makes it harder to have young families and workers in Town which can lead to lack of diversity in population, among other threats.
- Decreased pedestrian safety.
- Lack of recreational activities could negative impact quality of life.
- Lack of affordable housing could make it difficult for people to live in Town and could result in lack of social diversity.
- High taxes.
- Ratio of wage earners to dependents will make it difficult to maintain a high quality of life for the aging population.
- Citizens perceive a decreased quality of life over the past few years.
- Potential issues related to water quality and quantity.
- Mixed public perception s about whether affordable housing options such as townhouses and apartments are acceptable. This may make reaching affordable housing goals harder.

Vision Statement

The public input was also studied to determine what direction the residents and landowners desire in the future for Claverack. The following statement summarizes that direction and consensus:

Claverack is a diverse community with a strong sense of place and connection with its working and natural landscapes. The special qualities that residents of Claverack care about are fostered, preserved and appreciated. They include the rural character, historic features, scenic views, working farms and natural resources. The hamlets and Village serve as centers where small, locally owned businesses serve the broader community and where social and cultural events take place.

Claverack promotes sustainable residential and commercial development that is compatible and harmonious with its historic architecture, rural traditions and small town atmosphere. Growth is concentrated around the hamlets and Village to continue our traditional development pattern of denser populated areas surrounded by open spaces and farms. Our farms continue to contribute to our economy. Quality housing is available for all citizens.

We have effective, open and responsive government that encourages active participation. Close cooperation between the Town and the Village helps both communities reach mutual goals to maintain a high quality of life. Careful attention is paid to public services so that our roads, walkways, infrastructure and services are safe, efficient and affordable. A variety of recreation opportunities are provided for, especially for walking and biking. Claverack implements policies and programs that result in an equitable tax structure.

Goal Statements

Based on public input, the following goals were developed to help Claverack attain the vision as articulated above. Each of these goals address a specific element detailed in the vision statement.

1. As Claverack develops in the future, its rural character will be preserved by maintaining an essential combination of active farms, woodlands, quiet country roads, small villages and hamlets, clean air and clean water.
2. The Town will adopt and implement policies and programs to preserve the important scenic views, open spaces, natural resources and the overall environmental quality of the Town.
3. To preserve the rural nature of the landscape, the Town will encourage new development in and around the existing hamlets and the Village of Philmont which will reflect historic and small town architecture.
4. The Town will adopt and implement policies and programs promoting the development of small businesses, including those based on agriculture, which will meet the needs of local residents while remaining in accord with the intention of goal number three.
5. The Town will devise and implement effective enforcement of Town regulations which affect the health, safety and property values of residents, such as the laws pertaining to junk cars.
6. The Town will adopt and implement policies to protect historic structures and archeological sites.
7. The Town will work to provide housing opportunities for citizens of all ages and income levels.
8. The Town will work to provide community centers and recreational facilities.
9. Future improvements around the Routes 9H & 23 intersection and environs will result in a safe and pedestrian friendly hamlet center.
10. The Town will provide for public services, infrastructure and safety in the most efficient and affordable manner possible, utilizing technology and GIS mapping whenever appropriate. The Town and Village of Philmont will look for opportunities to cooperate in order to save tax dollars and build a more cohesive community.

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11. The Town will promote underground utilities, high speed internet access, and wireless services for future development.
12. The Town will communicate and coordinate with its citizens and local organizations in order to effectively meet these goals.

Chapter 3 Strategies and Recommendations

Using input from the public as well as technical recommendations from the Town's planning consultants, the Claverack Comprehensive Plan Committee developed a series of actions that the Town can undertake over time to attain the stated vision and goals. These strategies have been organized into three main areas: programs and policies, regulations, and capital improvements. Within each of these main categories, the strategies have been further organized by the following topics:

Economic Development
Recreation
Farming
Land Use

Housing
History
Natural Resources and Open Space

These strategies represent the actions, programs, and policies that will be implemented over the next 10 to 15 years by the Town. Chapter 4 prioritizes these strategies and offers a checklist tool that the Town Board can use over time to organize and implement these strategies.

Programs and Policies

Economic Development

1. Work with Columbia County, Cornell Cooperative Extension, and other organizations to develop and promote ag-economic development programs in Claverack. This program should work to encourage and promote:
 - a. Agri-tourism
 - b. Artisan farming
 - c. Ag promotion of local foods and markets, etc.
 - d. CSA's, Co-ops
 - e. Food Processing
 - f. Formation of town-wide market
2. Devise a 21st century economic development program. This would entail attracting new businesses that could be decentralized with technology, and upgrading infrastructure to support technology based businesses. Concentrate development programs on small businesses that fit with the scale and character of Claverack. (Small business is defined as an independently owned and operated business, with close control over operations and decisions held by the owners. Business equity is not publicly traded and business financing is personally guaranteed by the owners.)

3. Aggressively work to provide high-speed internet access and cell service as a priority action step (See Box, below.) Consider marketing the new water tower as a site for cellular or wifi services.

A detailed discussion of wireless community networks can be found in [Rob Flickenger's book Building Wireless Community Networks](#). The general steps include:

- 1) Identify one or more locations in your community where someone can get reasonably priced broadband service (e.g. T-1, Cable, and DS-3), pool resources across the user community to pay for the links.
- 2) Use directional antennas and repeaters to build a wireless mesh network out from these terrestrial links to sites that wish to share them. For example, by mounting parabolic antennas and repeaters on the sides of homes, one can relay a wireless link, in bucket brigade fashion from house to house, several miles along a sparsely populated valley.

Useful Links

[Rural Utilities Service](http://www.wcai.com/pdf/2003/ts9_purcellR.pdf): www.wcai.com/pdf/2003/ts9_purcellR.pdf

[FCC: Telecommunications Service for Rural America](http://www.fcc.gov/cgb/rural/): www.fcc.gov/cgb/rural/

[Rural Utilities Service](http://www.usda.gov/rus): www.usda.gov/rus

[Rural Broadband Access Loan and Loan Guarantee Program Application Guide and Rural Broadband Access Loan and Loan Guarantee Advance and Construction Procedures Guide](http://www.usda.gov/rus/telecom/broadband.htm): www.usda.gov/rus/telecom/broadband.htm

4. Consider forming an Economic Development Advisory Committee to assist the Town in this work. This committee would need at least one person to spearhead the effort, to coordinate its organization, and to act as liaison to the Town Board. This committee could also work to inventory businesses within Claverack, and initiate a business organization oriented towards business retention and expansion. Work closely with the County and other towns in the region to cooperatively find ways to provide these services.
5. Encourage Columbia County to develop a county-wide Agriculture and Farmland Protection Plan that has ag-economic development as a priority. In addition, the town should apply for a state grant for municipal Agricultural Farmland Protection Plan Development.
6. Consider working with the County to utilize the previously developed Generic Environmental Impact Statement for the Commerce Park so that the approval process can be further streamlined.
7. Work with the County IDA, and other county and regional economic development agencies to work towards obtaining grant dollars for the following programs:
 - a. Revolving loan fund

- b. Business start ups
 - c. Business technical assistance
8. Develop a step-up residential community to attract senior citizens to the hamlets since that will create a need for services and retail businesses.
 9. Explore opportunities to develop a program with Columbia-Greene Community College to offer academic tutoring to Claverack children. This could be developed by the Library or Recreation committee.

Housing

1. Partner with regional non-profit housing organizations to develop and optimize opportunities for promoting moderately-priced housing opportunities.
2. Work with housing organizations and seek grants that would expand on programs that foster homeownership opportunities in Claverack.
3. Seek grants to assist homeowners with rehabilitation of older or sub-standard homes.
4. Help residents and Town officials understand various state and federal programs that already exist to assist in providing moderately-priced homes such as the tax abatement program on lots that are part of a housing program.
5. Explore the use of a land trust model for residential development. This is where a land trust owns the land but the homes are built and owned by the individual homeowners. This can achieve permanent affordability. The Town can assist in acquisition of land to create a land bank/trust and that trust can manage the land for long-term quality and affordability. Application of this model should be designed in a clustered or conservation subdivision manner to ensure protection of the environment and rural character.
6. Continue efforts to encourage planning with Philmont to coordinate programs, especially those related to housing.

Recreation

1. Support and strengthen the Town Recreation Committee to work on open space and recreation implementation activities. Interested citizens could work with the Recreation Committee by making recommendations on activities, facilities, and long range planning. Of priority importance, long range recreation plans should consider expanding the Claverack Youth Program. In addition, the committee could
 - a. Create a long range strategic plan for facilities or property acquisition for recreation. This long range plan should include a Capital Improvement Plan (CIP) that sets up long range staff, equipment, property, budgetary and other capital needs.

- b. Have people from different walks of life come together and work proactively.
 - c. Identify recreation opportunities around Town.
 - d. Coordinate with the Claverack Youth Department.
 - e. Promote the hamlets by establishing a community/hamlet coordinator or advisory committee. This person or group could assist in planning community/youth events, like bands and cultural/social events, street/community festivals, and speakers and other programs to involve local government and residents. Each hamlet could have an informal working committee to promote their specific interests. A hamlet coordinator could organize the various hamlet groups, set up through volunteers.
 - f. Identify funding sources.
2. Work with Greenport to find ways to provide access to Claverack Creek.

History

1. Members of the community who participated in the Historic Preservation Focus Group should form an exploratory committee to draft a mission statement, delineate a scope of work and identify funding sources to implement the historic preservation strategies outlined in this plan. From this exploratory committee, an appointed formal historic preservation advisory committee could be formed. The role of this group would be to assist the Town in implementing related strategies of this plan and to promote historic preservation programs and activities. This group could continue to work with landowners and the community to identify eligible structures and districts for the National and State Historic Registers. Eligible districts are not listed on the National or State Historic Register, but eligibility leads to many of the same advantages as full listing. The Committee should also work to prioritize historic resources in the Town.
2. Map all inventoried historic structures identified over the past years via the GIS. Map historic landscapes and viewsheds via the GIS as well. This map could be tied to a database of photographs that show the historic features of the property.
3. The Van Hoesen Building should be a high priority on any preservation list.
4. Work to educate residents and landowners about the resources and role of history and historic structures in the community. The newly appointed advisory committee could have education as one of their top priorities. This education should include ways that landowners can rehabilitate and protect historic resources. Other programs that could assist include:
 - a. Historic exhibits
 - b. Recording a video history
 - c. Community interpretive guide
 - d. Community walking tours
 - e. Historic landowner recognition awards (Develop a recognition program for landowners who restore, rehabilitate or otherwise protect a historic resource. Recognize these efforts with a certificate or marker of some kind and publicity.)
 - f. Expanded use of historic markers

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- g. Historic date marker program
5. Join with the library to promote historic preservation, through exhibits, disseminating information, or special programs.
 6. Develop a historic slide show of Claverack so the public can learn about where these places are, and what is in danger of being lost.
 7. Work with the Town, County, and State highway departments during road work to prevent inadvertent destruction of historic sites. It should be a policy of Claverack to maintain the historic character along our roads.
 8. Support designation of national register historic districts in Town. It is important to note the distinction between a national historic district and a locally designated district. These are outlined below.
 - a. National Register District: This is an honorary status that also has some federal financial incentives. It designates historic properties based on uniform national criteria and procedures, sets boundaries for historic districts based on the actual distribution pattern of intact historic properties in the area, provides recognition by the federal government that an area has historical or archeological significance, requires the effects of federally assisted work projects (actions) on historic properties be considered prior to the commencement of work, makes available federal tax incentives for qualified rehabilitation projects, requires conformance to the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) when rehabilitation takes place, and makes a property eligible for pre-development planning grants (such as plans and specs) and also "bricks and mortar" repair grants. These are not adopted as a local law and there are no review committees or other requirements. However, during environmental review, impacts of a project on historic districts are considered.
 - b. Local Historic District: Local historic districts are areas in which historic buildings and their settings are protected by public review. Historic district ordinances are local laws that are adopted by communities using powers granted by the state. Historic districts comprise an area's significant historic and architectural resources. Inclusion in a historic district signifies that a property contributes to an ensemble that is worth protecting by virtue of its historic importance or architectural quality. These are adopted as part of a historic preservation law or as part of zoning and a historic review commission is usually set up to administer and review proposals.
 9. Seek grants to implement historic preservation programs.
 10. Work with area land trusts and willing landowners to facilitate use of historic façade easements.
 11. Coordinate historic preservation and promotion efforts with neighboring towns and with Columbia County. Examples of programs include comprehensive roadway

signage (County wide), coordination of school field trips to historic places, and including Claverack's historic resources in County tourism programs.

Farming

(See Appendix I for the NYS Department of Agriculture and Markets definition of farm operation)

1. Identify priority farmlands that should be included in farmland protection programs. To determine which farmlands are priority lands, use the method advocated by the USDA. This program, called LESA (Land Evaluation and Suitability Analysis) uses both soil characteristics and cultural considerations to identify important farmlands. Cultural considerations are specific to each community and could include such things as proximity of land to other farms, distance from public water and sewer, and other factors identified by the local community as important. As part of this effort, identify lands that could be useful for traditional, commercial, and niche agricultural activities. (See Appendix H for an example of how to prioritize these lands.)
2. For priority farmlands, work with willing landowners to purchase or accept donations of development rights (easements). The Town could accept these easements and/or work with the Columbia Land Conservancy or other non-profit organization to hold and manage these easements. Consider several options for funding purchases of priority farmland easements. These include obtaining grant funds or initiating the transfer tax alternative as authorized by New York State. (This requires a referendum vote to collect this transfer tax and if accepted by Claverack, would collect a tax based on a percent of the real estate sale price over the median sales price only. These funds are dedicated to open space and farmland protection.)
3. Consider initiating a Farmland Loss Mitigation Program. This would be a program that would allow a developer who wants to build on farmland to buy an equal amount of development rights on other existing farmlands. The program would only involve farmers who willingly want to sell their development rights and remain in farming. Ensure proper assessments of any lands protected in this manner. This could be tied to a density bonus as well.
4. Consider establishing a Term Easements in Exchange for Tax Breaks Program. This program, successfully used in many other locations in New York State is when a willing farmer agrees to a term easement (usually a 10 to 15 year agreement that no development will take place) in exchange for a greatly lowered tax rate. The benefit of this program is that the farmer retains full use of the property for farming activities, receives a large tax break, and the community is assured of that land as remaining as a farm and open space for many years. A negative would be that the taxes no longer collected on that farm are shifted to the rest of the population.
5. Encourage eligible farmers and landowners to participate in the agricultural exemption program as afforded by New York State Agriculture and Markets law. Landowners who earn \$10,000 in gross income from a farm on more than 7 acres of land or those

that earn \$50,000 or more of gross farm income on less than 7 acres are eligible under state law.

6. Claverack should continue to work with the Town assessor(s) to ensure that farms and farm buildings receive the appropriate exemptions and assessment rates.
7. Encourage marketing of large tracts of saleable land as estate farms, rather than as building lots.
8. Establish a Town Agricultural Advisory Committee (AAC) made up of farmers. This group (possibly combined with the recommended Open Space Committee) could assist the Town in implementing the agricultural related portions of this plan, and could assist the ZBA and Planning Board by providing agriculturally related information when those boards are conducting project reviews.

Natural Resources and Open Space

1. Coordinate and implement these open space activities with the help of a coordinating Open Space Committee (OSC). This committee could possibly be combined with the recommended Agricultural Advisory Committee.
2. Conduct an inventory of large open parcels, and other properties that might be available, and seek ways with willing landowners to provide opportunities for open space and recreational activities. The Columbia Land Conservancy can help coordinate any inventory activities and help encourage the use of conservation easements.
3. Explore with willing landowners, other options for enhancing open space and recreational opportunities in Claverack, including leasing of lands from private owners, and use of preferential tax assessments for provision of amenities that benefit the Town. Provide incentives to encourage landowners to grant and maintain trail easements.
4. Work to create connected open spaces, which would connect a stretch of undeveloped open space and farmland in the western side of Town, around the hamlet of Claverack. This can be accomplished through use of conservation easements, fee-simple purchases or through open space requirements during subdivision. Use of clustering or conservation subdivisions result in preserved open space lands. These lands can be located to form unfragmented open spaces to the maximum extent practicable. Further, with the assistance of willing landowners, these open spaces could be linked with hiking trails.
5. Tie open space and recreation into an overall economic development strategy for Claverack.
6. Develop an open space strategic plan that includes opportunities for community input to evaluate open spaces and prioritize them. This plan should identify and protect:

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- a. scenic views and viewsheds
 - b. ravines
 - c. streams
 - d. hillsides and ridgelines
 - e. wildlife habitats, critical habitats, and biodiversity
7. Consider engaging the services of a licensed hydrologist to explore the ground water hydrology, and the town's groundwater resources. This study could build upon past studies already done by Columbia County.
 8. Form a Conservation Advisory Council to advise the Town on environmental resources, issues, and solutions. Conservation Advisory Councils are authorized under New York State General Municipal Law. This CAC could be the same group as the previously mentioned open space committee and agricultural committee.
 9. Continue to support the ZBA and Planning Board in their efforts toward continuing education and training. To enhance environmental review of projects in Claverack, ensure that the State-required training for the planning board and zoning board of appeals includes administration and procedures of SEQRA.
 10. Explore and support use of the real estate transfer tax (see Agricultural recommendations for more information on this technique.)

Land Use

1. Preserve the hamlets, and concentrate development within and around them to promote a walkable environment, and help preserve open space. It is important to retain a clear boundary between the hamlet edge and the undeveloped country adjacent to the hamlets. It is that clear boundary that contributes to the rural character of Claverack. Recommendations have been made in other sections to concentrate and encourage more dense development around the hamlets.
2. Hamlets in Claverack should be promoted as locations that serve as business centers, places for community events, and areas that accommodate denser growth while maintaining harmony with existing architecture and small town atmosphere.
3. Use green building standards wherever possible and encourage use of low impact building materials and fixtures. Encourage use of alternative energy sources.

Regulatory Programs and Amendments

Economic Development

1. Welcome new commercial development but establish development standards that clearly detail the performance expectations for new commercial growth. Standards should more specifically address landscaping, building design, parking lots, signage, traffic impacts, scale, lighting. Zoning should not place roadblocks to development that meets these standards.
2. Amend zoning to support economic development that is sensitive to the environment, affordable, beneficial to the tax base, and consistent with the character of Claverack.
3. Amend zoning in the Highway Commercial Zone (HC) for the Claverack Hamlet:
 - a. Rename to Hamlet Business (HB) with its own set of design and development standards and bulk requirements designed specifically to help businesses fit in with the hamlet. Keep the use schedule as it is currently designated for HC in this district.
 - b. Expand the boundaries of this district to include the Church, vacant lots, abandoned gas station, old real estate office, food mart, X-tra Mart, grange hall as well as include the Post Office, Library, and Fire House.
 - c. Create a new business district called (HB1 – Hamlet Business 1) within the hamlet. The HB1 district would have a slightly different focus on allowed uses and standards and should incorporate the ideas of the Economic Development Focus group. This could also be a mixed use and multiple-use designation that allows both residential and business development in the same district and same structure. All development in this district should be consistent with the layout and architectural design of the rest of the hamlet. Change that portion of 23B now zoned Highway Commercial to Hamlet Business 1 so that both sides of the road (including McNamee's and the Claverack Service Station) are included.
 - d. Allow increased lot coverage in hamlet business district to optimize commercial use of the property.
4. For all HC districts, enhance site plan review standards for lighting, signage, landscaping and other development standards to ensure that new development is designed and functions in a way that is consistent with the desired character of Claverack.
5. For the BIC/BC/LCB business districts:
 - a. Combine into one commercial zone and make it consistent with the Empire Zone at that location (called Commercial Industrial Zone). Establish regulations that make it streamlined to establish a business use in these areas. Although the sites within the current Industrial Park are all sold, they have not been built upon and the area

- remains underutilized, but has potential for development. Any zoning changes to this location should be coordinated with the Town of Ghent.
- b. All permitted and special permitted uses in these zones should have specific development standards clearly articulated in the zoning.
6. Restrict big box stores, junkyards, truck depots, used car lots, heavy manufacturing, fast food franchise, drive through restaurants, mall or other large commercial retail development, and mini-storage units by implementing clear design standards. Consider appointing an architect, as needed, to review developments. This position would be paid for by the applicant and utilized at the discretion of the Planning Board. Suitable locations could be the Highway Commercial district at the intersection of Routes 66 and 9H.
 7. Ensure that zoning includes standards and conditions that would be required for the following uses: professional offices, corporate office park, hotel/motel, industrial or business park, light manufacturing, warehouses/distribution centers, flea markets, mining, bars, home based businesses, retail stores, and transfer station. These uses should be allowed but developed in ways that are consistent in scale, character, design, and functioning with rural roads and rural character.
 8. Create a new Hamlet Business district (HB) in Mellenville to encompass lands near the Clarence Speed properties and near the Cantele Memorials business.
 9. Expand the Highway Commercial district to include lands west of Route 66 and North of Humane Society Road (See Zoning Concept Map) to expand commercial opportunities in Claverack.
 10. Encourage home occupations. Because not all home occupations are the same or have the same impacts on the neighborhood, it is recommended that the Home Occupation category in zoning be split into different categories. A home occupation should include in its definition the use of full-time equivalent employees. Consider:

HO1: no clients, no sign, no parking, no outside storage, less than two full time equivalent employees; permit is automatic
HO2: signs, and/or clients, low impact; site plan review required
HO3: signs, and/or clients, business clearly visible; special use permit required in all locations except the hamlet.

Housing

1. Provide for use of a density bonus incentive to developers who voluntarily agree to provide some percentage of moderately-priced housing lots or units for the local workforce within their development.
2. Establish a land use policy that directs more growth to occur in existing high-density areas and hamlets.

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3. Expand higher density of residential development in hamlet areas and around the Village of Philmont. Continue to allow for two-family and multi-family uses in these areas as currently exists in Town zoning.
4. Add to the zoning use table “senior citizen housing” as a use permitted with a Special Exception permit in residential areas within the hamlets. Define senior citizen housing broadly to include retirement communities, independent residences, nursing homes, and assisted living units.
5. Add to the zoning use schedule accessory dwelling units as allowed by special exception in all residential zones. Create new requirements to carefully control and regulate use of accessory apartments. Accessory apartments are very important affordable housing options. However, they are often a cause of concern by neighbors and town officials. Concerns often relate to parking, adequate water and septic facilities, and changes in aesthetics and community character. Zoning should allow accessory apartments both within an existing single-family dwelling and in an accessory structure (such as a converted barn or garage). However, these should be reviewed and permitted through a special use permit to ensure that all concerns are taken care of and to provide for public input.
6. Use clustering and conservation subdivision layout techniques for major subdivisions (See recommendations, above) to promote more moderately-priced housing development while preserving open space and the environment. Consider mandating use of clustered or conservation subdivisions for all major subdivision applications. When clustering does take place, hamlet style design guidelines should be used so that traditional neighborhoods and hamlets are created. When a clustered or conservation subdivision takes place, there should be a requirement that 50% to 60% of the parcel should be permanently preserved as open space. Consider offering a density bonus when clustered or conservation subdivisions are developed. (See Appendix G for illustrations of a conservation subdivision.)
7. Include in zoning, design standards for multi-family dwelling structures and other moderately-priced housing to create aesthetically pleasing and moderately-priced opportunities. Consider offering a density bonus to encourage multi-family development that occurs in the hamlets.
8. Develop standards for new residential development that serve to decrease housing costs such as through:
 - a. smaller lots
 - b. rural road standards

Discuss these new standards with the local fire departments, highway superintendent and Town engineer to ensure that new roads safely accommodate emergency vehicles and traffic while meeting Town rural character goals.

9. The Planning Board should review all residential subdivisions for consistency with rural development standards.

10. In order to ensure quality rental opportunities and well-maintained properties, consider initiating a property maintenance law in the Town of Claverack that includes a rental inspection program.
11. Establish siting and design standards for major subdivisions to meet the open space and rural character goals of this plan, and to prevent uniform or monotonous conventional subdivisions.
12. Review and update new standards for mobile homes.
13. Implement updated New York State building codes for new residential and commercial development.
14. The Village Residence (VR) requirement for a 20,000 sf minimum lot size PER DWELLING does not encourage multi-family uses. This is an area that should encourage denser and multi-family uses. It is recommended that there be a different density for multi-family dwellings.
15. There is no definition for manufactured home in Town zoning. The zoning should clarify the difference between manufactured and mobile home. Use federal HUD standards for a manufactured mobile home. Manufactured homes also include modular and panelized homes and these should be defined to meet federal and state regulations related to manufactured homes.

Recreation

1. The current subdivision law requires that major developments provide open space and/or recreational opportunities or payments for these purposes in lieu of land as part of their project approval. The Planning Board, in its approval of subdivision, should continue to implement this requirement. Further, the Town should analyze the need and cost of supplying recreational facilities and establish a dedicated recreation fund that can, over time, meet that need. The Town can substantially increase recreation fees for new subdivisions to fund acquisition of land for recreation purposes. Lands preserved for recreation purposes could also be open spaces.

History

1. The Planning Board and Zoning Board of Appeals should use the historic inventory and maps to assist in determining new project impacts on historic resources as required by the New York State Environmental Quality Review Act (SEQRA). Both boards should carefully evaluate the impacts of proposed projects on historic resources by conducting thorough SEQR procedures that give full emphasis to historic resources.

2. Encourage use of clustering and conservation subdivisions in order to preserve open spaces, historic farms, and historic landscapes. Known historic resources should be included as a “secondary conservation feature” when a conservation subdivision is designed. Placement of new houses on a parcel in a way that is sensitive to protection of historic features and landscapes can be accomplished via clustering, conservation subdivisions, and authorization of the Planning Board to identify the allowed building envelope on a new plat or site plan. A building envelope is the approved location of the house and other land disturbances connected with that site.
3. Zoning should allow for adaptive reuse of existing, historical structures.
4. Amend site plan review standards to ensure that new commercial structures are designed, scaled and sited in a way that preserves historic character and structures.

Farming

1. Consider establishment of a Transfer of Development Rights program. This is when development is moved from one area (sending area) to preserve priority farmlands and open spaces to another area (receiving area) that is desired to accept that growth. There are two methods of accomplishing this:
 - a. Development Rights are purchased by a developer who transfers the rights from Parcel A to Parcel B.
 - b. DRs are purchased from Parcel A by a local government TDR bank, the bank sells DRs to a developer who transfers them Parcel B.
2. Ensure that the zoning law is farm-friendly.
3. Maintain agriculture as permitted uses in most zoning districts. Develop standards for keeping farm animals in hamlets.
4. Specifically include other ag-tourism uses in the definitions and use schedule such as u-pick operations, farm tours, farm markets, and ensure that the zoning allows farm business flexibility.
5. Ensure that zoning does not restrict agricultural operations by restricting hours of operation, use of temporary signs, parking near pick-your-own fields, etc.
6. Require buffer zones between farmland and new residential uses. New development should not place the burden on existing farms to give up boundary land as a buffer zone. New residential development should provide for its own buffer zone when necessary.
7. Establish a policy stating the importance of agriculture in Claverack and make sure that the ZBA and Planning Board has maps and other information available to properly evaluate impacts of new projects on agriculture.

8. Maintain a wide representation of professions and interests on the zoning board of appeals and the planning board, including someone involved in the agricultural industry.
9. Rename the western portion of the Rural Recreation Residence (RR) to Rural Agriculture (RA). This is where the agriculture is taking place, and promotion of agriculture will be an important goal for this district. The name should reflect the agricultural uses in that district and a purpose statement should be included to establish this district as an agricultural area and low density residential district. (See Zoning Concept Map.)
10. Amend zoning and subdivision laws to incorporate methods designed to protect lands having active agriculture and prime agricultural soils and to discourage or control land uses that cause conflicts with agriculture. These could include:
 - a. Mandatory use of clustered or conservation subdivisions in the (newly named) RA district for all subdivisions greater than 4 lots or 20 acres in size. This could be coupled with a density bonus.
 - b. Develop standards in subdivisions to site homes in a manner that preserves farm fields, important farm soils, and access to connecting fields. This means that new houses would need to be sited off and away from these areas to the maximum extent practicable.
 - c. Maintain the minimum one acre lot size in this district but set an overall lower development density (dwellings per acre) than currently exists. It is recommended that the density be established at 1 dwelling per 5 acres with a minimum lot size of 1 acre. Claverack could also offer a density bonus incentive to those developers who agree to preserve farmland.
11. Farm stand definition should remove the requirement that the farm stand be located on the farm. It is feasible that someone else could have the farm stand and multiple farmers come together to another location. Guidelines should be drafted to restrict merchandise sold in these stands to items produced on farms.
12. The zoning needs to incorporate NYS Ag and Markets laws which require ag data statements and disclosure notices when development takes place in or within 500 feet of a NYS certified agricultural district. These procedures should be incorporated into local zoning. The Town should have accurate and up-to-date maps showing the boundary of the agricultural district.

Natural Resources and Open Space

1. The Town should consider developing a local list of actions that would require more intensive review under SEQRA. These actions, called Type I Actions, are defined as those that are more likely to have negative environmental impacts and thus would require a more intensive review. The Town can develop its own list to be in addition to the state requirements.

2. Use of the Planned Residential Development District can assist in providing open space and recreation during large project development. Update this section of zoning to ensure that requirements and standards for open space and possibly recreation are included. Such developments that are advertised with specific restrictions might encourage desirable developments/developers to come into Town.
3. Review and develop a scenic road overlay district.
4. Use average density as measured by dwellings per acre instead of relying on minimum lot size to control the level of development. Separation of lot size from density allows more flexibility in design as well as more opportunities for open space protection.
5. Use flexible zoning as a tool to protect open spaces.

Flexible Zoning

Net Density Zoning:

Traditionally, zoning laws have used minimum lot sizes as a tool to limit the density of residential development in rural districts. For example, a 5 acre minimum lot size would limit a 50 acre parcel to 10 new residential building lots (for simplicity sake, we are not taking into account the need for new roads and other right-of-ways) The disadvantage of this method of density control, is that larger minimum lot sizes actually use up more space and remove larger areas from productive agricultural uses than smaller lot sizes would, when parcels are subdivided into the same number of building lots. To remedy this, many towns are moving to separate density requirements from minimum lot sizes. Rather than having a 5 acre minimum lot size, subdivision is limited to 1 new building lot **PER 5** acres. A 50 acre parcel would still be allowed 10 new building lots, but those lots could be much smaller than 5 acres in size. There could be nine 1 acre lots, and one 41 acre lot. This method of subdivision allows more flexibility for siting homes, avoiding environmental impacts, and preserving more open space and viable agricultural land.

Sliding Scale Zoning:

In addition to separating density from minimum lot size, a sliding scale can be used to limit the number of subdivisions allowed on larger parcels. This technique allows each landowner a certain number of buildable lots based on the size of the original parcel. The smaller the original parcel, the higher the density of development allowed. The number of acres needed for each new building lot increases as the parcel size increases. With this technique, smaller parcels can be split at a higher density, in order to direct more growth onto already fragmented land. This allows for some subdivision and building on the larger, undivided parcels while at the same time preserving the largest possible amount of unfragmented land for open space or agriculture. Sliding scale zoning can be coupled with other standards that restrict development to the least productive soils and restrict development on environmentally sensitive lands such as wetlands or steep slopes. It is also a technique that can be used with clustering or conservation subdivisions.

An example of this would be where the first 25 acres of a parcel are allowed 1 new lot per 3 acres, the next 25 acres would be allowed 1 new lot per 5 acres, the next 50 acres would

be allowed 1 new lot per 10 acres, and any remaining land would be allowed 1 new lot per 20 acres. Using the same 50 acre parcel as above, the first 25 acres would be allowed 8 new building lots. The remaining 25 acres would be allowed another 5 building lots, for a total of 13 total building lots for the entire 50 acre parcel. A 100 acre parcel would be allowed to be split into 18 new building lots.

The following table outlines the results of using the sliding scale example outlined above. This is only one example of how the sliding scale can be used. There are other variations, and different densities can be applied at different lot size intervals.

	Allowed Density	Subdivision of a 50 acre parcel	Subdivision of a 100 acre parcel
First 25 acres	1 per 3 acres	8	8
Second 25 acres	1 per 5 acres	5	5
Next 50 acres	1 per 10 acres	0	5
Remaining lands over the initial 100 acres	1 per 20 acres	0	0
Total subdivisions allowed		13	18

Tracking Subdivisions:

One of the requirements of using flexible zoning techniques is the need to track all subdivision activity on a parcel as it is subdivided, particularly if the full number of new lots is not used during a single subdivision process. If the 50 acre sample parcel is only subdivided into 4 new parcels, each of those new parcels must be assigned a specific number of future parcels into which it can be further subdivided. These future parcels, when added to the current number of parcels, cannot add up to more than the number of building lots originally allowed prior to the first subdivision of the parcel.

6. Ensure that the planning review process identifies significant resources and evaluates impacts to those resources.
7. Update zoning and subdivision to include rural siting guidelines for new subdivisions and that would be applied to the maximum extent practical.
8. The Rural Conservation (RC) district (eastern part of Town on other side of the Taconic) should be extended WEST to include the full areas of topography and steep slopes that characterize that portion of Town. The current RC district does not match with the environmental conditions it is supposed to protect.
9. Require setbacks/buffers along streams to protect those water bodies NYS DEC regulates some activities along DEC-designated protected streams and requires a permit for any change or modification to a stream bank. A stream bank is defined by DEC as no more than 50' from the mean high water line. While this existing law is adequate to a certain level, it offers minimal protection and once permits are issued, stream disturbances can occur. An important goal in Town is to protect streams and

water quality and a setback of all development from a stream bank where natural vegetation can remain undisturbed is the best way to accomplish that.

10. Consider prohibiting all development in the 100-year floodplain areas. Claverack's local flood protection law (Local Law #1 of 1989) does not prohibit building in flood areas, but only requires flood proofing of structures. Areas that consistently flood are not appropriate locations to encourage residential or commercial use.
11. Consider changing the density for the recommended RA and RC zones to a 5 acre average density (not a 5 acre minimum lot size). As an alternative, consider use of a sliding scale, as described in the box, above.
12. Consider changing the density for the RR zone to a 3 acre average density (not a 3 acre minimum lot size).

Land Use

1. Zoning should continue to allow smaller lots in the hamlets. Should public water and sewer be available in the future, lot sizes could accommodate ¼ acre lots. Careful planning and project review is necessary for development that occurs in the hamlet when no water and sewer infrastructure exists. In the future, should the Town need to provide sewer, Claverack should consider a variety of technologies including small package plants, constructed wetlands, decentralized management systems, and other alternatives to central sewers. Encourage finding funding sources for studying development of these waste treatment facilities.
2. Amend zoning to more thoroughly encourage hamlet style development in the Hamlet Business districts (currently labeled as Highway Commercial).
3. The 9H/23/23B intersection should develop sensibly with special emphasis on traffic impacts, pedestrian enhancement, and aesthetic concerns. Work with DOT to lower speed limits on 23/23B.
4. Develop a comprehensive traffic calming strategy for the Hamlet of Claverack. Institute policies for traffic calming for new development. Some traffic calming techniques that may be appropriate for those roads which are designed for speeds between 35 and 50 mph include:
 - a. Streetscapes, street furniture, lighting, and landscaping
 - b. Use of shoulders and sidewalks (in areas with more dense development)
 - c. Surface textures (one portion of the roadway has a different texture than others)
 - d. Modified intersections/channelization and higher visibility crosswalks
 - e. Signage
 - f. Progressive traffic signal systems (where traffic lights exist)

5. Use of traffic calming techniques should be considered when there is concern about the safety, noise, pollution, and visual impact of cars and trucks on roads. Local input from residents, emergency services, truck delivery companies, and utility companies should be obtained prior to initiating or requiring traffic calming techniques. Some of the techniques that may be appropriate to apply to neighborhood roads where the speed is 15 to 25 mph include:
 - a. Raised intersections
 - b. Use of roads designed with chokers or neckdowns
 - c. One-way entry/exit choker
 - d. Driveway link
 - e. Single or double lane slow point and angled slow point
 - f. Pavement narrowing
 - g. Reduced intersection radii
 - h. Single lane roundabouts
6. In order for traffic calming techniques to be applied by the Planning Board and Zoning Board of Appeals during the project review process, ensure that adopted local highway standards incorporate and allow use of these techniques.
7. Encourage infill, townhouse type buildings, and multifamily housing as well as senior housing, in the hamlets. Lot size requirements in zoning need to be amended to allow for multi-family development.
8. Projects subject to site plan approval should include careful review of the design of new buildings to ensure that they are consistent with the scale and architecture of the hamlets. Ensure that zoning incorporates hamlet design guidelines that address:
 - a. Lot sizes and variability
 - b. Build-to lines
 - c. Garage orientation
 - d. Sign standards
 - e. Review of historic character/compatibility during site plan review
9. Business signs should also have consistent standards appropriate for hamlet areas.
10. Street design is very important and new streets should reflect the location they are in. Street design in hamlets should require traditional street patterns, sidewalks, road connectedness, streetscape improvements such as lighting, benches, or trash barrels, and traffic calming to slow the traffic.
11. Town policy and zoning should maintain traditional hamlet uses, allow for mixed uses, incorporate commercial building design standards, and maintain vital public functions/buildings in the hamlets. Green building standards should be used wherever feasible.

12. Address adult uses in zoning and designate an area specific for this use, as per concept map.
13. In the proposed hamlet districts a 80' lot width is recommended.
14. Consider the following changes to the VR and SR districts:
 - a. Consider expanding the VR and SR districts to encompass additional lands to allow opportunities for additional and concentrate growth around hamlets. Extend the hamlet district north to Talavera. See map for recommended extensions.
 - b. There are few differences between the VR and SR. Consider combining into one hamlet style residential district.
 - c. Develop design standards and bulk/dimension requirements for the VR and SR districts to ensure new development is hamlet-like and not suburban. The current regulations require more suburban dimensions than currently exists in the hamlet and would not be consistent with the traditional hamlet centers.
 - d. Consider changing the VR density requirements to 20,000 sf with sewer and 40,000 sf without sewer.
 - e. Consider change the SR density requirements to 40,000 sf. If this is not acceptable, a 1 acre lot size with hamlet design standards would be recommended.
15. Consider making Hollowville, Mellenville, and Martindale Hamlet Residential districts.
16. Consider making Churchtown a Hamlet Residential district. Evaluate the zoning and land use planning for the Churchtown area in Taghkanic.
17. Encourage development of new hamlets on major subdivisions through use of the existing Planned Residential Development District approach and consider offering a density bonus for those projects that are designed as new hamlets. Zoning would need to be amended to authorize use of a density bonus and the Planned Residential District would need to be enhanced with development standards that would result in a traditional hamlet style.
18. Review subdivision regulations to streamline the procedures as much as possible so that minor subdivisions (such as when a land owner wishes to gift land to a child) are not a cost or time burden to applicants.

Recommendations to Enhance Subdivision and Zoning Administrative Procedures

1. Amend zoning to fix an inconsistency between the map and the zoning text as follows:
 - a. For the Subdivision Residences (SR) district, the map says that minimum lot size is 20,000 square feet, but the text says 40,000 square feet. Amend so that the map coincides with the text to require 40,000 square feet. Further, the zoning text refers

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to this as suburban residence, not subdivision residence as indicated on the map.
Rename SR to Hamlet Residential

- b. For the Village Residence (VR) district, the map says that minimum lot size is 10,000 square feet, but the text says 20,000 sf with sewer or 40,000 without sewer. Amend so that the map coincides with the text to require 20,000 sf with sewer or 40,000 sf without sewer.
2. The height requirement for all uses in the dimensions table in zoning is too low. It is recommended that the 30' height be changed to 35' height or 2 ½ stories.
3. Rename the Rural Recreation Residence – A (RRA) to Rural Residence for ease of use and understanding. The use table contained in the zoning will need to be amended to be consistent with this change.
4. Maintain the existing uses for residential districts but show on the use table the need for site plan review for all uses subject to that law. There is a discrepancy in that the text indicates that almost all uses except single-family uses must go through site plan review, but this is not indicated on the table of uses.
5. Clarify the role of the Planning Board and ZBA in site plan review. Currently, the ZBA is authorized for conducting both site plan and special use permit review processes while the Planning Board is authorized only for subdivisions. Additionally, the Zoning Board of Appeals is charged with all interpretations and variances. Originally, New York State only authorized the ZBA to issue special use permits. Now however, the Planning Board can also take on that role. It is recommended that the Town make a clear distinction between the planning aspects of project approval (site plan and special uses) and the appeals process (interpretations and variances). It is recommended that the ZBA be appellate only and concentrate its efforts on interpretations and variances while authorizing the Planning Board to concentrate project review and approvals through site plan, special use and subdivision. This will make the interpretation and variance process fair and effective when it is a separate.
6. Clarify definitions for multi-family definition as 3 or more units, not 2. A two-family dwelling is for two units.
7. There is no definition for right-of-way.
8. The Commercial Industrial Park is missing from the list of zoning districts on page 14, but is on the map and on use tables.
9. There is no mapped floodplain included in zoning. Ensure that zoning refers to the FIRM maps.
10. Purpose statements need to be included for each district, not just some of the commercial ones as currently exist in the zoning law. Purpose statements are very important components of the zoning. Zoning, by law, must be based on a community's

comprehensive plan. This plan is comprised of a compilation of facts, statistics, and a narrative describing the Town in the past and the present, a vision statement of what the community wants the Town to become in the future, a set of goals to be met in order to realize this vision, and a list of strategies for meeting these goals which reflect the desires of townspeople conveyed to the Comprehensive Plan Committee through Town-wide visioning workshops, a written survey, focus groups and general feedback from formal and informal meetings with the public.

In traditional zoning, a town is broken up into areas where specific uses are allowed while others are prohibited or subject to special exceptions or variance (which require review by the ZBA). The 2007 Comprehensive Plan continues in this tradition while recommending changes to meet the Town's goals such as changing some hamlet segments to mixed-use and adding both a high density housing area and an adult use overlay.

It is recommended that the following purpose statements be included in the zoning law to ensure a strong tie between this Plan and the regulations of the Town.

STATEMENT OF PURPOSE

The over-riding purpose of all the zoning, in addition to the general purpose to promote the health, safety and general welfare of the residents of the Town of Claverack, is to promote and preserve the working farmland, open spaces, scenic vistas and natural resources of the Town which give it the rural character so treasured by our citizens. In concert with this, our citizens want to keep the small town atmosphere and appearance of our hamlets while allowing some small businesses, providing for diverse housing needs, and further developing recreational opportunities in and around the hamlet areas. In addition to this, the townspeople recognize the need to encourage the development of large new businesses which would broaden our tax base, serve local needs, and provide job opportunities for our young people while being designed and situated in such a way as to have minimal impact on the rural character of the Town as a whole.

The following purpose statements define the spirit and intent of each land use district and are to be used as guides in the interpretation and application of the zoning regulations. It is the purpose in all districts to recognize the existence of non-conforming uses and to maintain their operation in an unobtrusive fashion as long as they are in compliance with all Town laws which pertain to them.

RESIDENTIAL DISTRICTS

Rural Conservation RC: This (proposed) district covers most of the eastern half of the Town of Claverack. It is expanded from the former rural conservation district (2 acre zoning) to include the contiguous part of the former rural recreation residence district (1 acre zoning) which has the same topography. The hamlets of Martindale and Hollowville and the northeast and southern borders of the Village of Philmont are

within this district. The purpose of this district is to protect sensitive land areas that contribute to the environmental quality, ecological functioning, scenic rural character and recreational opportunities in the Town of Claverack. Very low density residential development outside the hamlet areas is encouraged if done in a manner that protects steep slopes (greater than 15%), forested habitats, open spaces, wetlands and floodplains.

Rural Agriculture RA: This (proposed) district covers most of the western half of the Town of Claverack. It has been expanded from the former rural recreation residence – A (1 acre zoning) to include more of the land which is currently being used for agriculture, taking in some of the former rural recreation residence (1 acre zoning). The hamlet of Claverack and that northern portion of Churchtown which lies within the Town are in this district. The purpose of this district is to protect agricultural land and to promote a development pattern that keeps agricultural land in productive use or available for future agricultural use consistent with the Town of Claverack Comprehensive Plan, and to protect and maintain the rural character including open space and scenic resources. Further purposes are to prohibit land uses that are antagonistic to agricultural uses, to preserve and protect lands used for the commercial production of agricultural commodities, to maintain those lands that contain prime agricultural soils and soils of statewide importance, to promote agriculture as a component of the local economy, and to maintain a critical mass of farmland so as to prevent further fragmentation of the Town's existing farms. In addition, it is the purpose of this district to allow low density residential development which maintains the rural nature of the Town and protects our historic resources.

Rural Residence RR: This district is made up of the remainder of the former rural recreation residence (1 acre zoning) which lies in the northern part of the Town. It includes the hamlet of Mellenville and borders the western edge of Philmont. The purpose of this district is to protect the rural character, including open space, historic, and, natural resources, of the Town of Claverack, and to maintain existing low density residential neighborhood development patterns outside of the hamlet.

HAMLETS

The new hamlet districts are created to foster development in the traditional locations of settlement in Claverack, Mellenville, Hollowville, Martindale and northern Churchtown.

Hamlet Residential HR: In the hamlets of Claverack and Mellenville, this combines the former Village Residence (1/4 acre zoning) and the Subdivision Residence (1/2 acre zoning) and extends the borders of the hamlet of Claverack north along 9H to Talavera Road to include Orchard Estates subdivision. The purpose of this district is to encourage a high density of residential development, with a mixture of housing types for our diverse population, including the elderly and first-time home owners or renters. Further, the purpose is to promote development that protects historic resources, and is consistent in appearance with the scale, dimensions, and traditional character of

the individual hamlets and fosters safe pedestrian and traffic circulation consistent with a small town atmosphere.

Hamlet Business HB: The purpose of this district is to provide areas of the hamlets for commercial and residential development which bring retail uses and services to meet the needs of the community and add to the economic base of the Town. This development shall also be consistent in appearance with the character of a hamlet and shall foster safe pedestrian and traffic circulation.

Hamlet Business 1 HB1: The purpose of this district is to promote mixed-use development in the hamlet by providing areas where residential housing units could be developed alongside community services such as a firehouse, post office, community center or library, as well as professional offices or small businesses. Such a development should be planned so as to provide public green spaces for recreation and to meet an aesthetic standard consistent with the hamlet's character. This district could be developed in a way that accommodates larger amounts of parking, to be sited and designed in a way that fits in with the character of the hamlet.

High Density Residential HR: This new district is located on the land between the Dutch Village mobile home park and the Humane Society road. The purpose of this district is to provide an undeveloped area near existing sewer and water lines which could be developed as a new hamlet, providing residential units of varying types which would be attractive to people of all ages and incomes and which would particularly consider the needs of our first-time workers and home seekers and those of our elderly retired population. The pattern of development should promote pedestrian and recreational uses, protect the natural resources and encourage the use of public open space.

Mobile Home Park: The purpose of these districts is to maintain the availability of this housing choice and to encourage the maintenance, landscaping, and further expansion of those parks there are as need arises.

COMMERCIAL DISTRICTS

Highway Commercial HC: The purpose of these districts is to encourage the location of new businesses in the Town of Claverack in order to increase the tax base of the Town and create new jobs for the townspeople as well as to provide vital services and commodities to the community. The location of these businesses in the HC zone in combination with the use of appropriate design standards will allow commercial development without compromising the rural nature of the Town as a whole.

Commercial-Industrial Park CIP: This district is a combination of the former commercial-industrial park, business commercial, business-industrial complex and limited commercial business zones. These were all located at the northern end of the highway commercial district to the north and east of the 9H/66 intersection. The purpose of this district is to provide a location for industries which would not usually fit in with the rural character of the Town if not for the standards set to minimize their

visual impact. In general, the intent is to attract those businesses which will have minimal adverse environmental impact while increasing our tax base and providing new jobs.

OVERLAY DISTRICTS

Mining Overlay district M-O: The purpose of this district is to recognize the need for a local source of gravel and sand and to support the continuance of the local mining businesses which provide it. Further purposes are to limit the environmental disruption caused by mining to specific areas of the Town in order to protect the integrity, natural resources, scenic vistas and environmental quality of those lands outside of the overlay. These districts are to be reviewed every seven years.

Wellhead Protection Overlay district WP-O: The purpose of this district is to protect the area containing groundwater wells of great capacity.

Adult Use Overlay district AU-O: The purpose of this overlay is to provide a place for the siting of adult businesses which would otherwise be disruptive to the character of the Town.

11. Having site plan procedures twice is confusing. Section 6.2 outlines the procedure for business zones and then the full set of site plan review procedures and standards are in another section 14.6. It is recommended that all the site plan areas be consolidated to one set of procedures and standards and put in one location. See other comments related to site plan review below.
12. SEQR requirements that should be followed by the Planning Board should be added in to Section 6.2, not as an appendix, to ensure compliance with state regulations during site plan review.
13. Enhance and clarify filing procedures within Section 6.2.
14. It is unclear why there is a section on signs related to the business districts in section 6.3.2 yet there is a whole section on signage in Section 11. This seems confusing and should be consolidated so that there is one section on signs.
15. Currently, Claverack's zoning (Section 9.4.12) allows for use of a development method called "Planned Residential Development". A Planned Residential Development (PRD) is typically a tool that allows developers of larger parcels to plan for mixed use and mixed-density development. The essence of a PRD is flexibility and most zoning requirements such as lot size, setbacks, uses, and layout standards in the zoning are negotiated at the time of approval. PRD's have a two-step approval process: the first is when the Town Board approves a zoning change of a particular parcel of land to PRD and then the Planning Board conducts the subdivision review based on uses, dimensions, density, and other development characteristics agreed upon with the Town Board. Claverack's zoning does not have adequate administration and procedural steps for a Planned Residential Development however. This whole section

is recommended to be expanded to include a much fuller set of standards and procedures. The flexibility and negotiation aspects of a PDR are beneficial, but the zoning should detail the overall expectations for such a development. Standards should be consistent with meeting the housing, environmental, rural character, and historic preservation goals as established in this Comprehensive Plan.

16. Section 13 (Board of Appeals) does not have sections on decision making, voting (there are new rules from state law), Ag and Markets 25-aa requirements (when ag districts exist), filing, SEQR, and time frames. These should be added in.
17. Section 14.4.4 discusses the flood boundary, but there appears to be no other floodplain regulations in zoning. Coordinate language with the local flood protection law and zoning and consider bringing the flood protection law into the zoning law.
18. Section 14.6.2 indicates which uses require site plan review. This does not mesh with what is indicated in the Use Table as requiring site plan review. Amend zoning to correct the table to match the zoning text.
19. Section 14.6.7 and 9 needs to be updated using the proper time frames as required by New York State Town law.
20. Section 16. It is not clear if this is an ordinance or a local law. If it is a local law, then this section should be amended to indicate that the law becomes effective upon filing with the New York State Department of State.
21. Include in the subdivision law a rule that establishes that multiple minor subdivisions from any one parcel over time accumulate to be a major subdivision. In this way, minor subdivisions can not be used to circumvent the major subdivision review process.
22. Amend both zoning and subdivision laws to authorize the Planning Board to require performance bonds and inspections in order to ensure that all agreements and conditions placed on an approval are met to the satisfaction of the Town.
23. Amend both zoning and subdivision laws to authorize the Planning Board to require an independently produced fiscal impact analysis for large projects as part of the SEQRA review.
24. Zoning and planning records should be computerized.
25. All zoning districts and overlay district boundaries need to be defined with precision. This may be accomplished by listing all surrounding tax parcels which make up the borders of each zone. Where possible, zoning district boundaries should be redrawn to be coincident with property boundaries.

Capital Improvements

Economic Development

1. Evaluate whether the wellhead area for the Commerce Park area is protective of the water supply and adequate for proposed uses in the future. There might be need to relocate and/or filter that well.
2. Consider purchasing the easement rights for possible water and sewer at the 9H and Route 66 Commercial zone.
3. Work to connect Route 66 to Route 9 (Fairview Ave.) in Greenport to make it more convenient to get to Greenport as well as to expand economic development opportunities in this expanded Highway Commercial district. (See Zoning Concept Map and Map showing current required traffic flow from Town to Greenport.) Consider expanding Humane Society Road over Claverack Creek for this purpose. The goal for the expanded commercial area would be to encourage office, medical arts, and light manufacturing uses.

That portion of Claverack along Route 66 and Humane Society Rd that is zoned commercial will be easier to market for that purpose when it is not so isolated. Also, this road would considerably shorten driving for all the traffic from Ghent, Chatham and Philmont that visits the Greenport retail zone on Fairview Ave.

4. Work with the County IDA, and other county and regional economic development agencies to work towards obtaining grant dollars for the following programs:
 - a. Façade improvement
 - b. Municipal sewer in hamlet
 - c. Broadband access
 - d. Alternate energy sources

Housing

1. In order to promote appropriate development in hamlet areas as described in this Plan, provide water and sewer infrastructure.
2. Expand higher density residential development along Humane Society Road. There are existing sewer and water lines in close proximity to support this.

Recreation

1. Continue supporting the Town park programs. Expanded programs could serve a larger portion of the Town's residents. Work towards creating a recreational space in the hamlet of Claverack. The school playground area is one potential area. Also

consider connecting the outdoor areas around the library, and current firehouse to the new library location.

2. Support creation of additional hiking and multi-use trails. Work with organizations with expertise in open space preservation and the Columbia Land Conservancy to facilitate this. Liability issues are a concern, but solutions exist and the Town should explore these. The Town could start by identifying willing landowners to provide land or access. The New York Recreation Use Statute indemnifies landowners from liability. This process should include education of trail users on trail etiquette, resource protection and user responsibility. Work with the Columbia Land Conservancy and the Hudson River Valley Greenway to find ways to further the development of greenway connections and multi-use trails through Town.
3. Identify and inventory all user/gravel roads in Town. Evaluate them for appropriate recreational use, and protect them from being paved, prevent roadside trees from being removed or otherwise changing the character of these rural roads.
4. Work to establish a community and recreation center.
5. Work with NYS DOT to provide a safe walking environment in the hamlet of Claverack. Pedestrian safety must be a high priority here. Sidewalks and crosswalks are important in the hamlets, as are walking paths/foot paths in rural areas, to provide a form of recreation.

Farming

1. In the future, if public water and sewer were to be developed in Claverack, focus that infrastructure in already developed areas such as the hamlets. Such services should not be extended into agricultural areas because they result in increased development pressure in rural areas.

Natural Resources and Open Space

1. Establish a Purchase of Development Rights program to protect farmlands and open spaces. See Agricultural recommendations for further information on this technique.
2. Adopt a real estate transfer tax to create a fund for protecting open spaces.

Land Use

1. Develop a Capital Improvement Plan for provision of sidewalks in Claverack and Mellenville hamlets that are tailored to the unique needs of each. As part of a sidewalk program, develop a policy that addresses long-term sidewalk maintenance. Other pathways such as gravel walkways or grassed pedestrian right-of-ways can be used to connect public spaces and can be explored for the smaller hamlets (Martindale and Hollowville.)

2. The Town should also work with DOT to ensure rural hamlet style roads are maintained in the hamlets, specifically Claverack hamlet. Street design and sidewalks should be designed in keeping with the rural hamlet character. Sidewalks should be on at least one side in hamlets, or some other type of walking paths, if no sidewalks.
3. Work with NYS DOT to develop new crosswalks at intersections.
4. The Post Office and Library should remain in the hamlet of Claverack.
5. The Village of Philmont and the hamlet of Claverack are what non-Town residents use to “identify” Claverack as a whole. As such, the entrances to these areas reflect on the Town as a whole. Clean up entrances to the Town and hamlets and address derelict buildings. Dilapidated buildings should be repaired and reused. Signs can help identify entrances to the hamlets, and standards can provide a unifying sense of place. Distinctive street signs can also help with place identification. DOT can work with the Town to develop them.
6. Junk cars should be removed from highly visible properties along the major routes into and through the hamlets. This is a larger problem in Mellenville than in other areas.
7. Signs can be used to identify unique features and places throughout the Town.
8. Establish in the recommended Capital Improvement Plan a variety of amenities for the hamlet areas such as pocket parks, community greens/common areas, street furniture, crosswalks, and embellishments like flags and landscaping.

Other Strategies Needed to Attain Goals

1. Hold town meetings in different locations to involve the greatest number of residents and landowners. Consider holding an annual Town Meeting to keep up-to-date and address issues of importance to the residents. These meetings should be attended by members of the Town board, planning board, and zoning board of appeals, as well as interested residents. The format should be flexible, and could change from year to year depending on the issues at hand.
2. Work to promote pride in Claverack and to celebrate our Town’s diversity. One way to accomplish this is with an annual community day.
3. Work with the New York State Police and Sheriff to increase police presence in Town to help with speeding and other enforcement issues.
4. Work with Columbia County and adjacent municipalities to promote additional public transportation especially from Philmont to Hudson via Claverack.
5. Enforce the newly enacted laws relating to junk cars and junk yards.

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6. Enhance code enforcement activities. Develop a job description for a full-time code enforcement officer. Develop and distribute written materials on code enforcement procedures for the public. Review all local laws to ensure that their enforcement provisions are adequate. Make code enforcement a policy of the Town.
7. Use the GIS data base created for this plan to assist the Planning Board, Zoning Board of Appeals, Code Enforcement Officer, Assessor in their work and reviews. Make these maps available to the public for a charge.
8. Continue the effort to establish formal communications between the Town and the Village of Philmont to cooperate, build a cohesive community, and explore sharing services. Notify the Village of projects in the Town so that they can offer input into the review process and SEQR as an interested agency and notify the Village of these activities as per New York State law. Explore ways to share services. Establish a Village liaison position. Explore feasibility of creating a Town-village community center.
9. Enhance and promote the Town web site to provide as much information to the public on Town business as possible. Post this plan and its supporting maps and documents. All laws, forms, applications, and minutes of meetings should also be posted. Use the web site to link with area businesses to promote economic development.
10. Make full use of other ways of enhancing communication between Town officials and residents, including community bulletin boards, newsletters, etc.
11. Consider contracting with a grant writer to help obtain funding for town projects.

Chapter 4 Implementation Steps and Priorities

This section outlines an action plan that the Town Board can follow to implement the Comprehensive Plan's recommendations over the next 10 to 15 years. To accomplish these tasks, leadership from the Town Board is critical and it is that Board that has the ultimate responsibility to put this plan into action. Although the Town Board has the ultimate responsibility in implementing this plan, they will need assistance from various boards, agencies, and organizations for specific strategies recommended in the plan. The Table below outlines a variety of other boards, office, or staff that can assist them however.

Immediately after adoption, the following steps should be taken by the Town of Claverack Town Board to begin, and continue implementation of this plan:

1. The Town Board should begin implementation of the plan by establishing an annual "implementation work plan". It is recommended that this be established at each Town Board re-organization meeting in January. This work plan should outline the specific tasks that the Board wishes to be accomplished in the upcoming year.
2. Amend zoning and subdivision laws as recommended in this Plan as the first action to take after adoption. This should be started within 6 months.
3. Establish the recommended committees to assist the Town Board in its implementation of the plan.
4. Seek funds through grants to assist in plan implementation.
5. Enhance public information and education by placing this plan, its maps, and all implementation efforts on a web site. Further, hold an annual town meeting to evaluate new issues that may have arisen.
6. Develop application forms, checklists, or other tools that the Planning Board and Zoning Board of Appeals can use to effectively carry out their responsibilities.
7. Ensure that each Town Board member, Clerk, Planning Board and ZBA members, and the Code Enforcement Officer get or have easy access to copies of this Comprehensive Plan.
8. Formally review this Comprehensive Plan every 5 years and make amendments as necessary in order to keep this Plan current and up-to-date so that it can continue to meet the needs of Claverack.

A. Action Plan: Recommended Time Table for Implementation

(See also Action Plan: Time Table for Implementing Regulatory Related Strategies in the Short-Term)

Key

0-2 Years Short-Term ST
 3-5 Years Mid-Term MT
 Over 5 Years Long-Term LT
 Ongoing OG

* The acronyms used in this table are:

TB = Town Board
 ZBA = Zoning Board of Appeals
 HD = Highway Department
 EDAC = Economic Development Advisory Committee
 OSC = Open Space Committee
 RC = Recreation Committee

PB = Planning Board
 TA = Town Assessor
 CEO = Code Enforcement Officer
 AAC = Agricultural Advisory Committee
 HPC = Historic Preservation Committee

Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
Programs and Policies			
Economic Development			
OG	1. Work with Columbia County, Cornell Cooperative Extension, and other organizations to develop and promote ag-economic development programs in Claverack.		EDAC (See #4)

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
MT	2. Develop a 21 st century economic development program. This would entail attracting new businesses that could be decentralized with technology and upgrading infrastructure to support technology based businesses. Concentrate development programs on small businesses that fit with the scale and character of Claverack.		EDAC
ST	3. Aggressively work to provide high-speed internet access and cell service as a priority action step (See Box, below.) Consider marketing the new water tower as a site for cellular or wifi services.		EDAC and TB
ST	4. Consider forming an Economic Development Advisory Committee to assist the Town in this work.		TB
MT	5. Encourage Columbia County to develop a county-wide Agriculture and Farmland Protection Plan that has ag-economic development as a priority. In addition, the town should apply for a state grant for municipal Agricultural Farmland Protection Plan Development.		EDAC and TB
OT	6. Consider working with the County to utilize the previously developed Generic Environmental Impact Statement for the Commerce Park so that the approval process can be further streamlined.		EDAC and TB
OG	7. Work with the County IDA, and other county and regional economic development agencies to work towards obtaining grant dollars for revolving loan funds, business start ups, and business technical assistance.		EDAC
MT	8. Develop a step-up residential community for senior citizens that is affordable as that will create local need for services and retail businesses.		EDAC and Columbia Partnership
OG	9. Explore opportunities to develop a program with Columbia-Greene Community College to offer academic tutoring to Claverack children. This could be developed by the Library or Recreation committee.		RC and EDAC

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
	Housing		
ST	1. Partner with regional non-profit housing organizations to develop and optimize opportunities for promoting moderately-priced housing opportunities.		TB
OG	2. Work with housing organizations and seek grants that would expand on programs that foster homeownership opportunities in Claverack.		TB
OG	3. Seek grants to assist homeowners with rehabilitation of older or sub-standard homes.		TB
OG	4. Help residents and Town officials understand various state and federal programs that already exist to assist in providing moderately-priced homes such as the tax abatement program on lots that are part of a housing program.		TB
LT	5. Explore the use of a land trust model for residential development. This is where a land trust owns the land but the homes are built and owned by the individual homeowners.		TB
OG	6. Continue efforts and encourage planning with Philmont to coordinate programs, especially those related to housing.		TB
	Recreation		
ST	1. Support and strengthen the Town Recreation Committee (RC) to work on open space and recreation implementation activities. Create a long range strategic plan for facilities or property acquisition for recreation. This long range plan should include a Capital Improvement Plan (CIP) that sets up long range staff, equipment, property, budgetary and other capital needs.		TB AND RC
ST	2. Work with Greenport to find ways to provide access to Claverack Creek.		RC
	History		
ST	1. Members of the community who participated in the Historic Preservation Focus Group (HPC) should form an exploratory committee to draft a mission statement, delineate a scope of work and identify funding sources to implement the historic preservation strategies outlined in this plan.		HPC

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
MT	2. Map all inventoried historic structures identified over the past years via the GIS. Map historic landscapes and viewsheds via the GIS as well. This map could be tied to a database of photographs that show the historic features of the property.		HPC
ST	3. The Van Hoesen Building should be a high priority on any preservation list.		HPC
OG	4. Work to educate residents and landowners about the resources and role of history and historic structures in the community. The newly appointed advisory committee could have education as one of their top priorities. This education should include ways that landowners can rehabilitate and protect historic resources		HPC
OG	5. Join with the library to promote historic preservation, through exhibits, disseminating information, or special programs.		HPC
MT	6. Develop a historic slide show of Claverack so the public can learn about where these places are, and what is in danger of being lost.		HPC
OG	7. Work with the Town, County, and State highway departments during road work to prevent inadvertent destruction of historic sites. It should be a policy of Claverack to maintain the historic character along our roads.		HPC and TB
MT	8. Support designation of national register historic districts in Town.		HPC and TB
OG	9. Claverack should seek grants to implement historic preservation programs.		HPC and TB
OG	10. Work with area land trusts and willing landowners to facilitate use of historic façade easements.		HPC and TB
OG	11. Coordinate historic preservation and promotion efforts with neighboring towns and with Columbia County.		HPC and TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
	Farming		
ST	1. Identify priority farmlands that should be included in farmland protection programs. To determine which farmlands are priority lands, use the method advocated by the USDA (LESA; Land Evaluation and Suitability Analysis) which uses both soil characteristics and cultural considerations to identify important farmlands.		TB and AAC (See #7, below)
OG	2. For priority farmlands, work with willing landowners to purchase or accept donations of development rights (easements). Consider several options for funding purchases of priority farmland easements.		TB and AAC
MT	3. Consider initiating a Farmland Loss Mitigation Program. This would be a program that would allow a developer who wants to build on farmland to buy an equal amount of development rights on other existing farmlands.		TB and AAC
LT	4. Consider establishing a Term Easements in Exchange for Tax Breaks Program.		TB and AAC
OG	5. Encourage eligible farmers and landowners to participate in the agricultural exemption program as afforded by New York State Agriculture and Markets law.		TB and TA
OG	6. Claverack should continue to work with the Town assessor(s) to ensure that farms and farm buildings receive the appropriate exemptions and assessment rates.		TB and TA
ST	8. Establish a Town Agricultural Advisory Committee (AAC) made up of farmers. This group (possibly to be combined with the recommended Open Space Committee) could assist the Town in implementing the agricultural related portions of this plan, and could assist the ZBA and Planning Board by providing agriculturally related information when those boards are conducting project reviews.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
	Natural Resources and Open Space		
ST	1. Coordinate and implement these open space activities with the help of a coordinating open space (OSC) committee. This committee could be combined with the recommended Ag Advisory Committee.		TB and OSC
ST	2. Conduct an inventory of large open parcels, and other properties that might be available, and seek ways with willing landowners to provide opportunities for open space and recreational activities.		OSC
OG	3. Explore with willing landowners, other options for enhancing open space and recreational opportunities in Claverack, including leasing of lands from private owners, and use of preferential tax assessments for provision of amenities that benefit the Town. Provide incentives to encourage landowners to grant and maintain trail easements.		OSC and TB
LT	4. Work to create connected open spaces, which would connect a stretch of undeveloped open space and farmland in the western side of Town, around the hamlet of Claverack. This can be accomplished through use of conservation easements, fee-simple purchases or through open space requirements during subdivision. Use of clustering or conservation subdivisions result in preserved open space lands.		OSC, TB and PB (during project review)
ST	5. Tie open space and recreation into an overall economic development strategy for Claverack.		OSC and EDAC
MT	6. Develop an open space strategic plan that includes opportunities for community input to evaluate open spaces and prioritize them. This plan should identify and protect scenic views, ravines, streams, hillsides and ridgelines, and wildlife habitats.		OSC
ST	7. Consider engaging the services of a licensed hydrologist to explore the ground water hydrology, and the town's groundwater resources. This study could build upon past studies already done by Columbia County.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	8. Form a Conservation Advisory Council to advise the Town on environmental resources, issues, and solutions.		TB
OG	9. Continue to support the ZBA and Planning Board in their efforts toward continuing education and training.		TB
ST	10. Explore and support use of the real estate transfer tax (see Agricultural recommendations for more information on this technique.)		TB
	Land Use		
OG	1. Preserve the hamlets, and concentrate development within and around them to promote a walkable environment, and help preserve open space.		TB, PB, ZBA
OG	2. Hamlets in Claverack should be promoted as locations that serve as business centers, places for community events, and areas that accommodate denser growth while maintaining harmony with existing architecture and small town atmosphere.		TB, PB, ZBA
OG	3. Use green building standards wherever possible and encourage use of low impact building materials and fixtures.		TB, PB, ZBA
Regulatory Programs and Amendments			
	Housing		
OG	9. The Planning Board should review all residential subdivisions for consistency with rural development standards.		PB
ST	10. In order to ensure quality rental opportunities and well-maintained properties, consider initiating a property maintenance law in the Town of Claverack that includes a rental inspection program.		TB
	Recreation		
MT	1. The Town should analyze the need and cost of supplying recreational facilities and establish a dedicated recreation fund that can, over time, meet that need.		TB and RC

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
	History		
OG	1. The Planning Board and Zoning Board of Appeals should use the historic inventory and maps to assist in determining new project impacts on historic resources as required by the New York State Environmental Quality Review Act (SEQRA).		HPC, PB, ZBA
	Farming		
LT	1. Consider establishment of a Transfer of Development Rights program. This is when development is moved from one area (sending area) to preserve priority farmlands and open spaces to another area (receiving area) that is desired to accept that growth.		TB, AAC
OG	2. Ensure that the zoning law is farm-friendly		TB
OG	3. Maintain agriculture as permitted uses in most zoning districts.		TB
	Natural Resources and Open Space		
OG	6. Ensure that the planning review process identifies significant resources and evaluates impacts to those resources.		PB, ZBA
	Land Use		
OG	1. Zoning should continue to allow smaller lots in the hamlets. Should public water and sewer be available in the future, lot sizes could accommodate ¼ acre lots.		TB
MT	3. The 9H/23/23B intersection should develop sensibly with special emphasis on traffic impacts, pedestrian enhancement, and aesthetic concerns. Work with DOT to lower speed limits on 23/23B.		TB
MT	4. Develop a comprehensive traffic calming strategy for the Hamlet of Claverack. Institute policies for traffic calming for new development.		TB, PB, ZBA, HD
MT	5. Use of traffic calming techniques should be considered when there is concern about the safety, noise, pollution, and visual impact of cars and trucks on roads.		PB, ZBA

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
OG	8. Projects subject to site plan approval should include careful review of the design of new buildings to ensure that they are consistent with the scale and architecture of the hamlets.		PB, ZBA
LT	10. Street design is very important and new streets should reflect the location they are in. Update regulations to include street design in hamlets. They should require traditional street patterns, sidewalks, road connectedness, streetscape improvements such as lighting, benches, or trash barrels, and traffic calming to slow the traffic.		TB
OG	11. Town policy and zoning should maintain traditional hamlet uses, allow for mixed uses, incorporate commercial building design standards, and maintain vital public functions/buildings in the hamlets.		TB
ST	18. Review subdivision regulations to streamline the procedures as much as possible so that minor subdivisions (such as when a land owner wishes to gift land to a child) are not a cost or time burden to applicants.		TB
Capital Improvements			
Economic Development			
ST	1. Evaluate whether the wellhead area for the Commerce Park area is protective of the water supply and adequate for proposed uses in the future. There might be need to relocate and/or filter that well.		TB, EDAC
ST	2. Consider purchasing the easement rights for possible water and sewer at the 9H and Route 66 Commercial zone.		TB
MT	3. Work to connect Route 66 to Route 9 (Fairview Ave.) in Greenport to make it more convenient to get to Greenport as well as to expand economic development opportunities in this expanded Highway Commercial district. (See Zoning Concept Map and Map showing current required traffic flow from Town to Greenport.) Consider expanding Humane Society Road over Claverack Creek for this purpose. The goal for the expanded commercial area would be to encourage office, medical arts, and light manufacturing uses.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
MT	4. That portion of Claverack along Route 66 and Humane Society Rd that is zoned commercial will be easier to market for that purpose when it is not so isolated. Also, this road would considerably shorten driving for all the traffic from Ghent, Chatham and Philmont that visits the Greenport retail zone on Fairview Ave.		TB
OG	5. Work with the County IDA, and other county and regional economic development agencies to work towards obtaining grant dollars for façade improvement, municipal sewers in hamlet, and broadband access.		TB, EDAC
	Housing		
LT	1. In order to promote appropriate development in hamlet areas as described in this Plan, provide water and sewer infrastructure.		TB
MT	2. Expand higher density residential development along Humane Society Road. There are existing sewer and water lines in close proximity to support this.		TB
	Recreation		
OG	1. Continue supporting the Town park programs. Expanded programs could serve a larger portion of the Town’s residents. Work towards creating a recreational space in the hamlet of Claverack. The school playground area is one potential area. Also consider connecting the outdoor areas around the library, and current firehouse to the new library location.		TB, RC
MT	2. Support creation of additional hiking and multi-use trails. Work with organizations with expertise in open space preservation and the Columbia Land Conservancy to facilitate this.		RC, TB
MT	3. Identify and inventory all user/gravel roads in Town. Evaluate them for appropriate recreational use, and protect them from being paved, prevent roadside trees from being removed or otherwise changing the character of these rural roads.		HD, RC
LT	4. Work to establish a community and recreation center.		TB, RC

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
OG	5. Work with NYS DOT to provide a safe walking environment in the hamlet of Claverack. Pedestrian safety must be a high priority here. Sidewalks and crosswalks are important in the hamlets, as are walking paths/foot paths in rural areas, to provide a form of recreation.		PB, ZBA, TB
	Farming		
LT	In the future, if public water and sewer were to be developed in Claverack, focus that infrastructure in already developed areas such as the hamlets. Such services should not be extended into agricultural areas because they result in increased development pressure in rural areas.		TB
	Natural Resources and Open Space		
MT	Establish a Purchase of Development Rights program to protect farmlands and open spaces. See Agricultural recommendations for further information on this technique.		TB
	Land Use		
MT	1. Develop a Capital Improvement Plan for provision of sidewalks in Claverack and Mellenville hamlets that are tailored to the unique needs of each. As part of a sidewalk program, develop a policy that addresses long-term sidewalk maintenance. Other pathways such as gravel walkways or grassed pedestrian right-of-ways can be used to connect public spaces and can be explored for the smaller hamlets (Martindale and Hollowville.)		TB, HD
MT	2. The Town should also work with DOT to ensure rural hamlet style roads are maintained in the hamlets, specifically Claverack hamlet. Street design and sidewalks should be designed in keeping with the rural hamlet character. Sidewalks should be on at least one side in hamlets, or some other type of walking paths, if no sidewalks.		TB, HD
MT	3. Work with NYS DOT to develop new crosswalks at intersections.		TB, HD
ST	4. The Post Office and Library should remain in the hamlet of Claverack.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	5. The Village of Philmont and the hamlet of Claverack are what non-town residents use to “identify” Claverack as a whole. As such, the entrances to these areas reflect on the Town as a whole. Clean up entrances to the Town and hamlets and address derelict buildings. Dilapidated buildings should be repaired and reused. Signs can help identify entrances to the hamlets, and standards can provide a unifying sense of place. Distinctive street signs can also help with place identification. DOT can work with the Town to develop them.		TB
ST	6. Junk cars should be removed from highly visible properties along the major routes into and through the hamlets. This is a larger problem in Mellenville than in other areas.		TB
ST	7. Signs can be used to identify unique features and places throughout the Town.		TB
MT	8. Establish in the recommended Capital Improvement Plan a variety of amenities for the hamlet areas such as pocket parks, community greens/common areas, street furniture, crosswalks, and embellishments like flags and landscaping.		TB, RC, EDAC
Other Strategies Needed to Attain Goals			
ST	1. Hold town meetings in different locations to involve the greatest number of residents and landowners. Consider holding an annual Town Meeting to keep up-to-date and address issues of importance to the residents. These meetings should be attended by members of the Town board, planning board, and zoning board of appeals, as well as interested residents. The format should be flexible, and could change from year to year depending on the issues at hand.		TB
OG	2. Work to promote pride in Claverack and to celebrate our Town’s diversity. One way to accomplish this is with an annual community day.		TB, EDAC. HPC, OSC, AAC

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
OG	3. Work with the New York State Police and Sheriff to increase police presence in Town to help with speeding and other enforcement issues.		TB
OG	4. Work with Columbia County and adjacent municipalities to promote additional public transportation especially from Philmont to Hudson via Claverack.		TB
OG	5. Enforce the newly enacted laws relating to junk cars and junk yards.		TB
ST	6. Enhance code enforcement activities. Develop a job description for a full-time code enforcement officer. Develop and distribute written materials on code enforcement procedures for the public. Review all local laws to ensure that their enforcement provisions are adequate. Make code enforcement a policy of the Town.		TB
OG	7. Use the GIS data base created for this plan to assist the Planning Board, Zoning Board of Appeals, Code Enforcement Officer, Assessor in their work and reviews. Make these maps available to the public for a charge.		PB, ZBA, TA, CEO
OG	8. Continue the effort to establish formal communications between the Town and the Village of Philmont to cooperate, build a cohesive community, and explore sharing services. Notify the Village of projects in the Town so that they can offer input into the review process and SEQR as an interested agency and notify the Village of these activities as per New York State law. Explore ways to share services. Establish a Village liaison position. Explore feasibility of creating a Town-village community center.		TB
OG	9. Enhance and promote the Town web site to provide as much information to the public on Town business as possible. Post this plan and its supporting maps and documents. All laws, forms, applications, and minutes of meetings should also be posted. Use the web site to link with area businesses to promote economic development.		TB
OG	10. Make full use of other ways of enhancing communication between Town officials and residents, including community bulletin boards, newsletters, etc.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
OG	11. Consider contracting with a grant writer to help obtain funding for town projects.		TB

B. Action Plan: Short Term Regulatory Related Strategies

Key

0-2 Years Short-Term ST
 3-5 Years Mid-Term MT
 Over 5 Years Long-Term LT
 Ongoing OG

* The acronyms used in this table are:

TB = Town Board
 ZBA = Zoning Board of Appeals
 HD = Highway Department
 EDAC = Economic Development Advisory Committee
 OSC = Open Space Committee
 RC = Recreation Committee

PB = Planning Board
 TA = Town Assessor
 CEO = Code Enforcement Officer
 AAC = Agricultural Advisory Committee
 HPC = Historic Preservation Committee

Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
Regulatory Programs and Amendments			
Economic Development			
ST	1. Welcome new commercial development but establish development standards that clearly detail the performance expectations for new commercial growth. Standards should more specifically address landscaping, building design, parking lots, signage, traffic impacts, scale, lighting. Zoning should not place roadblocks to development that meets these standards.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	2. Amend zoning to support economic development that is sensitive to the environment, affordable, beneficial to the tax base, and consistent with the character of Claverack.		TB
ST	3. Amend zoning in the Highway Commercial Zone (HC) for the Claverack Hamlet including rename to Hamlet Business, add design and development standards suitable for a hamlet, expand boundary of hamlet to allow room to grow, create a new district called Hamlet Business 1, and allow increased lot coverage in both hamlet business districts.		TB
ST	4. For all HC districts, enhance site plan review standards for lighting, signage, landscaping and other development standards to ensure that new development is designed and functions in a way that is consistent with the desired character of Claverack.		TB
ST	5 – 6. Combine the BIC/BC/LCB into one commercial zone and make it consistent with the Empire Zone at that location (called Commercial Industrial Zone). Establish regulations that make it streamlined to establish a business use in these areas. Any zoning changes to this location should be coordinated with the Town of Ghent. All permitted and special permitted uses in these zones should have specific development standards clearly articulated in the zoning. Restrict big box stores, junkyards, truck depots, used car lots, heavy manufacturing, fast food franchise, drive through restaurants, mall or other large commercial retail development, and mini-storage units by implementing clear design standards. Suitable locations could be the Highway Commercial district at the intersection of Routes 66 and 9H.		TB
ST	7. Ensure that zoning includes standards and conditions for large uses so that they are allowed but developed in ways that are consistent in scale, character, design, and functioning with rural roads and rural character.		TB
ST	8. Create a new Hamlet Business district (HB) in Mellenville to encompass lands near the Clarence Speed properties and near the Memorials business.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	9. Expand the Highway Commercial district to include lands west of Route 66 and North of Humane Society Road (See Zoning Concept Map) to expand commercial opportunities in Claverack.		TB
ST	10. Encourage home occupations through zoning. Consider establishing Home Occupation Categories (HO1, HO2 and HO3).		TB
	Housing		
ST	1. Provide for use of a density bonus incentive to developers who voluntarily agree to provide some percentage of moderately-priced housing lots or units for the local workforce within their development.		TB
ST	2. Establish a land use policy that directs more growth to occur in existing high-density areas and hamlets.		TB
ST	3. Expand higher density of residential development in hamlet areas and around the Village of Philmont. Continue to allow for two-family and multi-family uses in these areas as currently exists in Town zoning.		TB
ST	4. Add to the zoning use table and broadly define “senior citizen housing” as a use permitted with a Special Exception permit in the VR and SR districts.		TB
ST	5. Add to the zoning use schedule accessory dwelling units as allowed by special exception in all residential zones. Create new requirements to carefully control and regulate use of accessory apartments.		TB
ST	6. Use clustering and conservation subdivision layout techniques for major subdivisions (See recommendations, above) to promote more moderately-priced housing development while preserving open space and the environment. Consider offering a density bonus when clustered or conservation subdivisions are developed.		TB and PB
ST	7. Include in zoning, design standards for multi-family dwelling structures and other moderately-priced housing to create aesthetically pleasing and moderately-priced opportunities. Consider offering a density bonus to encourage multi-family development that occurs in the hamlets.		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	8. Develop standards for new residential development that serve to decrease housing costs such as through allowing smaller lots, rural road standards, and rural development (not suburban) standards.		TB
ST	11. Establish siting and design standards for major subdivisions to meet the open space and rural character goals of this plan, and to prevent uniform or monotonous conventional subdivisions.		TB
ST	12. Review and update new standards for mobile homes.		TB
ST	13. Implement the updated New York State building codes for new residential and commercial development.		TB
ST	14. The Village Residence (VR) requirement for a 20,000 sf minimum lot size PER DWELLING does not encourage multi-family uses and it is recommended that there be a different density for multi-family dwellings.		TB
ST	15. There is no definition for manufactured home in Town zoning. The zoning should clarify the difference between manufactured and mobile home. Use federal HUD standards for a manufactured mobile home. Manufactured homes also include modular and panelized homes and these should be defined to meet federal and state regulations related to manufactured homes.		TB
	History		
ST	2. Encourage use of clustering, conservation subdivisions and use of a building envelope in order to preserve open spaces, historic farms, and historic landscapes.		TB, PB, ZBA
ST	3. Zoning should allow for adaptive reuse of existing, historical structures.		TB
ST	4. Amend site plan review standards to ensure that new commercial structures are designed, scaled and sited in a way that preserves historic character and structures.		TB
	Farming		

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	4. Specifically include other ag-tourism uses in the definitions and use schedule such as u-pick operations, farm tours, farm markets, and ensure that the zoning allows farm business flexibility.		TB
ST	5. Ensure that zoning does not restrict agricultural operations by restricting hours of operation, use of temporary signs, parking near pick-your-own fields, etc.		TB
ST	6. Require buffer zones between farmland and new residential uses.		TB, PB, ZBA
ST	7. Establish a policy stating the importance of agriculture in Claverack and make sure that the ZBA and Planning Board has maps and other information available to properly evaluate impacts of new projects on agriculture.		TB, PB, ZBA
ST	8. Maintain a wide representation of professions and interests on the zoning board of appeals and the planning board, including someone involved in the agricultural industry.		TB
ST	9. Rename the western portion of the Rural Recreation Residence (RR) to Rural Agriculture (RA) to reflect the agricultural uses in that district.		TB
ST	10. Amend zoning and subdivision laws to incorporate methods designed to protect lands having active agriculture and prime agricultural soils and to discourage or control land uses that cause conflicts with agriculture.		TB
ST	11. Farm stand definition should remove the requirement that the farm stand be located on the farm. Restrict goods sold at such stands to those produced on a farm.		TB
ST	12. The zoning needs to incorporate NYS Ag and Markets laws which require ag data statements and disclosure notices when development takes place in or within 500 feet of a NYS certified agricultural district.		TB
ST	13. Maintain agriculture as a permitted use in most zoning districts. Develop standards for keeping farm animals in hamlet zones.		TB
	Natural Resources and Open Space		

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	1. The Town should consider developing a local list of actions that would require more intensive review under SEQRA. These actions, called Type I Actions, are defined as those that are more likely to have negative environmental impacts and thus would require a more intensive review. The Town can develop its own list to be in addition to the state requirements.		TB
ST	2. Update the Planned Residential Development District of zoning to ensure that requirements and standards for open space and possibly recreation are included.		TB
ST	4. Use average density as measured by dwellings per acre instead of relying on minimum lot size to control the level of development.		TB
ST	5. Use flexible zoning as a tool to protect open spaces.		TB
ST	7. Update zoning and subdivision to include rural siting guidelines for new subdivisions and that would be applied to the maximum extent practical.		TB
ST	8. The Rural Conservation (RC) district (eastern part of Town on other side of the Taconic) should be extended WEST to include the full areas of topography and steep slopes that characterize that portion of Town.		TB
ST	9. Require setbacks/buffers along streams to protect those water bodies NYS DEC regulates some activities along DEC-designated protected streams and requires a permit for any change or modification to a stream bank.		TB
ST	10. Consider prohibiting all development in the 100-year floodplain areas.		TB
ST	11. Consider changing the density for the recommended RA and RC zones to a 5 acre average density (not a 5 acre minimum lot size). As an alternative, consider use of a sliding scale (see flexible zoning on page 31).		TB
ST	12. Consider changing the density for the RR zone to a 3 acre average density (not a 3 acre minimum lot size).		TB
	Land Use		
ST	2. Amend zoning to more thoroughly encourage hamlet style development in the Hamlet Business districts (currently labeled as Highway Commercial).		TB

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	7. Encourage infill, townhouse type buildings, and multifamily housing as well as senior housing, in the hamlets. Lot size requirements in zoning need to be amended to allow for multi-family development.		TB
ST	9. Business signs should also have consistent standards appropriate for hamlet areas.		TB
ST	12. Address adult uses in zoning and designate an area specific for this use, as per concept map.		TB
ST	13. In the VR and SR districts, the 80' and 125' lot width, respectively, is too wide for village and hamlet-like lots. It is recommended that this be changed to 75' lot width.		TB
ST	14. Consider changes to the VR and SR districts including expansion to encompass additional lands for hamlet style growth, combine into one hamlet district, add development standards and bulk/dimension requirements that result in growth compatible with hamlets and not suburbs, allow for ½ lots with sewer and 1 acre lots without sewer.		TB
ST	15. Consider making Hollowville, Mellenville, and Martidale Hamlet Residential districts.		TB
ST	16. Consider making Churchtown a Hamlet Residential district. Evaluate the zoning and land use planning for the Churchtown area in Taghkanic.		TB
ST	17. Encourage development of new hamlets on major subdivisions through use of the existing Planned Residential Development District approach and consider offering a density bonus for those projects that are designed as new hamlets.		TB
ST	Recommendations to Enhance Subdivision and Zoning Administrative Procedures		

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Time Frame	Recommended Strategy	Check Off When Completed	Responsible Party
ST	1 to 27. (as detailed on pages 34 to 40) Amend both zoning and subdivision laws to bring them up to par with New York State requirements, to clarify procedures, to rectify inconsistencies between maps and text, and improve readability and use of the laws.		TB

Chapter 5 Appendices

A. Town Profile

1. Regional Description

The Town of Claverack is located approximately 2 miles inland from the eastern shore of the Hudson River, in Columbia County, in the Hudson Valley region of New York State. The State Capital, Albany, lies 23 miles to the North, and New York City is less than 100 miles to the South. Some other major cities within one hour's drive of Claverack are Schenectady, Troy, Rensselaer, Pittsfield, Poughkeepsie, and Kingston.

2. Neighboring Municipalities

Claverack is surrounded by the Towns of Stockport and Ghent to the north, Hillsdale to the east, Livingston and Taghkanic to the south, and Greenport to the west. The City of Hudson is less than one mile to the west.

3. Regional Road Network

Major travel routes through the Town include State Route 23/23B, which runs east/west, and connects the city of Hudson to western Massachusetts. Route 9H travels north/south, connecting the towns of Ghent and Livingston. The Taconic State Parkway runs north/south through the eastern half of the Town, connecting Ghent and Taghkanic. Although the parkway is not considered a limited access highway, there is only one major access point where it crosses State Route 23 in the hamlet of Martindale. The parkway is also limited to only passenger vehicle use.

4. The Village and Hamlets

There is one incorporated village within the Town of Claverack, the Village of Philmont. This once heavily forested area was originally known as Claverack Falls because of the series of waterfalls along Agawamic (Ockawamick) Creek. Development was at first constrained because of its hilly terrain. However, because of the availability of reliable water power, it was eventually settled and became a thriving mill town by the late nineteenth century. The development of the railroad system helped greatly with the local economy, delivering raw materials and exporting manufactured goods. With the change over to powering mills and other industrial activities by electricity, rather than water, all of the mills in Philmont eventually closed. With that, came the decline of the local economy shared by many other small towns and villages of the northeast.

The hamlet of Claverack developed around the intersection of two important trade routes through the County, (now Routes 9H and 23/23B) surrounded by fertile farmlands. Before the founding of the City of Hudson, the hamlet of Claverack was the central point for the

storage of grain and other farm products to be shipped and sold elsewhere. Today, the hamlet of Claverack retains its identity as one of the main crossroads within the Town and the County. The railroad tracks have been removed, but many of the railroad buildings have been converted to other commercial uses. Some of the original small stores and businesses have closed, but there are still some commercial uses at the 9H/23/23B intersection.

The hamlet of Churchtown developed around a Lutheran church built to serve the residents of Livingston manor and the Van Rensselaer Lower Manor. The church property, and the hamlet, is located on the Claverack and Livingston border at the intersection of County Routes 27 and 12.

The hamlet of Hollowville was originally known as Smokey Hollow. It was settled because of the available water power, and its location along the Columbia Turnpike, now known as County Route 23.

The hamlet of Martindale was named for the Martin family, the original settlers. It also had a good source of water power, and is located along County Route 23 near the intersection with the Taconic State Parkway

The hamlet of Mellenville was originally known as Hard Scrabble, and then Centerville. It was renamed for Mr. Mellon, who was instrumental in bringing the Hudson Branch of the Boston and Albany Railroad through the community.

Red Mills is another small Hamlet that formed around a water source along the Claverack Creek immediately east of the hamlet of Claverack.

5. History

The lands along the Hudson River between New York City (New Amsterdam) and Albany (Fort Orange) were first settled by the Europeans starting around 1630. Jan Van Hoesen purchased a large tract from the Native Americans in 1662, and started an upland settlement called Klauver Rachen, near the present day hamlet of Claverack. According to one version, the name Claverack is a Dutch term, signifying a clover reach or field and, according to tradition, was applied by Henry Hudson during his voyage up river in 1609 when the explorer noted vast fields of white clover covering the landscape. Since communication with other communities and the marketing of farm produce depended on the Hudson River, Claverack was connected to a river landing by a wagon road. Eventually, this roadway extended into eastern Massachusetts and Connecticut establishing a major east-west travel route that continues to be important to this day.

Claverack was one of the original divisions of Columbia County. It was formed as a district March 14, 1772, and at that time constituted the lower part of Albany County, including all the land lying south of Kinderhook, and north of Livingston, which was at that time in Dutchess County. In 1782, Hillsdale was separated off on the east.

In 1783 a group of New Bedford and Nantucket merchants purchased Claverack Landing, and all the land west of Claverack Creek, which became the City of Hudson in 1785. In Hudson, whaling became the principal industry, but trading in lumber and farm products was also a major part of the economy. As a result, the City of Hudson was established as a port of entry to the United States in 1790. On March 7th, 1788, Claverack was incorporated as a town. In 1818 it was reduced to its present size by the formation of the Town of

Ghent. During the War of 1812, the shipping and fishing industries were temporarily checked and manufacturing began to take their place. In later years, the construction of the Erie Canal extended the reach of the shipping industry.

Another significant turning point occurred with the construction of the New York Central Railroad in the middle of the 1800's. With the help of various immigrant populations, Hudson and the surrounding area became a regional coal transfer station, helping other industries to spring-up, included the mining of clay and cement, the cutting of ice, and knitting and textile mills.

Throughout these periods, the Claverack-Philmont area remained essentially rural with an agricultural economy, except in the Mellenville-Philmont area where several mills were established. The availability of process water was a significant factor in attracting them. Some of these mills were active until relatively recently. As time went on, the railroad took over the shipping from the riverboats and eventually the highways took over from the railroads. Today, river traffic is virtually non-existent with the exception of some bulk cargoes, and railroad service has been curtailed. Passenger service to Albany has been eliminated and the Boston and Albany track running through the Hamlet of Claverack to the east has been taken up. The Harlem Division of the New York Central Railroad no longer runs through Philmont and the track has also been taken up. During the 1900's the highway system grew dramatically. This continued to improve in quality and the extent of its reach. The Rip Van Winkle Bridge across the Hudson River, the New York State Thruway and the Taconic Parkway have been among the most important features of this growth.

6. Physical Features

Topography

The Town of Claverack contains a wide variety of topographic features, which provide it with an abundance of available natural resources, and interesting scenic areas. The western portions of the Town contain the low-lying areas along the Claverack Creek and its tributaries. Elevations range from 100 to 300 feet. This portion of the Town has relatively few steep slopes (slopes over 15%), and are confined to locations along the creek banks. One notable exception is the prominent hill between Routes 9h, 66, and Fish and Game Road known as Mount Ida.

The area east of the Route 9H corridor has much more rugged terrain, with steep slopes gradually increasing in intensity as one travels toward the Massachusetts State line. Elevation rises from 300 feet along the Claverack Creek to 1,080 feet along the Taconic State Parkway just north of the border with the Town of Taghkanic. Slopes over 15% are prevalent throughout this part of the Town. Some prominent land formations are: Sugarloaf Hill- south of Fish and Game Road, and east of Route 9H; Buttermilk Falls- off of Route 23 just east of the hamlet of Red Mills; and High Falls, located along the Claverack Creek in the Village of Philmont. This area forms the foothills of the Taconic range, and the Berkshire Mountains.

Bedrock Geology

Bedrock is the many-miles-thick crust of the earth. It is solid rock made up of many individual rock types. It is present everywhere, but is usually covered by other surficial deposits. Bedrock composition influences water supply, topography, and the make up of surficial soils.

The map titled *Bedrock Geology* identifies the location of the various formations found in the Claverack. The following table outlines the different bedrock formations found in the Town.

Major Group	Formation	Square Miles
Taconic Overthrust (Allochthonous) Sequence	Oce - Elizaville Formation	~16.3 square miles
	Osf - Stuyvesant Falls Formation	~9.6 square miles
	Omi - Mount Merino Formation	~6.4 square miles
	Cn - Nassau Formation	~6.3 square miles
	Cg - Germantown Formation	~5.3 square miles
Lorraine & Trenton & Black River Groups And Metamorphic Equivalents	Oag - Austin Glen Formation	~1 square mile
	Owl - Walloomsac Formation	~1 square mile
Glacial And Alluvial Deposits	Q - Glacial And Alluvial Deposits	~1.1 square miles
Helderberg Group	Dhg - Port Ewen Formation	~0.05 square miles (Mount Ida)

The majority of the Town contains bedrock formed from the Taconic overthrust sequence, or Taconic Orogeny. This was a mountain building event of 450 million years ago, when a volcanic island collided with what would eventually become North America. At one time, these mountains were as high as the Himalayas are today. Because of this significant geologic event, the bedrock geology is more complex than that found in other areas of the State. The bedrock here consists mainly of slates and shales interbedded with thin layers of sandstone and limestone.

The Austin Glen and Walloomsac formations contain, shales, slates ,and graywacke (a clay-rich sandstone)

The hill known as Mount Ida is an example of the Port Ewen formation, of the Helderberg group. It is composed of thin uniform layers of limestone that contains clay, and shale that contains calcium carbonate.

Surficial Geology

Bedrock is usually covered by a layer of soil and other loose material. This material is a product of weathering which breaks down the bedrock. These loose materials can remain in place or be transported by water, wind, or glacial ice. 90 percent of the bedrock in New York State is covered by surficial deposits more than one meter thick. Most of these deposits were left by glacial activity.

The map titled Surficial Geology shows where the various surficial deposits can be found, and the following table further describes the types of surficial deposits in Claverack.

Deposition	Material	Square Miles
Till: Deposition beneath the ice	t - Till Variable texture (boulders to silt),	22.2
Bedrock	r - Bedrock	8.6
Glaciocustrine & Marine: Lake & Marine Deposition	ls - Lacustrine sand	4
	ld - Lacustrine delta	3.3
	lsc - Lacustrine silt and clay	2
Glaciofluvial: Stream deposition adjacent or in front of the ice	k - Kame deposits	2.3
	og - Outwash sand and gravel	1.7
Fluvial: Stream Deposition	al - Recent alluvium	2.7
Miscellaneous	pm - Swamp deposits	0.24

The majority of the Town is covered by till, or has shallow bedrock deposits. These are found more often in the eastern side of the Town, at the higher elevations. The looser, gravelly and sandy deposits are found along the major creek beds in the western side of the Town, at the lower elevations. There is a significant deposit of Peat-Muck in the area south of Fish and Game Road, east of Route 9H, and northwest of Sugarloaf Hill.

t - Till Variable texture (boulders to silt) - usually poorly sorted sand-rich diamict, deposition beneath glacier ice, permeability varies with compaction, thickness is variable (1-50 meters).

r – Bedrock - Exposed or generally within 1 meter of surface.

ls - Lacustrine sand - Generally quartz sand, well sorted, stratified, usually deposited in pro-glacial lakes, but may have been deposited on remnant ice, generally a near-shore deposit or near a sand source, permeable, thickness is variable (2-20 meters).

ld - Lacustrine delta - Coarse to fine gravel and sand, stratified, generally well sorted, deposited at a lake shoreline, thickness is variable (3-15 meters).

lsc - Lacustrine silt and clay - Generally laminated silt and clay, deposited in pro-glacial lakes, generally calcareous, low permeability, potential land instability, thickness is variable (up to 50 meters).

k - Kame deposits - Coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness is variable (10-30 meters)

og - Outwash sand and gravel - Coarse to fine gravel with sand, pro-glacial fluvial deposition, well rounded and stratified, generally finer texture away from ice border, permeable, thickness is variable (2-20 meters).

al - Recent alluvium - Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley, in larger valleys may be overlain by silt, subject to flooding, thickness 1-10 meters.

pm - Swamp deposits - Peat-muck, organic silt and sand in poorly drained areas, un-oxidized, commonly overlies marl and lake silt, potential land instability, thickness 2-20 meters.

Surface Waters and Watersheds

A watershed is currently defined as the area of land above a given point on a body of water that contributes run-off water to the flow at that point.

The United States Geological Survey (USGS) uses a cataloging system to categorize watersheds into various hydrologic units using a system of code numbers. These hydrologic units are classified into four levels. The largest geographic area is the region. These regions are then divided into sub-regions, accounting units, and cataloging units.

The cataloging unit, the smallest element in the hierarchy of hydrologic units is a geographic area representing part or all of a surface drainage basin, a combination of drainage basins, or a distinct hydrologic feature. There are 2,150 Cataloging Units in the Nation. NYS DEC further divides these units into successively smaller watersheds and catchments.

The Town of Claverack is entirely within the Claverack Creek watershed, which is part of the Mid-Hudson River cataloging unit, which is part of the Upper Hudson accounting unit, Upper Hudson Sub-Region, and the Mid-Atlantic Region. To see how the stream system in Claverack drains various portions of the Town, see the map titled *Watersheds*.

Rivers and Streams

The principal stream system draining the Town is the Claverack Creek and its tributaries. The Claverack Creek enters the Town from the north near the Village of Philmont and the Hamlet of Mellenville. It has a southwesterly course to its junction with the Taghkanic Creek along Claverack's western border. It then flows northward to the Kinderhook, in the Town of Stockport, and from there, into the Hudson River. Both the Claverack and Taghkanic have low banks, bordered by extensive flats, which are subject to flooding.

The headwaters of the Claverack Creek are found along two of its tributaries, North Creek, which enters from the north, in the Town of Ghent, and the Agawamic Creek, which flows through the Village of Philmont from points east. The Agawamic watershed contains a number of ponds, including Stever pond in the Village, Moore Pond, south of the Village, and the Philmont Reservoir along the Hillsdale border.

From the Philmont/Mellenville Area, the Claverack Creek flows southwesterly, south of County Route 217. At Red Mills Pond the Hollowville Creek adds to its flow. This watershed extends westerly nearly to the Hillsdale border, and contains Lilli Pond at the intersection of NYS Route 23 and County Route 16.

The Claverack continues west through the center of Town, and then turns north where it forms the Towns border with Greenport. Joining it here is the Taghkanic Creek. The Taghkanic and one of its tributaries, Loomis Creek, drain the entire southern portion of the Town.

Near the location where NYS Route 9H crosses the Claverack Creek, Mud Creek joins the stream system. Mud Creek drains nearly the entire area from Route 9H to Mellenville between Fish and Game Road and Gahbauer road.

Lakes and Ponds

Some other water features found in Claverack:

Weigelt Pond is located at the head of a tributary of Claverack Creek, south of Roxbury Road.

Forest Pond is within the Taghkanic Creek watershed along the eastern border with Hillsdale.

Red Mill Pond is located at the point the Claverack crosses NYS Route 23 in the center of Town.

Stream Classifications

See the map titled DEC Stream Classifications

Wetlands

Freshwater wetlands are a valuable natural resource. When associated with a stream, they have the ability to temporarily store and gradually release large amounts of water. By helping streams maintain a more constant flow rate, they serve as flood and storm water control areas and are important to controlling erosion and flooding to areas downstream. Other benefits of wetlands include: water purification, maintenance of important wildlife habitats and open spaces, and recreation.

Wetlands are identified on the basis of existing vegetative types. Certain plants are predominant in wet soils and are, therefore, a good indicator of wet conditions over time. Over 1,329 acres of DEC mapped and regulated wetlands have been identified in the Town of Claverack. These wetlands are distributed throughout all areas of the Town, but are particularly predominant in the area north of the hamlet of Claverack, between Routes 9H and 217, north to the border with Ghent. There are also a few larger wetlands along the Taconic State Parkway, and south of Route 23, near the hamlet of Hollowville. There are also large wetlands found along the Claverack and Taghkanic Creek, making them important for flood control.

Pursuant to ECL Article 24 Parts 662 and 663, freshwater wetlands larger than 12.4 acres are protected by New York State. Smaller wetlands may also be protected under federal regulations. The Freshwater Wetlands Act, aimed at preventing wetlands being filled or drained, regulates activities within or adjacent to designated wetlands. A permit issued by the NYS DEC for regulated activities is required. The U.S. Army Corps of Engineers has jurisdiction over all wetlands not administered by the NYS DEC. Permits need to be secured prior to any filling, alteration, or construction in or adjacent to any wetlands.

While the federal government does maintain an inventory of wetlands through the National Wetlands Inventory program, these wetlands have not been mapped for this area of NYS.

Aquifers

The Towns zoning map shows two wellhead protection overlay districts. One is in the Mount Ida area, south of the intersection of NYS Routes 9H and 66. The other is southeast of the Village of Philmont, straddling the Taconic State Parkway.

Flood Hazard Zones

The United States Federal Emergency Management Agency (FEMA) has mapped the 100-year and 500-year flood hazard zones in Claverack. The mapped boundaries delineate the flood elevation that has a 1 percent chance (100-year zone) or 0.2 percent chance (500-year zone) of being equaled or exceeded each year.

Properties with buildings in or around these lands will typically be required to purchase flood insurance to safeguard against the danger of inundation. Communities that agree to manage flood hazard areas by adopting minimum standards can participate in the National Flood Insurance Program (NFIP). The standards are contained in Section 60.3 of the NFIP regulations. Communities that do not participate are subject to the sanctions outlined in Section 202(a) of the Flood Disaster Protection Act of 1973. Section 202(a) makes flood insurance, Federal grants and loans, Federal disaster assistance, and Federal mortgage insurance unavailable for the acquisition or construction of structures located in the floodplain shown on the NFIP maps. If a property owner believes that their land has mistakenly been included within the 100-year flood zone he/she can request a "letter of map amendment" from FEMA to rectify the error.

While floodplains and wetlands are considered two distinct types of land classifications, and are inventoried and regulated by different government agencies, their boundaries often overlap. In Claverack, both the Claverack Creek and the Taghkanic Creek adjoin significant flood hazard zones. Mud Creek and to a lesser extent, Agawamic Creek also have flood hazards identified along their banks. Altogether, 1,440 acres of the Town have been classified as being in the 100 year flood hazard zone, and another 48 acres in the 500 year flood hazard zone.

Soils

The Soil Survey of Columbia County, New York was last updated by the USDA- Natural Resources Conservation Service (NRCS) in 1989. (NRCS) has classified all soils in the Town based on their limitations and potentials for various land uses.

Two of the characteristics described for each soil type are its depth to bedrock and depth to seasonal high water table. As can be seen on the map titled *Shallow Soils*, there are large tracts within the Town that have severe limitations for potential development because of these shallow depths to bedrock and the water table. The most severely constrained areas due to bedrock occur in the higher elevations to the east as described in the Topography section. The areas in the lower lying western half of the Town contain a larger proportion of soils with high water tables. It should be noted here that the fact that a soil has a shallow depth to bedrock classification does not mean every square foot of land within the soil type

has a low depth to bedrock, only that it is much more likely that that constraint will be found in the at area. The same would hold true for the high water table constraint. Specific conditions for particular sites can only be verified by on-site surveys and investigations.

Building and Septic Capabilities

The *Septic Absorption Field Limitations* map shows the areas in the Town where standard in-the-ground on-site septic systems would most likely not be approved by the Columbia County Health Department. Soils are rated as having severe limitations if soil properties or site conditions are so unfavorable to overcome that special design, or significant increases in costs or maintenance are required. Some of the factors used to identify these problem areas are high water table, slow permeability, shallow depth to bedrock, excessive slope, poor or too rapid percolation, and ponding/flooding or other wetness problems. Most of the Town would not be acceptable for on-site septic systems without an engineered system.

Prime and State Important Soils

Prime farmland is land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops.

Of Claverack’s 30,035 acres, nearly 20% is considered prime farmland, and another 8.5% is soils of statewide importance. Another 21% of the Town is covered by soils that are prime farmland if they are drained. These are considered prime soils only if they have been drained in the past, and are currently being cultivated. About half of the Towns land is potentially suitable for farming because of its high quality soils. Most of these soils are located in the lower-lying areas in the west, along the Claverack and Taghkanic Creeks.

A summary of the farmland soils found in Claverack:

High quality farmland soils	14,867 acres
Prime Farmland	5,967 acres
Prime Farmland if drained	2,598 acres
Soils of Statewide Importance	6,302 acres

Rare Species and Ecological Communities

Data obtained from the New York Natural Heritage Program does not add conclusive information about species considered rare. Three records on rare species exist for the Town of Claverack; the Barn Owl, and two vascular plants (the side oats grama and the fairy wand). The State indicates that the record of the Barn Owl was documented as breeding in the early 1980’s within the NYS Breeding Bird Survey Atlas Blocks in the northern/central and western/central portions of Claverack. The Barn Owl is considered a vulnerable species in New York State. However, the birds were not documented within the survey block since then and were not confirmed in the 2000 to 2005 survey update. The two plant records were all documented in 1933 or earlier and no recent information is available and their current status is unknown. The Side-oats Grama is considered an

endangered species, and critically impaired. The Fairy Wand is listed as a threatened species and is also considered to be critically impaired.

Breeding Bird Atlas

The Town of Claverack was included in both the 1980 to 1985 and 2000 to 2005 New York State Breeding Bird Atlas. Four complete survey blocks and two partial survey blocks are included within the Town of Claverack. The number of species identified ranged from 80 species, to a high of 105 species in the middle-north portion of Town. Of all the species located, three species are considered threatened species (Pied Billed Grebe, Least Bittern, and Northern Harrier), three are listed as species of special concern by the state (Coopers Hawk, Sharp-shinned Hawk, and Whip-poor-will). During the 1985 census, two additional species listed as special concern were located (Vesper Sparrow and Grasshopper Sparrow) but they were not found during the 2000 to 2005 census. These two species both need grasslands and it is possible that their lack of presence is an indicator of changing landscapes and disruptions to open field grasses. These disruptions could be early mowing of the hay or loss of these types of habitats.

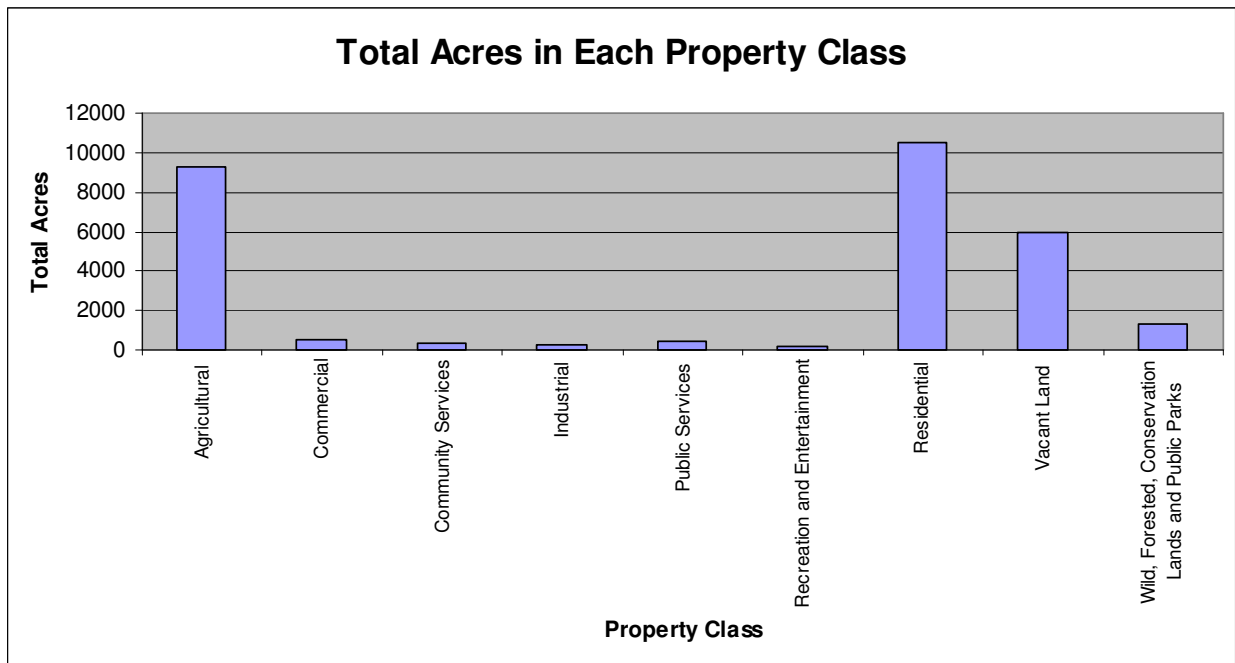
7. Land Uses

Claverack Land Use Tables

(This data is from 2006)

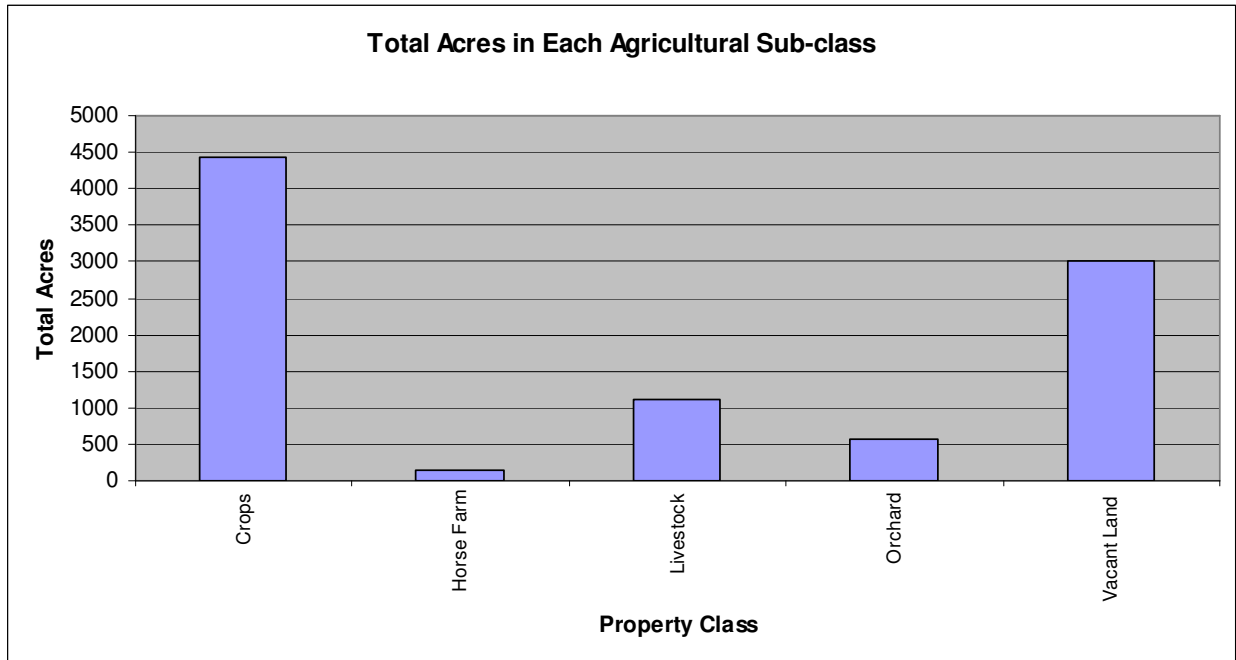
General Property Classes

Property Class	Number of Parcels	Acres	Percent of Land Area
Agricultural	132	9,283.7	32%
Commercial	85	515.8	2%
Community Services	35	393.3	1%
Industrial	15	289.2	1%
Public Services	15	413.4	1%
Recreation and Entertainment	4	172.3	1%
Residential	1,718	10,513.0	36%
Vacant Land	501	5,946.1	21%
Wild, Forested, Conservation Lands and Public Parks	27	1,276.2	4%
Grand Total	2,532	28,803.1	100.0%



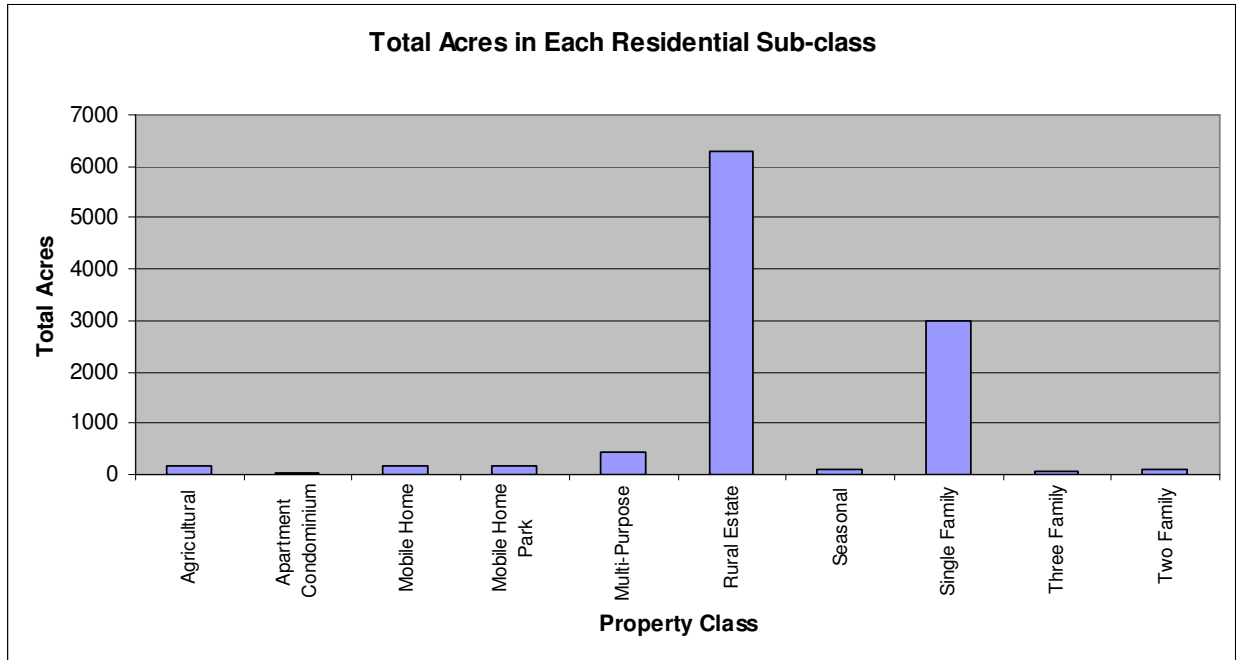
Agricultural Sub-class

Agricultural Sub-class	Number of Parcels	Acres	Percent of Land Area
Crops	36	4432.2	15.4%
Horse Farm	4	147.5	0.51%
Livestock	10	1110.4	3.9%
Orchard	14	579.1	2.0%
Vacant Land	68	3014.5	10.5%
Agricultural Total	132	9283.7	32.2%



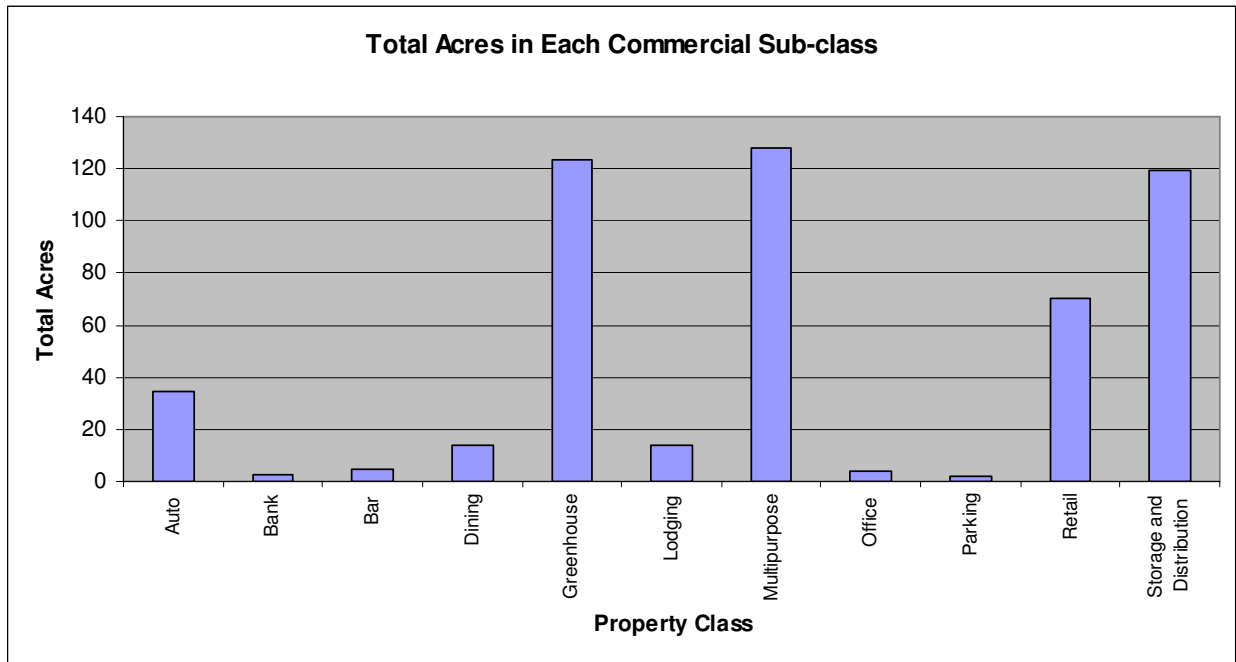
Residential Sub-class

Residential Sub-class	Number of Parcels	Acres	Percent of Land Area
Agricultural	2	176.1	0.61%
Apartment Condominium	12	27.0	0.09%
Mobile Home	74	174.0	0.60%
Mobile Home Park	7	178.0	0.62%
Multi-Purpose	41	445.2	1.55%
Rural Estate	181	6281.6	21.81%
Seasonal	11	89.1	0.31%
Single Family	1328	2989.4	10.38%
Three Family	9	65.6	0.23%
Two Family	53	87.0	0.30%
Residential Total	1718	10513.0	36.50%



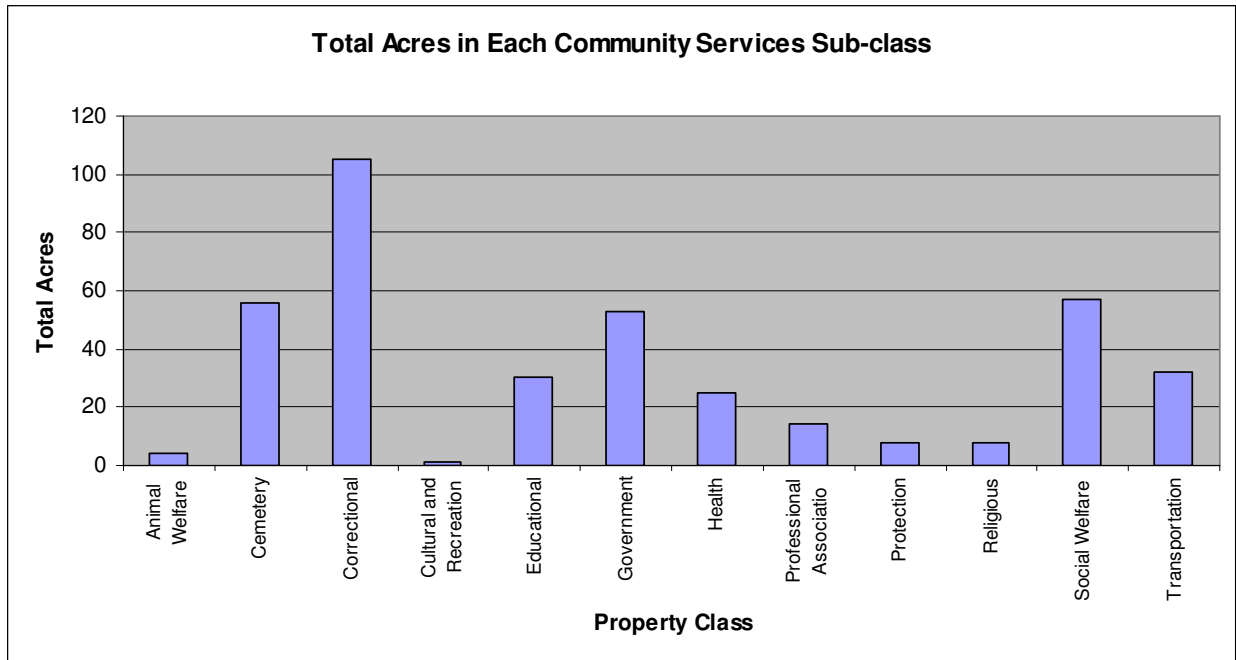
Commercial Sub-class

Commercial Sub-class	Number of Parcels	Acres	Percent of Land Area
Auto	5	34.7	0.12%
Bank	1	2.3	0.01%
Bar	1	4.6	0.02%
Dining	5	14.2	0.05%
Greenhouse	3	123.4	0.43%
Lodging	3	13.7	0.05%
Multipurpose	24	127.8	0.44%
Office	2	3.7	0.01%
Parking	2	1.9	0.01%
Retail	7	70.1	0.24%
Storage and Distribution	32	119.4	0.41%
Commercial Total	85	515.8	1.79%



Community Services Sub-class

Community Services Sub-class	Number of Parcels	Acres	Percent of Land Area
Animal Welfare	1	4.0	0.01%
Cemetery	6	55.9	0.19%
Correctional	2	105.2	0.37%
Cultural and Recreation	1	1.3	0.004%
Educational	5	30.3	0.11%
Government	5	52.9	0.18%
Health	1	24.8	0.09%
Professional Association	1	14.3	0.05%
Protection	4	7.7	0.03%
Religious	6	7.8	0.03%
Social Welfare	2	57.0	0.20%
Transportation	1	32.0	0.11%
Community Services Total	35	393.3	1.37%



Industrial Sub-class

Industrial Sub-class	Number of Parcels	Acres	Percent of Land Area
Manufacturing	10	162.8	0.57%
Mining	5	126.4	0.44%
Industrial Total	15	289.2	1.00%

Recreation and Entertainment Sub-class

Recreation and Entertainment Sub-class	Number of Parcels	Acres	Percent of Land Area
Camp Resort	1	22.8	0.08%
Social	2	0.6	0.002%
Sports	1	148.9	0.52%
Recreation and Entertainment Total	4	172.3	0.60%

Public Services Sub-class

Public Services Sub-class	Number of Parcels	Acres	Percent of Land Area
Communication	1	0.2	0.001%
Electric and Gas	5	97.2	0.34%
Waste Disposal	5	42.9	0.15%
Water	4	273.1	0.95%
Public Services Total	15	413.4	1.44%

Wild Forested, Conservation Lands and Public Parks Sub-class

Wild, Forested, Conservation Lands and Public Parks Sub-class	Number of Parcels	Acres	Percent of Land Area
Private	25	1260.9	4.38%
Public Park	2	15.3	0.05%
Wild, Forested, Conservation Lands and Public Parks Total	27	1276.2	4.43%

Vacant Land Sub-class

Vacant Land Sub-class	Number of Parcels	Acres	Percent of Land Area
Agricultural	15	739.0	2.57%
Commercial	23	233.3	0.81%
Residential	447	4723.5	16.40%
Rural	14	221.4	0.77%
Waterfront	2	28.9	0.10%
Vacant Land Total	501	5946.1	20.64%

The Columbia Land Conservancy holds easements on 1,479 acres in Claverack and administers 80.8 acres of other lands open to the public. This comprises approximately 5.2% of the land area of the town.

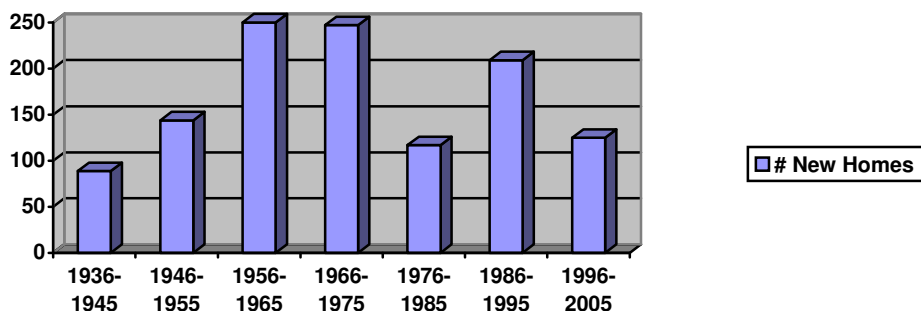
8. Development Patterns

Historic Building and Subdivision Patterns

Throughout the twentieth century, the Town of Claverack has continued to increase the amount of developed land within its borders. Some of this development has been concentrated around the previously described hamlet areas, but much of it has occurred on greenfield sites in the more remote sections of Town. With the decline in the agricultural economy and the increasing use of the automobile, residents have been able to find and develop larger building lots away from the traditional neighborhoods and hamlets. They are less dependent upon the local services provided by the small businesses found in these neighborhoods. The map titled Historic Buildout shows the residential uses built in Claverack from 1950 to 2005, categorized into 20 year periods. The following tables further describe the average lot sizes of the new homes, and building permits issued that resulted in a new living unit.

New Home Construction, from the 2005 Real Property Data

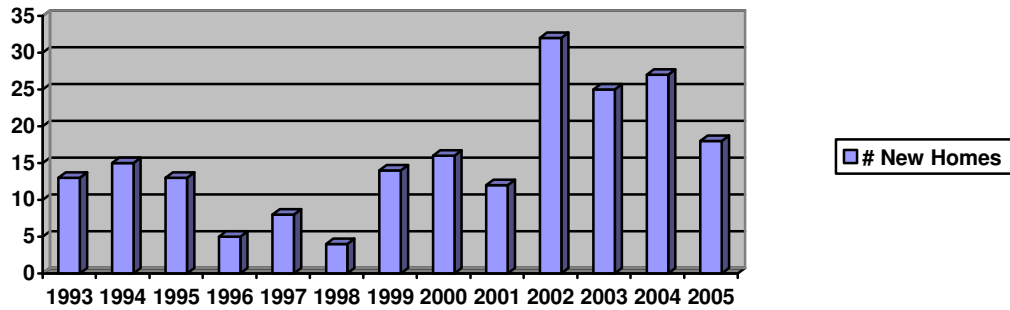
Decade	Number of homes built	Average Lot Size	Total Area Involved
1936-1945	89	6.5 acres	578.50 acres
1946-1955	144	5.8 acres	835.20 acres
1956-1965	250	4.8 acres	1,200.00 acres
1966-1975	247	7.25 acres	1,790.75 acres
1976-1985	117	7.3 acres	854.10 acres
1986-1995	209	7 acres	1,463.00 acres
1996-2005	125	9.6 acres	1,200.00 acres



Town of Claverack Comprehensive Plan April 2008

New Home Construction and New Mobile Homes, from Building Permit Data

Year	New Homes	New Mobile Homes	New Living Units
1993	13	2	15
1994	15	5	20
1995	13	3	16
1996	5	3	8
1997	8	1	9
1998	4	7	11
1999	14	7	21
2000	16	6	22
2001	12	5	17
2002	32	1	33
2003	25	4	29
2004	27	1	28
2005	18	3	21



9. Cultural and Historic Resources

Recreation

The Town of Claverack Park is located on Church Street in the hamlet of Mellenville off of Route 217, directly behind the Town office building. The 10 acre park was officially opened in 1988. It features picnic grounds, playgrounds with recreational equipment, baseball and soccer fields, tennis and basketball courts, a jogging path, pavilion, barbeque, kitchen, and restrooms. The summer youth recreation program is held in the park for town residents with approximately 300 youths attending daily sessions. The Park opens May 1st, and closes September 15th. The park averages 50 events for various organizations each season. Insurance coverage and a \$50 kitchen fee (if used) are required to schedule an event. Daily attendance averages about 200, with the Pine Haven Nursing Home, COARC, Little League, and Softball League making use of the property for picnics and other activities. Although the facilities are closed in the cold season, the walking track is plowed, and outside facilities can be used year-round.

There is a 7 member Park Commission charged with maintaining the park and hiring personnel. The chairman of the commission is appointed by the Town Board annually. Plans for the future include the purchase of additional land adjoining the park, a new building for community activities, additional landscaping and shade shelters. The commission is in the process of installing a skate board park, and plans to install rest rooms and a refreshment stand at the ball fields. Funding is provided through the Town’s budget, grant applications, and donations from the public.

There is also a ball field and tennis courts behind the former Claverack School in the hamlet of Claverack. The High Falls area in Philmont is now a public conservation area. The Claverack Golf and Country Club provides a golf course, swimming pool, and tennis courts to its members.

Libraries

The Claverack Library is located in the hamlet of Claverack at the intersection of Routes 9H and 23B. The charter area serviced by the library is all of Claverack outside the Village of Philmont. This comprises 4,900 residents. The major issue facing the library is a critical shortage of storage space. The library building is 1,400 square feet, and is inadequate for

their needs. There is an active building committee addressing this need. A recent study has been performed by a professional consultant with recommendations. The library trustees successfully conducted a Town wide referendum, increasing Town supplied funds from \$14,000 in 2004, to \$48,500 in 2005.

The Philmont Library recently relocated to a new building at 101 Main Street in the Village. They serve a population of 1,480. The library is a municipal library, and receives the bulk of its funding from the Town and Village. Town of Claverack funding has also increased for the library in 2005.

Historic Sites, National and State Register Sites

There are a number of important historic sites in the Town of Claverack that have been listed on the State and National Register of Historic Places. The following table lists those properties, and the map titled *Public, Historic, and Protected Land* shows their location.

Town of Claverack Comprehensive Plan April 2008

Name	Address	State Register Date	National Register Date	NR Number	Ref Number
Jacob Rutsen Van Rensselaer House and Mill Complex	NY Route 23	7/23/1982	9/9/1982	90NR00217	82003352
Jacob P. Mesick House	68 Van Wyck Lane	7/10/1997	8/21/1997	97NR01240	97000947
William W. Van Ness House	270 NY Route 9H	5/13/1997	8/8/1997	97NR01199	97000824
Steven Miller House	114 NY Route 23	5/13/1997	8/8/1997	97NR01200	97000825
Harmon Miller House	6109 NY Routes 9H/23	5/13/1997	8/8/1997	97NR01196	97000827
Jan Van Hoesen House	NY Route 66	6/23/1980	8/1/1979	90NR00216	79001570
Double-Span Whipple Bowstring Truss Bridge	Van Wyck Lane	6/23/1980	4/17/1980	90NR00215	80002598
William Henry Ludlow House	465 NY Route 23B	5/13/1997	8/8/1997	97NR01197	97000826
Cornelius S. Muller House	602 NY Route 23B	5/13/1997	8/8/1997	97NR01198	97000823
Trinity Episcopal Church	601 NY Route 23B	7/10/1997	9/2/1997	97NR01234	97000948
Rev.Dr. Elbert Porter House (Oakledge)	6163 NY Routes 23/9H	7/10/1997	8/21/1997	97NR01233	97000949
Stephen Hogeboom House	562 NY Route 23B	7/10/1997	8/21/1997	97NR01235	97000944
Harriet Phillips Bungalow	438 NY Route 23B	7/10/1997	8/21/1997	97NR01241	
Ludlow-Van Rensselaer House	495 NY Route 23B	7/10/1997	8/21/1997	97NR01242	97000945
Van Rensselaer Lower Manor House	103 NY Route 23	9/30/1997	1/7/1998	97NR01263	97001615
Stephen Storm House	51 NY Route 217	9/30/1997	1/7/1998	97NR01262	97001616
First Columbia County Courthouse	549 NY Route 23B	9/30/1997	1/7/1998	97NR01260	97001623
Claverack Free Library	621 NY Route 23B	9/30/1997	1/7/1998	97NR01261	97001624
Dr. Abram Jordan House	137 NY Route 23			97NR01201	99001135
Mellenville Railroad Station	NY Route 217	7/11/2000	9/29/2000	00NR01625	00001120
George Felpel House	NY Route 9H	7/10/1997	8/21/1997	97NR01236	97000927
Reformed Dutch Church of Claverack	NY Route 9H, East side	5/8/2001	6/21/2001	01NR01793	01000673

Scenic Areas

In 1992, the New York State Legislature designated the Taconic State Parkway as a State Scenic Byway. The scenic historic parkway is also eligible for listing in the National Register of Historic Places, and for nomination as a National Scenic Byway. To preserve the parkway's heritage while balancing safety and transportation concerns, the NYSDOT, in conjunction with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and other agencies, established a multi-disciplinary Scenic Byway Corridor Management Plan.

Other than the Taconic State Parkway, there are no designated scenic roads, byways, or areas in the Town of Claverack. However, the 1970 Master Plan identified and mapped a number of important scenic features in the Town. The map titled *Scenic Resources from the 1970 Plan* reproduces that map. The variety of topography in the Town results in a number of visually significant natural features and vistas. The valleys and flood plains of the Claverack, Taghkanic, and Agawamic Creeks are one source of significant views, with the hills to the east, and views of the Catskills to the west adding a dramatic backdrop to many of the vistas identified in the earlier plan. The hills themselves also afford outstanding overlook locations. These views are accentuated by the agricultural uses in the area, particularly the orchards during blossom time. The lakes, ponds and marshes also offer beautiful shorter range scenic views. These natural features, combined with the many historic structures found throughout the Town, result in a very picturesque landscape.

Archeological Sites

The map titled *Archeologically Sensitive Areas* depicts the information obtained from the NY State Historic Preservation Office website (<http://www.oprhp.state.ny.us/nr/main.asp>). This map shows areas where the discovery of archeological sites is predicted. These areas contain the locations of all known sites that are included in the SHPO Archeological Site files and the New York State Museum Archeological Site files. The exact locations are not displayed on the map since they are protected from disclosure by Section 304 (16 USC 4702-3) of the National Historic Preservation Act of 1966 and Section 427.8 of the implementing regulations for the State Historic Preservation Act of 1980. This information can only be accessed at the SHPO in accordance with the SHPO's Policy on Access to Files, Data, and Information. The information depicted on the map reflects known sites protected by randomly placed buffer zones. These defined sites with their buffer zones are used by the SHPO to provide recommendations to state and federal agencies regarding the need for archeological surveys.

Volunteer and Non-Profit Organizations

Land Trusts

Columbia County is fortunate to have a very active and nationally recognized land trust operating out of offices in the Village of Chatham. The Columbia Land Conservancy (CLC) is a member-supported, nonprofit 501(c) (3) land trust. They are governed by a volunteer board of trustees and managed by 15 full-time and part-time staff, with the assistance of volunteers. CLC works in partnership with landowners and communities in Columbia County to protect wildlife habitat, farmland, and rural open space, and to

encourage balanced growth. They also offer free education and recreation programs to children and adults.

At the request of landowners, CLC helps individuals protect their land, ensuring that their conservation vision will be upheld forever. Working with communities and conservation groups, CLC helps implement local conservation efforts, including fundraising, acquisition, site planning, and management of public conservation lands for habitat, recreation, and education. CLC has a responsibility to ensure that the goals of each conservation easement they hold are respected in perpetuity. In addition, they manage their public conservation areas to foster a greater understanding and appreciation of the County's rural landscapes and unique natural areas.

CLC offers land planning, design, project implementation, and conservation assistance to landowners, municipalities, and other nonprofits to further their conservation goals. CLC also provides free, hands-on, customized education programs for daycare centers, after-school and enrichment programs, home-school programs, youth groups, and the County's public and private schools. In addition, they offer regular outdoor education and recreation opportunities for the general public.

Other Volunteer Organizations

Volunteer Fire Departments (see page 97)
American Legion, Minkler-Seery Post 252
Claverack Democratic Committee
Claverack Garden Club
Claverack Republican Committee
Claverack Senior Citizens
Concerned Women of Claverack
4-H Clubs
Friends of Claverack Library
Main Street Committee (Philmont)
Mellenville Grange
Philmont Beautification Committee (Philmont)
Philmont Community Chorus (Philmont)
Philmont Rotary Club (Philmont)
Philmont Santa Claus Club (Philmont)
Veterans of Foreign Wars
Philmont Rod and Gun Club (Philmont)
Hudson Fish and Game Club
Claverack Food Pantry
Columbia Greene Humane Society

10. Community Facilities and Infrastructure

Transportation

Sidewalks

There are no sidewalks in the Town outside the Village.

Bike Paths

A bike path is proposed for the Harlem Valley Rail Trail. There is an eight mile trail along the former Boston-Albany Rail line, from Mellenville to Ghent.

Public Transportation

A new County wide bus service has started and serves Claverack with one route from Philmont to the Greenport and Hudson shopping areas.

Traffic

There are no traffic counts collected for County routes in Claverack. For state routes, the following table illustrates the changes in AADT (Annual Average Daily Traffic (the total traffic volume in both directions) over time. Note that AADT volumes may vary widely. Considerably higher or lower values often result in seasonal activities and when counting weekend versus weekday traffic.

State Route	Description of Section	AADT (Year)	AADT (Year)	AADT (Year)	AADT (Year)	Change (Year)
9H	Rt. 9 & 82 Start of 23 to Rt. 23B end 23	4353 (02)	4450 (99)	5750 (96)	5000 (92)	-12.9 (92 to 02)
9H	Rt. 23B end 23 to Rt. 66	5553 (02)	5000 (99)	4850 (96)	4500 (93)	23.4 (93 to 02)
23	Jct 82 end 9 start 9H to Rt 23B Claverack end 9H	4353 (02)	4450 (99)	5750 (96)	5000 (92)	-12.9 (92 to 02)
23	Rt 23B Claverack end 9H to Rt. 217	7507 (02)	7400 (99)	7150 (94)	6900 (92)	8.8 (92 to 02)
23	Rt. 217 to CR 16 Hollowville	4787 (02)	4700 (99)	4300 (92)	4350 (91)	10.0 (91 to 02)
23	CR 16 Hollowville to Taconic State Pkwy	4494 (02)	4100 (99)	4250 (96)	3600 (93)	24.8 (93 to 02)
23B	CR 29 Hiscock Road to Rts 9H 23 End 23B	6001 (02)	5800 (99)	5550 (98)		8.1 (98 to 02)

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State Route	Description of Section	AADT (Year)	AADT (Year)	AADT (Year)	AADT (Year)	Change (Year)
66	CR 18 Fish and Game Rd. to Rt. 9H	8201 (02)	8700 (99)	7950 (96)	6700 (92)	22.4 (92 to 02)
217	Rt 23 E of Claverack to CR 18 Fish Game Rd	2408 (02)	2200 (99)	2450 (96)	2550 (92)	-5.6 (92 to 02)
217	CR 18 Fish and Game Rd to CR 16 Martindale Rd	3603 (01)	5000 (98)	3750 (94)	4850 (91)	-25.7 (91 to 01)
217	CR 16 Martindale Rd to Taconic State Parkway	1234 (01)	1150 (98)	1050 (95)	1100 (92)	12.2 (92 to 01)
Taconic State Parkway	Rt 82 Over to Rt 23 Over	3149 (99)	3150 (99)	3200 (96)	4050 (95)	-22.2 (95 to 99)
Taconic State Parkway	Rt 23 Over to Rt. 217 Under	5114 (02)	3400 (99)	4700 (94)	3950 (92)	29.5 (92 to 02)

Source: New York State Department of Transportation

The state routes with the highest traffic volume are Route 66 followed by a portion of Route 23, 23B, and a section of the Taconic State Parkway. Some routes have shown overall decreases in traffic volume while others have increased. Those roads with decreasing AADT include a portion of 9H, a portion of 23, portions of Route 217 in the Town, and on the Taconic State Parkway from the overpass of Route 82 to the overpass of Route 23. All other sections of state highways have shown increased traffic volumes ranging from 29% to 8%. The Taconic State Parkway from the Route 23 overpass to the Route 217 underpass showed the highest increase (29%). Route 66, the route with the highest traffic volume, also saw a high volume increase over the past 10 years (22%). This route may be a direct road from Chatham and surrounding areas to Hudson. The portion of Route 23 closest to the Taconic State Parkway also saw large volume increases over the past decade (almost 25%). It is possible that this pattern shows increased traffic to/from the northern part of the County to Hudson and from the Claverack hamlet area east to the Taconic State Parkway, and then traveling north on the Taconic to the Capital Region.

Highway Maintenance

Town Roads

The Town of Claverack operates its road maintenance activities from two locations. One building is located in Mellenville at the intersection of Route 217 and Roxbury Road. The building is 122' x 72'. Another 140' x 110' building is located at 128 Schoolhouse Road. This location also has a 60' x 80' storage shed. In addition to the Highway Superintendent, there are 9 full-time, 1 part-time, and 2 seasonal employees. This crew maintains 69.6 miles of roadway, 48.2 miles of which is paved, while the remaining 21.4 miles are dirt. The Highway Superintendent reports no major problems with flooding, erosion, or

landslides in 2005. Work is underway installing culvert and drainage pipes, and catch basins on some roads. As the new water line is installed in the hamlet of Claverack, roads and ditches will need to be returned to their original condition.

A partial list of the larger equipment items in the Highway Departments inventory:

Three pickup trucks, 1995 to 2001 model years
Nine Dump Trucks, 1995 to 2005 model years
One Roller, 1993
One Excavator, 1993
One Grader, 1996
One Loader, 2000
One Back Hoe, 2003
Two Mowers, 2000 and 2002
One Sweeper, 2001
Nine Plows
Ten Sanders
One Landscape Trailer, 2002

County Highways and Roads

The following is a partial list of County Roads that traverse the Town of Claverack:

County Route 11 (3.9 miles) begins at the Philmont Village line, travels south roughly following the Taconic State Parkway, and connects to State Route 23 in the hamlet of Martindale.

County Route 12 (0.5 miles) is a short connecting road between the hamlet of Churchtown and Millbrook Road along the Livingston town line.

County Route 16 (2 miles) is a short loop off of the main arterial, State Route 23 through the hamlet of Hollowville. This was a stretch of the original Columbia Turnpike before it was rerouted to the present Route 23 location.

County Route 27 (2.6 miles) is the main access route connecting the Hamlet of Churchtown to Route 23, and the rest of the Town.

County Route 27B (1.6 miles) is an offshoot of Route 27, and connects with the hamlet of Hollowville.

County Route 9 (1 mile) connects with State Route 217 in the hamlet of Mellenville, and runs north into the Town of Ghent.

Spook Rock Road, County Route 29

New York State Highways

NYS Route 217 (4.5 miles) is the main connecting road between the hamlet of Claverack and the Village of Philmont. Route 217 travels 4 miles from Claverack, through the hamlet of Mellenville before becoming Main Street in Philmont. It continues for another 0.5 miles northeasterly after exiting Philmont, on into the Town of Ghent.

NYS Route 66 (2.6 miles) is a main arterial road traveling through the northwestern corner of Claverack. It is unique in that it does not serve as a connector for any of the traditional

hamlets in the Town, but serves as the main traveling route for traffic between the City of Hudson and other points northeast in Columbia County. It begins at the Greenport town line, and continues through the Commerce Park area into the Town of Ghent. It does provide easy access to the more recently developed areas along Fish and Game Road, and Gahbauer Road, as well as the hamlet of Stottville in the Town of Stockport.

NYS Route 9H and its overlap with NYS Route 23 (7 miles) travels in a north/south direction through the western lowlands about 1 mile east of the Claverack-Greenport border. This is a major traffic corridor serving this area of Columbia County. 9H begins at an intersection just outside the town limits in Livingston known as Bells Pond. Here, other routes connect to the Rip Van Winkle Bridge, which crosses the Hudson River, Route 82 to the southeastern parts of Columbia County, and Route 9 to the southwestern parts of Columbia County, on into Dutchess County. 9H travels north, through the hamlet of Claverack, where it intersects with NYS Routes 23 and 23B. This is a major east/west routes through the County, described in the following paragraph. At the northern end of the Town lies Commerce Park, a 250 acre shovel-ready industrial park developed and owned by the Columbia Hudson Partnership, an Industrial Development Agency (IDA). Route 9H continues north from here on into the Towns of Ghent and Kinderhook, and on into Rensselaer County, passing an I90 interchange along the way.

NYS Route 23 and its overlap with NYS Route 9H (10.5 miles, 2.9 miles common with 9H). After following the common route with 9H from Bells Pond to the Hamlet of Claverack described in the previous paragraph, Route 23 turns east traveling through the hamlets of Red Mills, Hollowville, and Martindale, on into the Towns of Hillsdale, Copake, and Berkshire County Massachusetts. This, combined with NYS Route 23B, is another major traveling route for Columbia County residents and businesses.

NYS Route 23B (1.6 miles) is the connecting road between the City of Hudson and the hamlet of Claverack. It is the fourth spoke of one of the most significant traffic intersections in Columbia County.

Taconic State Parkway (6.25 miles). Constructed between 1927 and 1963, (in Columbia County 1955 to 1963) the Taconic State Parkway was begun as an extension of the Bronx River Parkway. The character of this highway is largely scenic and windy, and was originally designed for Sunday drivers going 35 MPH, not commuters traveling at 55. The character was influenced by the desires of Franklin Delano Roosevelt. The Parkway stretches from the Bronx River Parkway Extension northwards to the Town of Chatham. It ends at a Thruway toll plaza and an interchange (exit B2 off the Thruway) with I-90. Although several highway-style interchanges exist, there are several roads that have a direct intersection with the road, therefore, the Taconic is not considered to be a limited access highway. In 1992, the New York State Legislature designated the Taconic State Parkway as a State Scenic Byway.

According to the NYSDOT, the Taconic State Parkway carries approximately 65,000 vehicles per day (AADT) through Westchester County, approximately 25,000 vehicles per day through Putnam County and southern Dutchess County (south of I-84), and approximately 10,000 vehicles per day north of I-84.

Municipal and Not-for-Profit Properties

Other than the properties already described in other sections of this profile, the following properties are owned by a government agency or not-for-profit organization:

State

NYS Department of Correctional Services operates the Brookwood Secure Center, a male juvenile correctional facility, on Spook Rock Road (County Route 29).

County

Cooperative Extension Association of Columbia County, a 14.5 acre parcel at 479 Route 66, near the Greenport town line.

Columbia County Humane Society, Inc., a 4 acre parcel on Humane Society Road, off of Route 66.

Columbia County Industrial Development Agency, ~100 acres in the Commerce Park development north of the intersection of Routes 66 and 9H.

Columbia County owns a 20.6 acre stretch of abandoned railroad bed extending through the hamlet of Claverack to the hamlet of Mellenville.

Columbia County owns ~120 acres surrounding the old County landfill, west of Snyderstown Road.

Columbia County operates the Pine Haven Nursing Home, located on 46 acres of land off of Main Street in the Village of Philmont.

Town

The Town of Claverack owns a small 1/10th acre park at the intersection of Routes 9H/23/23B at the center of the hamlet of Claverack.

The Town owns two parcels totaling ~ 37 acres off of Snyderstown Road, west of the hamlet of Churchtown. This is a former landfill.

The town owns a 16 acre park and municipal office complex on Church Street near the Village of Philmont.

The town owns 50 acres that include the site of the town garage and salt shed.

Village

The Village of Philmont owns property in the hamlet of Mellenville where its sewage treatment plant is located.

Schools

Hudson City School District owns a 4 acre parcel in the Hamlet of Claverack. This is the former Claverack School building, and has recently been use for administrative offices. The school district has been discussing possible future uses and/or sale of the property to other government agencies or organizations.

Not-for-Profit

Philmont Rod and Gun Club, Railroad Ave, Philmont.

Philmont Hearth, Inc, 10 Maple Ave., Philmont.

Harlem Valley Rail Trail owns ~ 29 acres of land comprising a 3 mile stretch of the old railroad bed extending from the Village of Philmont, south through the hamlet of Martindale.

Infrastructure and Facilities

Water

1. In 2005, the Town of Claverack formed Water District #1 in the hamlet of Claverack. The Town is currently installing all of the necessary infrastructure to supply approximately 100 homes with water. Previously, these homes were supplied with water by the City of Hudson through a water main that runs from the city's reservoir in the Town of Taghkanic, through Claverack, to the City limits. Due to the construction of the City's new filtration plant within the city limits, these homes can no longer be served from this water main

The water system consists of a booster pump station, meter pit, water storage tank, and approximately 6 miles of water main, including fire hydrants. The source of water is the Town of Greenport water system. The storage tank will provide a reserve for fire fighting and emergency purposes. This should lower fire insurance rates by \$30 to \$50 per year within the Water District. In addition, the Town will be installing a municipal water softener within the booster pump station to treat the extremely hard water coming from the Town of Greenport.

The estimated total capital cost for the project is \$4,720,000. The estimated first-year operation and maintenance cost is \$40,000, and the estimated first-year purchase cost from the Town of Greenport is approximately \$84,000.

The project is being funded through the New York State Drinking Water State Revolving Fund (DWSRF). This program is administered by the New York State Department of Health (DOH) and the Environmental Facilities Corporation (EFC), and offers low-interest loans to communities undertaking water projects. The program also offers grants and no-interest loans to certain communities that qualify for financial hardship assistance. Based on the Town's median household income (MHI), the Water District qualifies for financial hardship. The Water District will receive a grant of \$2,000,000 (which is the maximum allowed) and a 30-year, no-interest loan for the remainder of the project cost.

The user cost for each property will be determined by the Equivalent Domestic Unit or EDU system. The basis of the EDU system is to assign each property a rating which is proportional to an average single family home. An EDU value depends on whether the property is residential, commercial, vacant, etc. The total number of EDUs for the proposed Town of Claverack Water District No.1 is 317.

The annual user cost includes the debt repayment of the DWSRF no-interest loan plus the annual operation and maintenance cost and the purchase costs from the Town of Greenport. The first-year cost to a typical property within the Water District (i.e., 1 EDU) is estimated to be \$618 per year.

Residents are not required to hook up to the water system. However, if a property is within the boundary of the proposed Water District, the land owner will still be required to pay the debt repayment portion of the annual user cost, which is estimated to be \$229 per year.

2. The entire Commerce Park area is served by municipal water provided by the Town of Greenport.

Sewer

1. The Town of Claverack does not have any central sewage treatment facilities. There is a sewer system in the Village of Philmont. The treatment plant is located outside the village, in the hamlet of Mellenville.

2. The entire Commerce Park area is served by a central sewage treatment system owned and maintained by the county.

Emergency Services

911 Dispatch

Columbia County provides emergency 911 services and beginning in 2008, will provide Cell 911 services.

Local Police

There is no local police force in the Town of Claverack. These services are provided by the NYS Police department and the Columbia County Sherriff's department. The Village of Philmont does have its own police department.

County Sheriff

85 Industrial Tract, Hudson.

State Police

Livingston barracks on Route 9, near Bells Pond.

Fire Protection

Fire protection is provided for the entire Town by six different fire departments.

A. B. Shaw Fire Company operates from a building in the hamlet of Claverack, at the intersection of Routes 9H/23/23B.

Mellenville Volunteer Fire Company operates from a building on County Route 9 in the hamlet of Mellenville.

Churchtown Fire Company operates out of a building in the Hamlet of Churchtown on County Route 27.

Philmont

Craryville (Copake)

West Ghent (Ghent)

Rescue Squad

Emergency medical services are provided by two rescue squads, and by first responder services through the Claverack and Mellenville fire departments.

Greenport Rescue squad

Philmont Rescue Squad

Solid Waste

Curbside solid waste disposal is provided by private haulers within the Town of Claverack. The County provides transfer stations and recycling centers at various locations, the closest for Claverack residents being on Newman Road off of NYS route 23B in the Town of Greenport. From these transfer stations, waste is delivered to a regional landfill in Seneca Falls, NY. The County sponsors an annual collection day for tires and hazardous materials at the Greenport transfer station. Disposal costs are \$125 per ton for truck loads, \$0.50 per 7 gallon bag, \$2.00 per 15 gallon bag, \$3.00 per 30 gallon bag, \$4.00 per 40 gallon bag, and \$5.50 per 55 gallon bag. Capacity of the solid waste system is adequate, and able to handle more.

Postal Service

Postal service is provided by four post offices, and rural route service out of the City of Hudson Post Office. The post offices are located in the hamlet of Claverack, the hamlet of Mellenville, the hamlet of Hollowville, and the Village of Philmont.

Utilities

There is an electrical substation on CR 9.

Natural Gas: Natural gas lines exist along Stottville Road to Route 66 and the Commerce Park.

B. Demographics

Current Population Characteristics

The Town of Claverack had a population of 6,401 persons as of the 2000 U.S. Decennial Census. A significant number (1,476 / 23%) of these persons resided in the Village of Philmont, which lies wholly within the Town's municipal boundary. The whole Town represents approximately 10% of Columbia County's 2000 population of 63,094 persons.

The total population in Claverack dropped by a slight 0.2% between the 1990 and 2000 Census. In comparison, Columbia County grew 0.2%, and NY State grew 5.5% (1.7% in upstate and 3.8% in NY City) during the same period. The six towns bordering Claverack: Ghent, Greenport, Hillsdale, Livingston, Stockport, and Taghkanic collectively grew a more rapid 1.0% most of which occurred in the Town of Ghent.

In 2000 the towns bordering Claverack had a total population of 18,675, about 30% of the County population. Among these towns, only Ghent (9.6%), Greenport (1.9%), and Taghkanic (0.6%) grew between 1990 and 2000. This growth offset the declines in the smaller total populations in the communities of Hillsdale (-2.7%), Livingston (-4.4%), and Stockport (-4.9%).

Half of Claverack's residents were older than 40.7 years in 2000 and 36.8 years in 1990. New York State's median age of 35.9 years in 2000 was about 5 years less than Claverack. The state's median age rose 1.9 years between the censuses while Claverack's rose about 4 years. The towns bordering Claverack grew older even faster with an increase of 4.1 years to a median of 41.2 years. The Village of Philmont had median age values of 34.7 and 32.3 in 2000 and 1990 respectively, which was about 7 years younger in each year than the Town-only population.

Population Context

The Town of Claverack ranked as the third most populous of nineteen incorporated municipalities within Columbia County. The Town of Kinderhook (8,296 persons) and the City of Hudson (7,524 persons) rank first and second respectively.

Claverack encompasses 47.7 square miles, placing it among the top five Columbia County municipalities in physical size. Its borders enclose 7.5% of the County's 636 square miles of land. The Town of Kinderhook is only 67% (32 mi²) as large as the Town while the City of Hudson is even smaller at 5% (2.2 mi²).

With a population density of 134 persons per square mile, Claverack as a whole is settled fairly sparsely. By comparison the other large municipalities in Columbia County, Kinderhook and Hudson have respective population densities of 261 and 3,468 persons per square mile, while NY State as a whole has a population density of 401/mi².

As a group, the Towns bordering Claverack have a similar group population density of 93 persons per square mile. Among these communities, Ghent (117/mi²) and Livingston (90/mi²) are closest to Claverack. Hillsdale (37/mi²) and Taghkanic (28/mi²) are about a third as dense with values typical of true rural communities. The other adjacent towns of Stockport (252/mi²) and Greenport (227/mi²) also border the City of Hudson and have population densities similar to other suburbanizing rural locations. Mature suburbs in New

York State have population densities typically ranging between 500 and 1,500 persons per square mile.

The Village of Philmont is 1.2 square miles in area (2.5% of town area) and is significantly more compact (1,251 persons/mi²) than the larger town. It has a density similar to other incorporated villages within Columbia County.

Population Age Structure and Projections

The cohort component method was used to profile the age structure for 1990 and 2000 census data as well as create projections of future population out to 2030 for the geographies of: Claverack - town & village, Philmont - village, Claverack - town only, and the bordering towns as a group. Analysis shows the age profiles for Claverack and its bordering towns are roughly comparable to that of NY State with some exceptions. Both Claverack and the surrounding towns share with NY State the 'bulge' resulting from the 'baby boom' as well as the constricted 'waist' below these large cohorts arising from a period of low birth rates.

The slightly flared pyramid bases in 1990 and 2000 represent what is called the 'echo' from the boomer generation as it progressed through its peak reproduction years. These flares are reduced in subsequent projections as the boomers age and smaller cohorts enter their reproductive years.

The relatively even sided pyramid bases shared by each geography in the projections for 2010 through 2030 indicates a stabilizing population that is not experiencing rapid growth (and approaching the replacement rate). Overall, Claverack is therefore mirroring state and national trends of declining population growth.

Claverack and its bordering towns differ from the state population in some significant ways, however. The pyramids for Claverack and its neighboring towns are less rounded and have more pronounced constrictions than the state profile, indicating greater impact on the overall population from migration as well as differing patterns.

The pronounced, constricted 'waist' for Claverack and the bordering towns in the profiles for 2000 indicates a large out-migration of young adults between 20 and 30 years of age at a rate higher than the rest of the state. This population loss has been offset in both Claverack and the surrounding towns somewhat by an influx of adults in age groups over 30 years of age. The peak immigration in Claverack came strongly from the 30-35 and somewhat from 50-70 year olds. The peak in the bordering towns occurred in the 35-40 age group along with some expansion of the 55-65 age groups. This pattern of immigration was likely the cause of the growth experienced in Ghent, Greenport, and Taghkanic. The immigration impact of 30-39 year olds was very pronounced for the surrounding towns whereas Claverack's trend was more modest.

Both Claverack and the bordering towns also share a proportionally larger pyramid top with wider cohort bands than the state, indicating a relatively larger population of senior citizens. This is also reflected in Claverack's relatively higher median age. If one was to remove the New York City population from the state data, it is likely that its population pyramid would more closely resemble that of Claverack and its surrounding towns.

The Town of Claverack's population pyramids for 1990 and 2000 has one unusual feature worth noting as they are not shared by the other two geographies. The cohort of males

aged 15-19 years represents an unusually large portion (> 5%) of total population in both Census years.

Household data shows that Claverack has a high number of persons residing in institutionalized group quarters, which is the likely cause for the unusual ‘spike’ in the 15-19 year old cohort. This is almost certainly due to the presence of the Brookwood Secure Center juvenile detention facility in the Town. Because this spike did not migrate between Census years, it was assumed to be a ‘stationary’ feature of the population reflecting a rotating population entering and leaving the institution on a regular basis. An effort was made not to age this ‘extra’ population through subsequent years of population projection to avoid skewing future estimates.

The comparisons of the Town to Village populations illustrate a significant difference in age structure. The Village of Philmont has a population pyramid base wider than the upper portion indicating a much younger population, which is confirmed by the Village’s relatively lower median age value. The Village does not have as severely constricted a ‘waist’ from the exodus of 20-30 year olds, whereas this effect is even more pronounced looking at the Town-only population. The cohort ‘spikes’ for the 15-19 year old male cohort only appears to affect the Town-only population, which supports the conclusion that this feature is due to the Brookwood Center population.

Discussion of Demographics

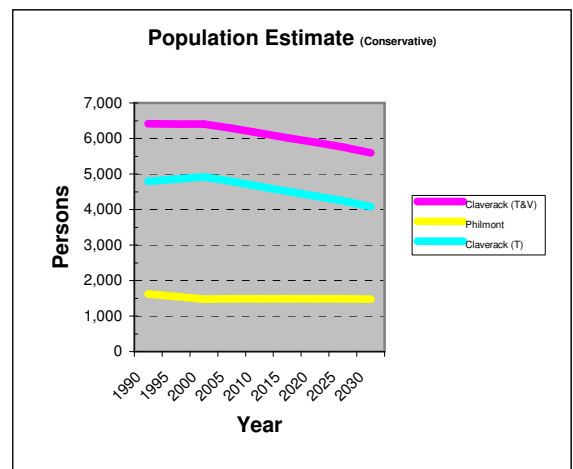
Overall, data indicates that over the next 30 years, the population of Claverack will remain close to an average around 6,000 persons now that the baby boom generation has moved through its peak reproductive years.

Using a conservative estimate for migration, the population is expected to decline by 13% from 6,401 persons in 2000 to 5,591 persons in 2030. An expanded migration estimate yields a population decline of 23% over the same period. A greater share of this decline is expected in the portion of the town outside of the Village of Philmont where the population is expected to remain relatively constant. Actual and projected population levels between 1990 and 2030 are shown below in Chart 1.

Estimates of migration between the census years showed some in-migration of adults aged 30-39 as well as in age cohorts between 50-74 years. This in-migration was strongest in the Town population outside the Village.

However, this positive migration was offset by a larger emigration of 18-30 year olds.

Migration patterns will clearly have a more significant effect on Claverack’s future population of the Town than growth of families even if local fertility rates were to increase, contrary to national and state trends. Only a significant influx of young families with children will offset the simultaneous loss of young adults and the aging of the baby boom generation to maintain or expand the current population.

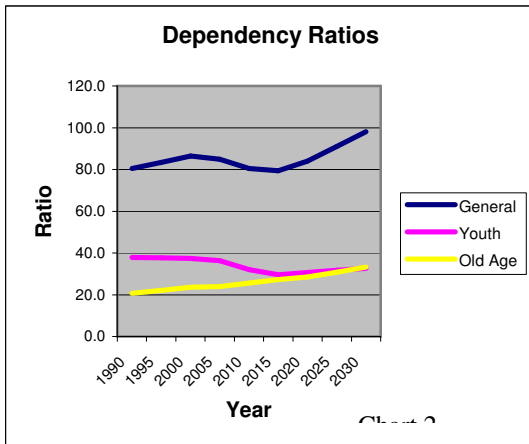


This migration pattern, which is common to rural, New York State communities, may have serious implications for the Town. In combination with the aging of the large mass of the baby-boomers, there will be a relative absence of wage earners in the middle years of the population. As the baby boomers enter their sunset years, they are expected to place greater demand on municipal services in the form of senior services and Medicaid related health costs paid through local property taxes. However, some studies indicate that they may have better overall health than their parents' generation and will not place health cost burdens on their communities until they are significantly older than retirement age.

Economically, the impact of their aging may be more significant to the Town's welfare. During this period, their incomes are likely to decline as they leave the work force and shift to reliance on transfer payments like Social Security and IRA's. They will also increasingly become eligible for NY State STAR tax abatements.

As the boomer cohorts age, their offspring in the 'echo' generation who have not left the community will enter their peak reproductive years, generating a small surge at the base of the population and slowing the current decline in the number of children. The relatively small number of wage earners in the heart of the population will shoulder a higher burden of the cost of services to the young and old than currently.

This trend is clearly seen in the 30-year graph of the General Dependency Ratio for the Town of Claverack in Chart 2. The General Dependency Ratio is a measure of the population under 20 years and over 65 years relative to the population in-between. A ratio of 100 implies that there is one 'dependent', either young or elderly, for each person in the wage-earning years. The conservative migration estimate for Claverack yields a General Dependency ratio of 98 in the year 2030. This trend will also be felt in Columbia County and New York State. However, with its older current population Claverack begins with a ratio 20 points higher than for New York State. This differential is carried through 2030 so potential impacts to the community will be felt more strongly in the Town than elsewhere.



From now until about 2015, the dependency ratio will drop slightly to a low of 79 as the number of children in the community declines. Between 2015 and 2020, the ratio begins to rise and will rise by 20 in only 15 years.

To offset the impact of this demographic effect on the community, Claverack could make efforts to retain or attract young adults to bolster the ranks of its wage-earning population. Expanding rainy-day funds to deal with potential cost impacts of services would also be a prudent step. It is possible that some savings can be obtained

by scaling back youth services and school programs since the total school-age population will be lower than currently and the small burst of new births will only hold the number of youth constant. Serious consideration of future fiscal impacts to the community should be given before extending additional property tax abatements to the population over 65 years.

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On the positive side the aging of the baby boomer generation represents a tremendous opportunity to leverage volunteer contributions to the community. Boomers have a history of community involvement and increased leisure time will likely mean more people ready to lend a hand in the community. These volunteers might help offset costs in other areas of the community budget rising in response to their own demand. Care for even older community residents, youth enrichment / after-school programs, and care for community parks and other facilities are only a few possible areas of contribution.

It might be a strategic step on the part of the Town to create a town staff position dedicated to recruiting potential volunteers and coordinating their efforts for maximum community benefit. An investment in such a position could leverage a much larger value of in-kind services. The active involvement of this large retired population would also strengthen intergenerational ties while making tangible quality of life improvements. If adding staff is not possible it is strongly encouraged to invest in training municipal staff to build their skills at coordinating and working with volunteers.

Demographic Data

Population

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
<u>Total # Persons</u>									
Claverack (T/V)	6,414	6,401	(0.00)	6,285	6,149	6,017	5,894	5,760	5,591
Philmont (V)	1,623	1,480	(0.09)	1,487	1,483	1,486	1,489	1,490	1,478
Claverack (T)	4,791	4,921	0.03	4,798	4,666	4,531	4,405	4,270	4,113
<u>Median Age</u>									
Claverack (T/V)	36.8	40.7	0.11	40.4	41.9	42.6	42.2	41.9	42.8
Philmont (V)	32.3	34.7	0.07	34.7	35.4	36.2	36.7	37.9	39.5
Claverack (T)	38.2	42.8	0.12	42.1	43.6	44.3	43.7	41.6	41.7
<u>Population < 20 Years</u>									
Claverack (T/V)	1,760	1,744	(0.01)	1,674	1,489	1,372	1,385	1,388	1,375
Philmont (V)	474	469	(0.01)	445	404	366	352	354	354
Claverack (T)	1,286	1,275	(0.01)	1,229	1,085	1,006	1,033	1,034	1,021
<u>Population > 65 Years</u>									
Claverack (T/V)	1,099	1,224	0.11	1,212	1,253	1,292	1,305	1,356	1,394
Philmont (V)	293	204	(0.30)	211	202	215	225	254	290
Claverack (T)	806	1,020	0.27	1,001	1,051	1,077	1,080	1,102	1,104
<u>General Characteristics (T/V)</u>									
<i>General Dependency Ratio</i>	80.4	86.5	0.08	84.9	80.5	79.5	84.0	91.0	98.1
<i>Youth Dependency Ratio</i>	49.5	50.8	0.03	49.2	43.7	40.9	43.2	46.0	48.7
<i>Old Age Dependency Ratio</i>	30.9	35.7	0.15	35.7	36.8	38.5	40.7	45.0	49.4
<u>Males</u>									
# Persons	3,158	3,214	0.02	3,162	3,097	3,032	2,973	2,908	2,825
% Of Total Population	49.2%	50.2%	0.02	50.3%	50.4%	50.4%	50.4%	50.5%	50.5%
Persons < 20 Years	962	985	0.02	956	843	782	794	796	789
Persons > 65 Years	460	530	0.15	508	534	561	566	604	627
<i>Male Old Age Dependency</i>	12.9	15.4	0.19	14.9	15.7	16.7	17.7	20.0	22.2

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Females									
# Persons	3,256	3,187	(0.02)	3,123	3,052	2,985	2,921	2,852	2,766
% Of Total Population	50.8%	49.8%	(0.02)	49.7%	49.6%	49.6%	49.6%	49.5%	49.5%
Persons < 20 Years	798	759	(0.05)	718	646	590	591	592	586
Persons > 65 Years	639	764	0.20	704	719	731	739	752	767
<i>Female Old Age</i> <i>Dependency</i>	18.0	22.3	0.24	20.7	21.1	21.8	23.1	24.9	27.2

Households & Families

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
<u>Claverack (T/V)</u>									
# Households	2,402	2,485	0.03	2,653	2,666	2,670	2,669	2,653	2,611
Average Household Size	2.60	2.44	(0.06)	2.37	2.31	2.25	2.21	2.17	2.14
Population In Families	5,479	4,939	(0.10)	4,982	4,783	4,631	4,526	4,428	4,309
<i>Average Family Size</i>	3.08	2.96	(0.04)	2.90	2.85	2.81	2.77	2.74	2.71
# Family Households	1,777	1,670	(0.06)	1,718	1,678	1,650	1,634	1,617	1,588
% Households - Family	74.0%	67.2%	(0.09)	64.7%	63.0%	61.8%	61.2%	61.0%	60.8%
# Families - Married Couple	1,464	1,326	(0.09)	871	819	785	768	755	740
% Households - Married <i>Couple</i>	60.9%	53.4%	(0.12)	50.7%	48.8%	47.6%	47.0%	46.7%	46.6%
# Families - Single Parent	194	201	0.04	139	136	134	132	131	129
% Households - Single <i>Parent</i>	8.1%	8.1%	0.00	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%
Group Quarters Population	185	328	0.77	328	328	328	328	328	328
# In Nursing Homes / Wards	119	120	0.01						
# Other Institutions (Correctional / Juvenile)	53	181	2.42						
# In Group Homes	13	27	1.08						
<u>Philmont (V)</u>									
# Households	556	591	0.06	600	614	629	643	654	657
Average Household Size	2.71	2.55	(0.06)	2.48	2.42	2.36	2.32	2.28	2.25
Population In Families	1,288	1,155	(0.10)	1,096	1,080	1,076	1,081	1,088	1,085
<i>Average Family Size</i>	3.28	3.20	(0.02)	3.16	3.13	3.10	3.08	3.06	3.04
# Family Households	393	361	(0.08)	347	345	347	351	355	357
% Households - Family	70.7%	61.1%	(0.14)	57.8%	56.2%	55.1%	54.6%	54.4%	54.3%
# Families - Single Parent	69	71	0.03	71	72	73	75	76	76
% Households - Single <i>Parent</i>	12.4%	12.0%	(0.03)	11.9%	11.7%	11.7%	11.6%	11.6%	11.6%
Group Quarters Population	13	14	0.08	14	14	14	14	14	14
# In Nursing Homes / Wards	0	1	0.00						
# Other Institutions (Correctional / Juvenile)	0	0	0.00						
# In Group Homes	13	13	0.00						

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Housing – Occupancy

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
Total Units									
Claverack (T/V)	2,750	2,839	0.03	2,885	2,932	2,979	3,027	3,076	3,126
Implied Housing Need (Units)	2,494	2,594	0.04	2,621	2,630	2,631	2,627	2,608	2,563
Rough Unit Surplus / Gap	256	245	(0.04)	264	302	348	400	468	563
Surplus % Of Total	9.3%	8.6%	(0.07)	9.1%	10.3%	11.7%	13.2%	15.2%	18.0%
Philmont (V)	618	644	0.04	658	671	686	700	715	730
Claverack (T)	2,132	2,195	0.03	2,227	2,260	2,294	2,327	2,362	2,396

Housing Type

	1990 Units	2000 Units	% Chg	% Of Total In 1990	% Of Total In 2000
Claverack (T/V)					
Single-Family Units	1758	2018	0.15	63.9%	71.1%
Duplex Units	260	196	(0.25)	9.5%	6.9%
3-4 Units	183	185	0.01	6.7%	6.5%
5-9 Units	62	58	(0.06)	2.3%	2.0%
10+ Units	10	34	2.40	0.4%	1.2%
Mobile Homes	448	348	(0.22)	16.3%	12.3%
Philmont (V)					
Single-Family Units	259	326	0.26	41.9%	50.6%
Duplex Units	153	112	(0.27)	24.8%	17.4%
3-4 Units	114	123	0.08	18.4%	19.1%
5-9 Units	33	31	(0.06)	5.3%	4.8%
10+ Units	4	34	7.50	0.6%	5.3%
Mobile Homes	47	24	(0.49)	7.6%	3.7%

Tenure

	1990 Units	2000 Units	% Chg	% Of Total In 1990	% Of Total In 2000
Claverack (T/V)					
Owner-Occupied	1784	1833	0.03	64.9%	64.6%
Renter-Occupied	618	652	0.06	22.5%	23.0%
Vacant (For Sale Or Rent)	75	90	0.20	2.7%	3.2%
Seasonal / Occasional Use	172	180	0.05	6.3%	6.3%
Other Vacant	101	84	(0.17)	3.7%	3.0%
Total Vacant	348	354	0.02	12.7%	12.5%
Philmont (V)					
Owner-Occupied	283	291	0.03	45.8%	45.2%
Renter-Occupied	273	285	0.04	44.2%	44.3%
Vacant (For Sale Or Rent)	27	25	(0.07)	4.4%	3.9%
Seasonal / Occasional Use	9	14	0.56	1.5%	2.2%
Other Vacant	35	29	(0.17)	5.7%	4.5%
Total Vacant	71	68	(0.04)	11.5%	10.6%

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**Housing -
Affordability**

Claverack (T/V)	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
Median Home Value	\$100,100	\$102,700	0.03	\$104,034	\$105,385	\$106,753	\$108,140	\$109,544	\$110,967
Home Cost Index (<2=Affordable)	3.3	2.5	(0.25)	2.4	2.4	2.4	2.4	2.5	2.5
Est. Median Income	\$75,443	\$103,076	0.37	\$107,796	\$109,030	\$109,342	\$109,420	\$109,439	\$109,444
Median Gross Rent	\$477	\$566	0.19	\$616	\$668	\$721	\$775	\$829	\$883
Est. Rent Budget (for Median Income)	\$762	\$1,041	0.37	\$1,089	\$1,101	\$1,104	\$1,105	\$1,105	\$1,105

Philmont (V)

	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
Median Home Value	\$75,800	\$81,300	0.07	\$84,250	\$87,306	\$90,474	\$93,756	\$97,157	\$100,682
Home Cost Index (<2=Affordable)	3.1	2.6	(0.15)	2.6	2.7	2.8	2.9	3.0	3.1
Est. Median Income	\$60,843	\$76,958	0.26	\$79,506	\$80,164	\$80,329	\$80,371	\$80,381	\$80,384
Median Gross Rent	\$436	\$501	0.15	\$538	\$578	\$622	\$668	\$718	\$771
Est. Rent Budget (for Median Income)	\$615	\$777	0.26	\$803	\$810	\$811	\$812	\$812	\$812

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Housing - Structure Age

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
<u>Median Year Built (T/V)</u>									
All	1944	1954	0.01	1959	1963	1968	1972	1975	1979
Owner-Occupied	1957	1963	0.00	1966	1969	1971	1974	1976	1978
Renter-Occupied	1931	1941	0.01	1946	1950	1955	1959	1962	1966
<i>Average Structure Age</i>	34.0	37.2	0.10	39.0	40.7	42.3	44.0	45.6	47.1

Units By Age Of Structure (T/V)

	1990 Units	2000 Units	% Chg	% Of Total In 1990	% Of Total In 2000
# 51 Years or Older	1285	1319	0.03	46.7%	46.5%
# 41 to 50 Years	171	275	0.61	6.2%	9.7%
# 31 to 40 Years	212	288	0.36	7.7%	10.1%
# 21 to 30 Years	271	333	0.23	9.9%	11.7%
# 11 to 20 Years	444	362	(0.18)	16.1%	12.8%
# 6 to 10 Years	100	173	0.73	3.6%	6.1%
# 1 to 5 Years	205	71	(0.65)	7.5%	2.5%
# 1 Year or Less	30	18	(0.40)	1.1%	0.6%

5-Year Tenancy (T/V)

	1990 Units	2000 Units	% Chg	% Of Total In 1990	% Of Total In 2000
Same House for 5 Years	3409	4031	0.18	54.7%	66.4%
Different House, Same County	1759	1289	(0.27)	28.2%	21.2%
Different House, Same State	523	505	(0.03)	8.4%	8.3%
Different House, Different State	204	255	0.25	3.3%	4.2%

C. Income, Employment, & Educational Profile

Households & Families

Although Claverack's population declined between 1990 and 2000, the number of households in the community rose 3% as the average household size declined by 6%. The decline in household size is mostly attributable to the decline in the share of households with married couples by 12%, while the proportion of single householders rose.

Household and family size in Claverack closely mirrored the values for Columbia County. Both the Town and the County household size are about 6% lower than the household and family size in the U.S. as a whole. The County also experienced a shift in the share of married couple to single households.

The share of single-parent families among all households in the Town as a whole held constant at 8.1% during the decade. The share in the Village declined slightly indicating that the percent of single parent households in the town-only portion of Claverack rose slightly to hold constant the share in the Town as whole.

Household and family size in Philmont both declined about the same amount as the Town during the inter-census period. The share of family households in the Village was lower than that in the Town as a whole (61%) and declined more (14%) as a share of all households between census years.

The group quarters population in the Town rose a dramatic 240% during the past decade. This is attributable to expansion of the Brookwood secure center by about 130 individuals along with a doubling of the group home population from 13 to 27 persons. The group home expansion took place in the town-only portion of Claverack. The nursing home population in the Town remained stable.

Income

The economic position of Claverack's population improved between 1990 and 2000. Town median household (\$41,647), median family (\$50,175), and per-capita (\$19,848) incomes all rose by about 40% or more from their 1990 values. This is likely attributable to an increase in the number of households with two wage earners coupled with the decline in the average family size.

Median household income in Claverack was about the same as for the Columbia County and the U.S. as a whole. Median family was about \$1,000 higher than for the County, though about the same for the nation. Per capita income in the Town lagged about \$2,400 behind the County and about \$1,800 behind the U.S. values. The fact that median income values in the Town are higher than the County and nation while per capita values are lower implies that there is a larger share of low-income households in the Town relative to the County and the nation.

Over the past decade, the number of family households in the Town below the poverty level declined by 43% to 64 households in 2000. This decline took place in the town-only

portion of Claverack. The number of households below the poverty line remained constant in Philmont at 39, though the share of family households rose 10% as the number of family households in the Village declined.

The individual poverty rate in the Town declined a similar 40% to 6.4% of the 2000 population. This decline was also felt in the Village, but not as strongly. The Village experienced a 15% decline to 13.5% of the 2000 population. The Town's poverty rate is lower than for Columbia County and about half of the U.S. rate. The Village has a poverty rate about 4% higher than the County and about the same as the nation.

Among individuals over 65 years of age, the poverty rate declined in the Town as a whole to 6.5% of the senior population, while it rose 23% in the Village of Philmont to 5.9% of the population over 65 years of age. Not surprisingly, the percentage of households in both the Town and the Village receiving public assistance income dropped by 71% in the Town and 46% in the Village.

Some of the sharp decline seen in Town poverty levels is probably attributable to the effects of welfare reform initiatives during this period and some resulting out-migration of lower-income families from the Village. Therefore, these rates of decline are not expected to be as high over the next 30 years.

Among non-wage income sources, there was a rise in the share of households in the Town receiving both Social Security and Retirement Income by 16% and 32% respectively. The Village also experienced this rise in retirement transfer payments with rate increases of 19% for Social Security and 12% for retirement income.

Educational Attainment

Claverack's population has slightly less education relative to the population of Columbia County and the U.S. as a whole. The County's 2000 population had 81% of individuals with a HS degree or higher, while Claverack had 79.9% of individuals with HS degrees. On a positive note the HS degree attainment grew about 6% during the decade from 73.6% of the Town's 1990 population.

The Town had an even higher discrepancy in higher education attainment where 17.4% of individuals had received at least a bachelor's degree. The County and the U.S. had bachelor degree attainment rates of 22.6% and 24.4% respectively for 2000.

These lower educational attainment levels may underlie Claverack's lower per-capita income relative to the County and the nation.

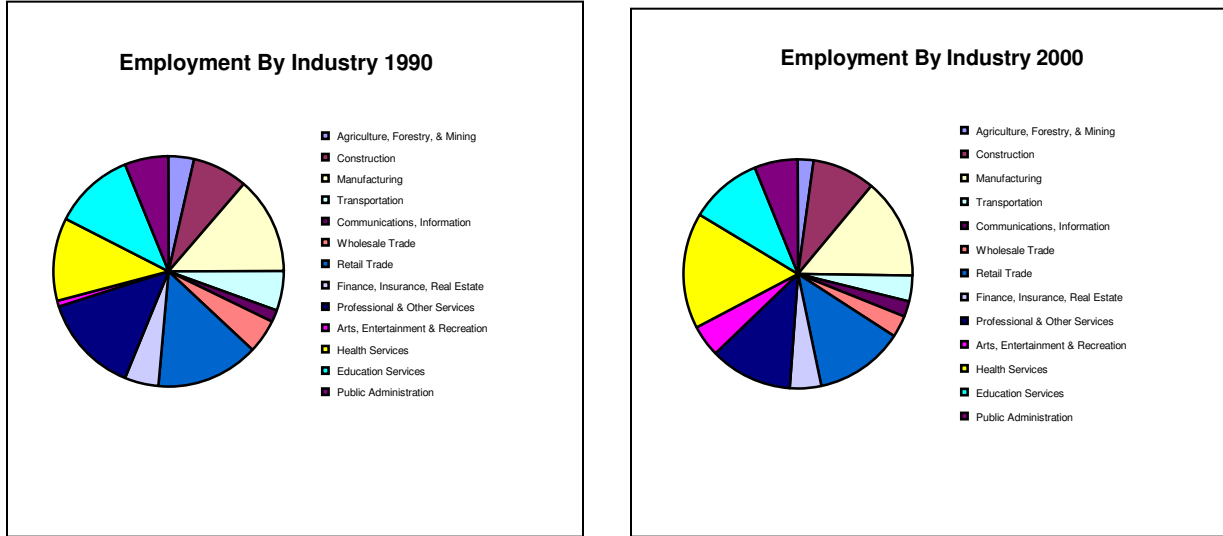
Employment

While the Town population declined by 10 persons, the work force grew by about 100 individuals between the census years. This represents a growth in the labor force participation rate of 3% to a value of 47.5% in 2000.

59.1% of Claverack's potential workers were in the labor force in 2000, which was slightly lower than the value for the County's rate of 61.1% and the national labor force participation rate of 63.9%. Labor force participation rose negligibly by 1% from a 1990 value of 58.6% in Claverack.

Unemployment dropped during the 1990's from 5.1% to 3.9%, which was lower than the rate of 4.5% in NY State as a whole.

The mix of the share of employment among industry categories for Claverack's labor force stayed relatively stable between 1990 and 2000. Charts 3 and 4 illustrate the relative share



of employment in each industry category for both years. Claverack residents primarily find work in a healthy mix of industries with no category exceeding 17% of total employment. The largest share of employment was distributed among health services (16.5%), manufacturing (14.2%), retail trade (12.5%), professional/other services (11.8%), and education services (10%).

Strong growth occurred in the industries of arts/entertainment/recreation (367%), communications/information (43%), health services (40%), and construction (17%). Declines occurred in the industries of transportation/warehousing (40%), agriculture/forestry (38%), and wholesale trade (34%). The extreme growth in the arts/entertainment/recreation category may be reflective of the growth in work opportunities in a resurgent downtown Hudson, or possibly due to the change of industry category definitions between census years.

Housing – Occupancy

In 2000 the predominant Claverack housing type was the owner-occupied single-family unit. The owner-occupant type comprised 71.1% of housing units in the Town as a whole. In the Village owner-occupant units have a 45.2% share of total units while the rental share was 44.3%. Looking at the town-only portion of Claverack, single-family units comprised 83% of all units, which is a very large share by this type and its predominance is mitigated for the Town as a whole only by the presence of many types and units of multi-family housing in Philmont.

In 2000 the Village had a good mix of housing unit types with significant shares of its total housing in duplex (17.4%) and 3-4 unit (19.1%) structures. It also has solid shares in 5-9 unit (4.8%) and 10+ unit (5.3%) structures.

Mobile homes represented 12.3% and 3.7% of total units in the Town as a whole and the Village respectively.

Units for seasonal or occasional use represented a sizeable 6.3% of total units in the Town as a whole, most of which were located in the town-only portion of Claverack.

The market vacancy rate in the Town held fairly steady between census years at a somewhat low 3% while the Village had a fairly steady market vacancy around 4%. The total share of vacant structures in 2000 was 12.5% in the Town as a whole and 10.6% in the Village.

Two thirds of Town residents had lived in the same house for the past five years with a further 20% coming from another house within Columbia County. About 12% of residents moved from outside the County within the past five years with about 4% of these arriving from outside NY State.

Housing – Affordability

Home ownership became somewhat more affordable in Claverack during the 90's. In 1990 the median income household could expect to obtain a mortgage around \$75,000 whereas the median home value was \$100,100. By 2000, the estimated median income mortgage just exceeded (a surplus of \$400) the median home value of \$102,700.

Home values did not rise dramatically in Claverack during the 90's. The median home value in the Town grew by 3% and by 7% to a value of \$81,300 in Philmont.

In 1990 the Town's median home value was 3.3 times the median household income, and this home cost index fell to 2.5 in 2000. However, this still represents an affordability barrier since a value of 2 is considered ideal.

The 2000 median home value in Philmont was about \$21,400 lower than for the Town as a whole. Like the Town as a whole, a rising median income made home ownership more affordable in 2000 than 1990. However, the home cost index remained a fairly high 2.6, meaning it would take 2.6 years of the median Village income to afford a home there. The estimated mortgage amount for the Village median income closed the gap with the Village median home value in 2000 (a shortfall of \$4,000) than in 1990 (a shortfall of \$15,000).

Renting was more affordable than ownership for the median household in both the Town and the Village throughout the decade. An estimated rent budget of 30% of a one-month share of the median household income exceeded the median gross rent in the Town by \$300 to \$400 in the Town as a whole and \$180 to \$270 in the Village during 1990 and 2000 respectively. Therefore rentals were affordable throughout Claverack, though the previously discussed data indicate that there are few rentals available in the Town so the rental affordability measures for Village median gross rent and median income are likely a better estimate.

Housing - Age

In 2000 half of all owners occupied a structure built within the past 37 years. For renters half occupied a structure built within the past 59 years. In general, the age of housing stock in both the Village and Town is increasing, and renters tend to occupy older housing.

Following current trends, the average structure age will rise from 37 year of age to 47 by the year 2030.

In both 1990 and 2000 owner-occupants in the town-only portion of Claverack occupied a larger share (approximately 61%) of all the structures built before 1939 relative to renters (approximately 20%). In the Village of Philmont, this relationship is more balanced with about 47% of owners and 42% of renters living in structures built before 1939.

The relationships also underscore that despite renters occupying about half of the structures built before 1939, both renters and owners throughout Claverack have apparent access to a range of structure ages and renters are not being strictly marginalized to older structures.

The Village of Philmont had a higher share of the Town's structures built before 1939 in both 1990 and 2000. The Village's share of this now 60+ year-old housing stock rose from 36% to 39% during the decade, while the Town's share declined from 64% to 61% of all pre-1939 structures. This was not a dramatic change and is probably indicative of the greater availability of new building sites in the less compact and less developed rural portion of the Town.

While not currently serious, if this trend continued indefinitely the Village could pass a threshold where its attractiveness to new buyers declined dramatically due to too many old structures. This could push the Village into a vicious reinforcing circle of further aging structures and declining values. Efforts should be maintained to repair and reinvest in older housing stock or pursue policies that encourage the conversion of sites with poor quality structures with new construction. This may include building and zoning codes adapted for the Village area that will allow for marketable infill housing on older lots that may no longer conform to typical dimensions and standards.

**Model population projections are based on 1990 & 2000 Census Data from ST3 – Assume a small decline in fertility and use a reduced migration estimate*

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Educational Attainment

	1990	2000	% Chg	% Of Total In 1990		% Of Total In 1990		
# Persons > 25 Years (Total Pop)	4330	4437	0.02	67.5%		69.3%		
Elementary Only	386	273	(0.29)	8.9%	26.4%	6.2%	20.1%	82.6%
Some HS	759	620	(0.18)	17.5%		14.0%		
HS Graduate	1378	1555	0.13	31.8%	73.6%	35.0%	79.9%	
Some College	551	742	0.35	12.7%		16.7%		
Associates Degree	491	473	(0.04)	11.3%		10.7%		
Bachelor's Degree	462	448	(0.03)	10.7%	17.7%	10.1%	17.4%	
Advanced Degree	303	326	0.08	7.0%		7.3%		

Income

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
Claverack (T/V)									
Median Household Income	\$30,482	\$41,647	0.37	\$43,554	\$44,052	\$44,178	\$44,210	\$44,218	\$44,220
Median Family Income	\$34,789	\$50,175	0.44	\$52,949	\$53,681	\$55,164	\$55,927	\$56,313	\$56,508
Per Capita Income	\$13,121	\$19,848	0.51	\$21,120	\$21,458	\$22,146	\$22,501	\$22,681	\$22,772
Persons Below Poverty	675	410	(0.39)	383	370	361	353	345	335
% Pop Below Poverty	10.5%	6.4%	(0.39)	6.1%	6.0%	6.0%	6.0%	6.0%	6.0%
Families Below Poverty	113	64	(0.43)	63	60	59	59	58	57
% Families Below Poverty	6.4%	3.8%	(0.40)	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
Persons Below Poverty (> 65 Yrs)	93	78	(0.16)	75	77	79	80	83	85
% Pop Below Poverty (> 65 Yrs)	8.5%	6.4%	(0.25)	6.2%	6.1%	6.1%	6.1%	6.1%	6.1%
Special Income Sources									
# Households - Self-Employment	350	328	(0.06)	335	323	312	302	293	282
% Households Self-Employment	14.6%	13.2%	(0.09)	12.6%	12.1%	11.7%	11.3%	11.0%	10.8%
# Households - Social Security	781	934	0.20	1,071	1,147	1,217	1,278	1,325	1,350
% Households - Social Security	32.5%	37.6%	0.16	40.4%	43.0%	45.6%	47.9%	49.9%	51.7%
# Households - Public Assistance	151	45	(0.70)	39	36	35	34	33	33
% Households - Public Assistance	6.3%	1.8%	(0.71)	1.5%	1.4%	1.3%	1.3%	1.3%	1.2%
# Households Retirement Income	481	655	0.36	804	917	1,027	1,132	1,224	1,290
% Households Retirement	20.0%	26.4%	0.32	30.3%	34.4%	38.5%	42.4%	46.1%	49.4%

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Income

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
<u>Philmont (V)</u>									
Median Household Income	\$24,583	\$31,094	0.26	\$32,123	\$32,389	\$32,456	\$32,473	\$32,477	\$32,478
Median Family Income	\$29,375	\$41,944	0.43	\$44,187	\$44,778	\$45,976	\$46,590	\$46,902	\$47,059
Per Capita Income	\$10,119	\$16,162	0.60	\$17,368	\$17,693	\$18,353	\$18,695	\$18,870	\$18,958
Persons Below Poverty	259	200	(0.23)	197	196	196	196	196	195
<i>% Pop Below Poverty</i>	16.0%	13.5%	(0.15)	13.3%	13.2%	13.2%	13.2%	13.2%	13.2%
Families Below Poverty	39	39	0.00	38	38	38	38	38	38
<i>% Families Below Poverty</i>	9.9%	10.8%	0.09	10.9%	11.0%	11.0%	11.0%	11.0%	11.0%
Persons Below Poverty (> 65 Yrs)	14	12	(0.14)	13	12	13	14	16	18
<i>% Pop Below Poverty (> 65 Yrs)</i>	4.8%	5.9%	0.23	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
# Households - Self-Employment	81	62	(0.23)	55	49	45	42	39	37
<i>% Households Self-Employment</i>	14.6%	10.5%	(0.28)	9.1%	8.0%	7.2%	6.5%	6.0%	5.6%
# Households - Social Security	159	201	0.26	222	246	270	293	313	328
<i>% Households - Social Security</i>	28.6%	34.0%	0.19	37.1%	40.1%	42.9%	45.5%	47.9%	49.9%
# Households - Public Assistance	47	27	(0.43)	24	23	23	23	24	24
<i>% Households - Public Assistance</i>	8.5%	4.6%	(0.46)	4.0%	3.8%	3.7%	3.6%	3.6%	3.6%
# Households Retirement Income	83	99	0.19	106	114	123	130	137	141
<i>% Households Retirement</i>	14.9%	16.8%	0.12	17.7%	18.6%	19.5%	20.3%	21.0%	21.5%

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Employment

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
<u>Total Labor Force</u>									
Potential LF (Persons > 16 Yrs)	5,051	5,149	0.02	5,198	5,197	5,074	4,939	4,792	4,647
# In Labor Force (All)	2,960	3,042	0.03	2,796	2,754	2,644	2,546	2,413	2,305
<i>Labor Force Participation Rate</i>	58.6%	59.1%	0.01	53.8%	53.0%	52.1%	51.6%	50.4%	49.6%
# Employed	2,960	2,922	(0.01)	2,669	2,629	2,524	2,431	2,304	2,200
# Unemployed	152	120	(0.21)	127	125	120	116	110	105
<i>Unemployment Rate</i>	5.1%	3.9%	(0.23)	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
<u>Male Labor Force (LF)</u>									
Potential LF (Persons > 16 Yrs)	2,436	2,554	0.05	2,602	2,609	2,544	2,478	2,406	2,336
# In LF	1,657	1,616	(0.02)	1,372	1,315	1,215	1,128	1,004	905
<i>Share Of Total LF</i>	56.0%	53.1%	(0.05)	51.8%	50.6%	49.5%	48.5%	47.6%	46.8%
<i>LF Participation Rate (Chg. w/ Age Dep.)</i>	68.0%	53.1%	(0.22)	52.7%	50.4%	47.8%	45.5%	41.7%	38.8%
<u>Female Labor Force (LF)</u>									
Potential LF (Persons > 16 Yrs)	2,615	2,595	(0.01)	2,596	2,588	2,530	2,461	2,386	2,311
# In LF	1,303	1,426	0.09	1,424	1,439	1,429	1,418	1,409	1,400
<i>Share Of Total LF</i>	44.0%	46.9%	0.06	48.3%	49.7%	51.1%	52.4%	53.7%	54.9%
<i>LF Participation Rate (Chg. w/ Age Dep.)</i>	49.8%	55.0%	0.10	54.9%	55.6%	56.5%	57.6%	59.0%	60.6%
<u>Location of Work</u>									
# Worked in County	2,313	2,341	0.01						
<i>% Worked in County</i>	78%	80%	0.03	81%	82%	83%	84%	85%	86%
# Worked out of County	594	530	(0.11)						
<i>% Worked out of County</i>	20%	18%	(0.10)	17%	16%	16%	15%	14%	13%
# Worked at Home	124	112	(0.10)						
<i>% Worked at Home</i>	4.2%	3.8%	(0.09)	3.7%	3.5%	3.4%	3.2%	3.1%	3.0%
<u>Employment Industry</u>									
Agriculture, Forestry, & Mining	106	65	(0.39)	54	50	47	45	42	40
<i>% Agriculture, Forestry, & Mining</i>	3.6%	2.2%	(0.38)	2.0%	1.9%	1.9%	1.9%	1.8%	1.8%
Construction	226	262	0.16	250	251	244	236	224	215
<i>% Construction</i>	7.6%	9.0%	0.17	9.4%	9.6%	9.7%	9.7%	9.7%	9.8%
Manufacturing	402	415	0.03	383	380	366	353	334	320
<i>% Manufacturing</i>	13.6%	14.2%	0.05	14.4%	14.4%	14.5%	14.5%	14.5%	14.5%
Transportation	171	102	(0.40)	84	79	74	70	66	63
<i>% Transportation</i>	5.8%	3.5%	(0.40)	3.1%	3.0%	2.9%	2.9%	2.9%	2.9%
Communications, Information	49	69	0.41	70	72	71	70	66	64
<i>% Communications, Information</i>	1.7%	2.4%	0.43	2.6%	2.8%	2.8%	2.9%	2.9%	2.9%

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Employment

	Actual			Projected					
	1990	2000	% Chg	2005	2010	2015	2020	2025	2030
Wholesale Trade	132	86	(0.35)	72	68	64	61	57	55
% Wholesale Trade	4.5%	2.9%	(0.34)	2.7%	2.6%	2.5%	2.5%	2.5%	2.5%
Retail Trade	426	366	(0.14)	323	313	299	286	271	258
% Retail Trade	14.4%	12.5%	(0.13)	12.1%	11.9%	11.8%	11.8%	11.8%	11.7%
Finance, Insurance, Real Estate	143	127	(0.11)	113	110	105	101	95	91
% Finance, Insurance, Real Estate	4.8%	4.3%	(0.10)	4.2%	4.2%	4.2%	4.1%	4.1%	4.1%
Professional & Other Services	407	345	(0.15)	304	294	280	268	254	242
% Professional & Other Services	13.8%	11.8%	(0.14)	11.4%	11.2%	11.1%	11.0%	11.0%	11.0%
Arts, Entertainment & Recreation	28	129	3.61	226	324	383	411	412	405
% Arts, Entertainment & Recreation	0.9%	4.4%	3.67	8.5%	12.3%	15.2%	16.9%	17.9%	18.4%
Health Services	347	481	0.39	484	501	493	480	458	439
% Health Services	11.7%	16.5%	0.40	18.1%	19.0%	19.5%	19.8%	19.9%	20.0%
Education Services	329	293	(0.11)	261	254	242	233	220	210
% Education Services	11.1%	10.0%	(0.10)	9.8%	9.7%	9.6%	9.6%	9.6%	9.6%
Public Administration	183	182	(0.01)	167	164	158	152	144	138
% Public Administration	6.2%	6.2%	0.01	6.2%	6.2%	6.2%	6.3%	6.3%	6.3%

Notes on Demographics and Income/Employment Profiles

1. The 1970 Plan predicted a population of between 6,415 and 7,020 by 1995. The actual population was 6,401 in 2000.
2. The Village of Philmont has a younger population, and the Town has an older population than the State average.
3. 30-40 and 50-75 year olds are moving into Claverack, while 18-30 year olds are moving out.
4. The Towns population will increasingly become based on in-migration rather than growth from existing families.
5. The school age population will continue to decline.
6. Married couple and family households are declining as a share of all households.
7. Claverack has a somewhat lower labor force participation rate than the County (4%) or nation (6%).
8. 56% of the Town's housing stock was older than 40 years in 2000, and the average structure age increased 10% between 1990 and 2000.
9. 40% of all structures built before 1940 are located in the Village.
10. Occupancy by renters is significantly higher in Philmont than the rest of the Town.

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11. Claverack has a rough surplus (10%) of housing units above estimated need, which could double (to 20%) by 2030 unless the current rate of construction and/or conversion drops.
12. There has been a shift from married couple households to single person households.

D. Local Government and Public Services

School Districts

Two public school districts serve students in Claverack: the Hudson City School District and the Taconic Hills Central School District. Both school districts have undergone demographic changes over the past several years as follows:

Taconic Hills Central School District

Measurement	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
# students	1898	1885	1868	1874	1871	1833
# teachers			156			148
Drop out rate			3%			2%
Suspension rate			3%			3%
Student/Teacher Ratio			11.97 students per teacher			12.39 students per teacher

A closer look at the three schools that make up the Taconic Hills School District (elementary, middle and high schools), shows that the elementary and middle school enrollment has been relatively steady over the past 3 years, and the high school has risen 7% between 2002 and 2005 from 614 students to 657 students. Drop out rate has decreased slightly and suspension rate has remained steady. The student teacher ratio has changed from 11.97 students per teacher in 2001-2002 to 12.39 students per teacher in 2004-2005.

Hudson City School District

Measurement	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
# students	2406	2406	2380	2256	2215	2193
# teachers		188				203
Drop out rate		6.5%				6.1%
Suspension rate		10%				16.3%
Student/Teacher Ratio		12.80 students per teacher				10.80 students per teacher

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A closer look at the schools that make up the school district (Hudson High, Hudson Middle, Greenport, and John Edwards) shows the following trends:

	High School				Middle School				J. L. Edwards				Greenport			
	1998-1999	2002-2003	2003-2004	2004-2005	1998-1999	2002-2003	2003-2004	2004-2005	1998-1999	2002-2003	2003-2004	2004-2005	1998-1999	2002-2003	2003-2004	2004-2005
# of students	618	683	637	654	838	711	735	725	612	524	496	491	416	338	347	323
# of teachers	47			52	65			74	40			45	30			30
Suspension rate	16.8			21.2	14.4			26.9	1.5			3.6	5.7			2.9
Student/Teacher Ratio	13.15			12.58	12.89			9.8	15.3			10.91	13.87			10.77

The Hudson City High School has seen a 5.8% increase in the student enrollment between 1998 and 2005. At the same time, the suspension rate has increased, but the student teacher ratio has decreased. The Middle School, John Edwards School, and Greenport School have all seen decreased student enrollments (13.5%, 19.8%, and 22.3% respectively). While the student population has decreased, the number of teachers has remained steady or increased, and thus has resulted in a lower student/teacher ratio in these three schools.

Local Government

Town Budget

Fund	2002	2003	2004	2005	2006	2007
General	\$ 698,789	\$ 720,073	\$ 738,441	\$ 803,551	\$ 859,677	\$ 889,879
General- Outside Village	56,180	55,880	58,650	61,020	109,501	73,685
Highway-Town wide	42,500	42,500	---	42,500	42,500	47,500
Highway- Outside Village	804,000	836,745	640,000	931,729	1,008,868	1,059,821
Total	\$1,601,469	\$1,655,198	\$1,689,843	\$1,838,800	2,020,546	2,070,885
Special Districts	2002	2003	2004	2005	2006	2007
Philmont Fire Protection	15,000	17,000	17,000	\$17,000	17,000	17,000
Churchtown Fire Protection		60,000	60,200	74,850	74,850	74,850
West Ghent Fire Protection						31,000
A. B. Shaw Fire District	85,620	91,044	93,981	99,818	104,818	110,332
Mellenville Fire District	48,900	48,900	55,000	55,000	58,000	62,000
Craryville Fire District						
Claverack Light District	15,500	15,600	16,000	16,500	18,000	18,000
Mellenville Light District	4,500	4,600	5,000	5,000	6,500	6,500

*More detailed numbers for each fund within the budgets are available at the town offices.

Grants and Loans

The Town of Claverack approved the formation of a water district in the Hamlet of Claverack in 2003. Funding is provided through a 2 million dollar grant and a 2 million dollar 30 year interest free loan through the NYS Department of Health and Drinking Water State Revolving Fund (DWSRF).

The Town has received a 4 hundred thousand dollar small cities loan to update sub-standard housing in the hamlet of Mellenville.

The Town has received a 250 thousand dollar grant to repair storm damage through FEMA.

In 2003, the Town received a low interest loan for construction of a sand and salt storage building at the new Town garage.

Current Land Use Regulations

Zoning Ordinance

Subdivision Regulations

Historic Districts

Mobile Home Regulations

Junkyard Ordinance

Road and Sidewalk Design and Maintenance

Adult Uses

Communication Towers

Signs

Design Guidelines

Other Studies or Reports

The Village of Philmont has a recently adopted Comprehensive Plan, as well as Water and Sewer master plans.

E. Maps

Aerial Photos 2001 and 2004

Workshop Map

Roads and Parcels

Claverack Hamlet

Mellenville Hamlet

Topography

Contours

Slope

Water Features

Watersheds

Bedrock Geology

Surficial Geology

Shallow Soils

Septic Absorption Field Limitations

Farmland

Agriculture

Public, Historic, and Protected Land

School Districts, Hamlets, and Empire Zones

Traffic Flow

Historic Buildout

Archaeologically Sensitive Areas

Scenic Resources (from 1970 Plan)

Property Class

Current Zoning Districts

Conceptual Zoning Map

F. Public Input Results

The Town of Claverack developed a comprehensive effort to gain public input. These included the following:

1. November 2005 and February 2006: Planning and Visioning Workshops
2. February 2006: Resident Survey (Written Survey to all Households)
3. September 2006: Six Focus Groups #1
4. February 2007: Six Focus Groups #2

The following materials are the “raw” data resulting from these efforts. This data was then analyzed and used to develop the vision statement, goal statements, and strategies contained in this Plan.

1. Results of Planning and Visioning Workshops

Public Ideas on Solutions to Fixing Negative Features

Base taxes on income not property value
Do a cost of services
Control rail to trail planning
Enforce speed limits more
Make large developments smaller
Build sidewalks
Build new post office
Have bond issue for PDR programs to save farms and farmland
Increase minimum lot size
Modify crop selection to make farms more profitable
Have more detail in zoning plan such as limiting residential use, use clustering
More retail on Route 23B
Have more public forums for discussing issues
Survey residents to determine opinions on issues
Get public input on highway maintenance
Post town meetings 1 week in advance on bulletin board and website
Have open dialog at town meeting and board meetings
Use alternative farming methods
Lower taxes for farms
Buy local campaign
Increase zoning
Lower and enforce speed limit
Put in sidewalks
Air brake enforcement
Have a mechanism by which people can buy farms to continue farming, such as a co-op
Build a skate board park, basketball court, ice skating rink in Philmont
Open Philmont Beach
Allow smaller lot development near villages, mother in law apartments, and other mixed housing
Build the rail to trail project
Build public transportation
Promote more community dialogue in open meetings
Send letters to abutting landowners who may be affected by proposal
Familiarity with zoning regulations
More consistent enforcement of zoning laws
Replace town attorney and town engineer and make fresh start
Be more receptive to public comment at meetings
More innovative ideas such as cluster housing and environmental protection experts and consider other good developments that have worked.
Make Park Place one way

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Whole center needs its own comprehensive plan including speed limits, parking, traffic flow, post office, library, old school, etc.
Re-evaluate speed zones on 23 and 9H in the village out to Hudson
Better enforcement
Don't piecemeal speed zones, maybe re-evaluation of zones should be throughout Claverack
More common meetings – community center
PO – we're stuck with moratorium
The Planning Board should help with small lots near center of the town, change zoning
Develop and use Claverack School for center if it becomes available and the town government should be involved in this.
In hamlet develop corner lot
Have sidewalks in hamlet for walking
Have public transportation to hamlet
Have tougher regulations and penalties for junkyards
Research how other towns have been successful dealing with junkyards
Require screens to block the junk
Put in a bypass to help traffic noise
Stop air braking
Have public viewshed requirements
Have requirements for developers
Less government – let the free market competition sort out public viewshed, building, aesthetic, and historical presentation requirements.
Use the school building on Route 23B
Check out other towns for their good ideas (Red Hook)
Have a yearly survey to keep visioning planning going
Tighten zoning
Use conservation and cluster zoning
Use zoning based on GIS
Be more proactive acquiring Claverack School
More proactive getting grants to save farms (PDR)
Encourage town participation by developing more communication and open dialogue
Mobilize farmers
Inform people about tools for saving farmland
Have local production incentives
Have a town bond issue to save farms
Involve organizations, such as the Columbia County Land Conservancy
Have farmers markets
Have a post office, library and town hall all in one complex with sidewalks to it

Public Ideas on Solutions to Retaining Positive Features

Review and change planning to allow conservation cluster zoning
Encourage development near villages and hamlets
Educate planning/ZBA/ Town Board re: conservation laws and SEQRA
Have design standards for public buildings
Do not place restrictions on private homes
Keep people interested in the community
Have a sense of balance in keeping the historic sense in family use of property
Have a moratorium on building
Lower speed limits
Develop scenic drives
Build bike paths
Have larger lot sizes
Have a cluster provision in zoning
Use purchase of development rights
Have mobile park restrictions
Use creative zoning and development
Free market competition
Encourage small businesses and work at home businesses
Have a moratorium on subdivision before the plan is finished
Encourage more agricultural use and discourage development by fairly compensating farmers
Have a surcharge on out-of-county developers
To preserve the historical character, encourage house tours, have plaques for significant buildings, do historical designation, have more written materials on historic buildings, and offer tax incentives for restoration
To maintain rural character have tax incentives for farmers, use conservation easements, slow traffic down on some roads, look at what other communities have done, use overlays and designated corridors, identify scenic routes, develop walking trails, and promote local goods from farms.
Keep rural character by supporting local farms, controlling development, having open space, and encourage rural character through town ordinances.
Development should be done following the comprehensive plan.
Try again for a historical district
Have more historical societies.
Zone to preserve beauty and agriculture and wildlife
Build a community center where neighbors can meet for discussion, recreation, culture
Provide a year-round outlet for local produce
Have map walking, biking, ski and snowshoe trails and routes
Work closely with land conservancy and rail trail
Use more historical markers
Use cluster housing
Use smaller developments to sit into the countryside
Work with land conservancy with controlling land use

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Have better code enforcement
Eliminate commercial highway/commercial zones in zoning
Encourage local shopping and appropriate retail stores
Have a PDR plan
Maintain diversity with affordable housing
Encourage cooperation between Philmont and Claverack
Have clear rules on what gets developed and what doesn't
Strict and unbiased enforcement
Maintain road markings
Lower speed limits
Address environmental concerns in planning process
Mark crosswalks in Hamlet
Leave areas undeveloped for hunting and recreation
Consider viewshed in development decision.
Create wildlife preserve and nature trails
Enforce zoning
Encourage mom and pop businesses
Control speed limits
Keep some public natural areas
Implement a good long range plan
Encourage community activities
Have a community center
Encouraged mixed use zoning such as home businesses
Clean up the Philmont Reservoir and make a park around it and give it a nice name
Allow mother in law apartments
Allow home businesses
Have a moratorium of subdivisions and building development until plan is developed
Have proper training of planning and zoning officials
Informed consideration of cluster housing and conservation easements to protect ag lands
Increase outreach in tourism and good press to maintain positive image
Promote generation of grants and funding to support current cultural development
Change attitudes of officials and encourage more community involvement. Promote neighborhood focus groups.
Encourage residents to attend meetings and offer input.
Use easements and exemptions

Summary of Negative Features Identified at Claverack Planning Workshop

Topic	Priority of Issue (# Priority Stickers)	Frequency of comment (# Times Mentioned at tables)
Poor planning	15	10
Unchecked development	11	14
Loss of farms and farmland	9	6
Route 9H and 23 intersection	7	11

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Local government: lack of communication, poor government, lack of openness	7	11
No town center	7	9
Poor post office: location and parking	6	7
Traffic and speeding issues	5	17
An us vs. them attitude	5	5
Lack of jobs	4	6
Lack of sidewalks and safe places to walk or bike	3	12
Lack of affordable housing, especially for seniors	3	7
High taxes	3	6
Lack of recreational opportunities	2	8
Junkyards and lack of junk control	2	7
Lack of enforcement for junk laws, zoning, speeding	2	4
Lack of access to streams	2	1
Rail to Trail project	1	1
Lack of business development		8
Loss of open space		2
Road conditions		2

There were a variety of other topics mentioned as negative features of the town, but that did not receive any priority stickers and were not mentioned more than once. See full listing of comments.

Summary of Positive Features Identified at Claverack Planning Workshop

Topic	# Priority Stickers	# Times Mentioned
Rural character	37	13
Natural beauty	20	12
Small town atmosphere	4	3
Sense of community	6	1
Good volunteer services and high levels of volunteerism	3	6
Great people and neighbors, good social network,	7	25
Open space	7	6
Historic character and features	4	13
Farms and farmland, local produce available	5	18
Schools	1	2
Safety of community	1	4
Local wildlife		6

Location of town and accessibility to local events, urban centers, transportation corridors, etc.		19
Roads and road maintenance		7
Good environmental quality		5

There was a variety of other topics mentioned as positive features of the town, but that did not receive any priority stickers and was not mentioned more than once. See full listing of comments.

Vision Statements Drafted by Public Participants at Workshops

#1: There is a town center with a store, post-office, library, more housing, where people stand outside and chat and there is a coffee shop and community center. Outdoor recreational facilities exist, including some in town for youth (basketball, skateboarding). There is appropriate housing for every age and income and some in clusters. There are thriving family farms. There is less traffic through center and public transportation.

#2: Traffic is controlled and quality of life maintained. The town values and has restored and preserved its historic structures. There has been controlled development to produce a mix of housing and buildings which are architecturally cohesive and harmonious without sprawl. Town government is open, responsive and effective. There is a diverse population which makes a coherent neighborhood. Many recreational opportunities exist – indoor and outdoor and for young and old. Local food is available. Rural character has been maintained. The town is as self sufficient as possible with small, environmentally friendly businesses in the hamlet.

#3: Senior housing exists so that seniors who have lived here can stay here. There is a community center with post office, library, town offices and courthouse. There is a scenic approach to the town with a rural setting and preserved scenic views. There are restaurants and more dining opportunities for residents. Community services are maintained or improved. There are more recreational opportunities.

#4: Claverack has a town center with safe pedestrian activity. It has appropriate and effective government. Rural character is maintained and agricultural activity is fostered. It has a diverse population and educational opportunities. The town is rich in cultural and recreational activities for all ages. It is energy efficient and uses renewable energy. It has an adequate infrastructure to accommodate growth. Housing is clustered with open space.

#5: Traffic levels are manageable and safety is a priority. There is a healthy diversity of population socially and ethnically. The town has job opportunities and encourages small and home-based businesses. There is a thriving agricultural community preserved with local markets selling local produce. There is a variety of architectural styles and absence of eyesores. Hamlets are small, dense centers with sidewalks and small businesses. Claverack has outdoor recreational opportunities, trails, hiking, stream access, and open spaces and farmland punctuated only by clustered settlements.

#6: Claverack has well controlled housing growth, recreation and common space, and smart commercial development. We maintain our historic character, control traffic and maintain our rural/farm character. We are a diverse community.

#7: Claverack has small town atmosphere with recreational and community facilities. We have community pride and involvement. Our historic buildings are restored and maintained. The air is clear and water is clean. Roads have manageable traffic and slower speeds. Essential businesses exist and the hamlet is lively with small businesses. There are affordable housing for the middle class and senior citizens. Scenic areas and views are preserved and enhanced. Numerous, self-sufficient farms exist along with fields, woods, streams, ponds and lakes.

#8: Businesses in Claverack are owned by local people serving the community. Claverack supports small and local business. We create a safer environment for the use of the public. There is improved access to town government. There is control of developments to maintain rural character. Development is close to existing public services. Land is designated for use as farms and open spaces. There are working farms, buffered from development, and a farmers market for local produce. There are more areas for public recreational use.

#9: Mellenville has become a clean, beautiful mini-hamlet. The landscape is beautiful with preserved scenic vistas along roads. The government is citizen centered. Public parks, a rail trail and public nature preserve exists. Award-winning businesses and vibrant eco-friendly commercial district exists to provide new local businesses and jobs. Our environment is clean. We have a friendly community of mixed ages. We have a center of town that is warm, friendly, inviting, with sidewalks, small businesses, old homes preserved, and with town hall at the old school. We are maintaining, invigorating and rebuilding our farming community. We have excellent, quiet country roads.

#10: Claverack preserves the rural quality, scenic beauty, and small town character. We have zoning which encourages affordable housing for young families and seniors. There are no strip malls or sprawl. There is close cooperation between the town and village with lots of people participating. There are relatively low traffic rates. We have local recreational areas and parks and an improved school district. We have cleaned up eyesores and productively reuse abandoned properties. We encourage clustering of government, community buildings, and appropriate retail in population centers/hamlet and improve amenities such as sidewalks. There is good community feeling. There is a diversity of economic activity from commercial and industrial development in a park to home based businesses.

#11: We support farms and agricultural lands to preserve open spaces. Claverack has a high quality of life. We promote sustainable development and growth while maintaining our small town nature. We promote businesses which will fit our town, not take it over. Accentuate the recreational potential in our town. Affordable housing is not a dirty word. We improve the responsiveness of elected officials and there is open government with good enforcement. Our character is preserved: "If Martin Van Buren came back today, he would recognize the area.

#12: Claverack maintains a healthy environment and rural quality through intelligent zoning. We encourage positive community involvement and respect for everyone. We keep well-balanced economic development to a human scale.

#13: Claverack has controlled traffic, small retail businesses, scenic roadways, bike and walking trails, open land and preserved views, opportunities to explore and enjoy nature, a responsive town government, a community center, many busy working farms, compact and thriving villages and hamlets, job opportunities, and good schools. The character of the architecture is pleasing. Schools are good. The old Claverack School is town hall and public building.

#14: Claverack maintains and develops ample outdoor recreation. We protect the environment by controlling development. We concentrate commercial development while maintaining the character of the town. We have open government characterized by abundant community dialogue. We have local support of small farmers. We support the social life and community sense of the town. We provide for public transportation. We have equitable road maintenance and enforcement of traffic safety.

#15: The Claverack of 2021 has retained its farms, rural beauty, and open spaces, and protected local air and watersheds, and is responsible in its use of energy and natural resources. The Claverack of 2021 has an identifiable, clean, organized town center, has preserved its historic resources, supported by open, fair government and an equitable, affordable tax structure. The Claverack of 2021 has adequately planned for business development, accommodations for senior citizens and future family growth.

#16: Bring in non-polluting businesses, with a commercial zone developed for small business. Allow home based businesses and small farms. Recreation includes sidewalks, walking trails and other ample, safe and secure recreation areas. We have affordable housing for seniors. We have a well maintained historic area and have established and preserved historical districts. We have a town center with good post office, shops, library, meeting place, and restaurant(s). Green space exists outside of hamlet. Traffic is controlled. We have a responsive and accountable government. Re-establish local schools at least for small children.

#17: Update Town's comprehensive plan. The town hall is now in the old Claverack School Building. Town purchases development rights for key open spaces including the buffer between Claverack and Greenport. Lower speed limits through hamlets, on town roads, and by library. Reroute trucks and encourage walking. We have energy-efficient sustainable local resources specifically, secondary processing of local food and agricultural use of land without outside restrictions. We have a farmers market that is affordable. Well maintained housing. We have a helping center for people in need in surrounding communities. We have a safe environment for children.

Vision Elements from Visioning Workshop

The following statements represent a summary of the individual vision elements expressed by participants at the workshop. They include all the statements made on the “post-it-notes” and are arranged by topics identified by participants. The number after each statement indicates the number of post-it-notes that expressed the same opinion. (The statement made by the most people is in italics.)

The Claverack of the future will have:

Recreation

- More outdoor activities (1)
- A rail trail (7)
- More opportunities for walking, biking, and hiking (18)*
- Roadways marked for scenic qualities (1)
- More access to nature (streams, woods, etc.) (5)
- Turn the reservoir into a park (2)
- More youth activities (5)
- Parks (5)
- Cultural activities (1)

Local Government

- A more open local government (8)
- Good citizen participant and abundant dialogue (2)
- Citizens working together (2)
- A new or improved town hall (5)
- Municipal water and sewer in appropriate locations such as village (6)
- A responsive government (4)
- Hydropower, to reduce taxes (1)
- Planning for green space (1)
- A government that protects property rights (2)
- Improved and well maintained roads (9)*
- Town and Village work together (1)
- Equitable taxes (3)
- Good law enforcement (3)

Environment

- Open space preserved, and available for wildlife, environmental protection, farming (31)*
- Clean air and water (14)
- Scenic views (16)
- Preserved rural character (20)
- Natural beauty (2)
- Abundant wildlife and wildlife habitats; hunting opportunities (3)
- Well-maintained properties (12)

Economic Development

- A diverse economy (1)

Concentrate on Main Street businesses (1)
Sidewalks in hamlet for recreation and business development (16)
No strip stores (2)
More restaurants that are affordable (4)
Businesses that fit into our character (1)
Encourages home based businesses (8)
Encourages small businesses (and light industries) that are clean and fit in with our character (23)
High speed internet access (1)
Provides local jobs (5)
Has zoning to encourage small business (2)
Promotes locally owned businesses (7)
No big box stores (5)
No large industries (3)
An industrial park (5)

Community

Safe community (5)
Hamlet as vibrant community center that is the heart of community. (Included statements for having a community center building) (55)
New library and post office (6)
Preserved historic buildings and architecture (11)
Supportive population (2)
A family oriented community (1)
Uses cluster development to promote community (5)
Friendly (7)
Controls housing development to maintain character/open space (6)
Strong sense of community (4)
Has senior and low income housing available (31)
Good schools (6)
New buildings have pleasing architecture that fits in (6)
A diverse population (6)

Agriculture

Maintains and encourages small and large farms (51)
Provides food for local consumption (9)
Organic farms (2)
Farm stands and farm markets (4)
Orchards (10)

Other Topics

Public transportation (8)
Controls traffic, has low traffic (26)
Is energy efficient (3)

Summary of Visioning Workshop:

Common vision elements from the above statements and post-it-notes are:

Well defined town center
Hamlet is a vital place for community and business
Ample outdoor and indoor recreational opportunities
Affordable housing
Controlled traffic and traffic impacts
Safe pedestrian system
Preserved historic structures that remain a centerpiece of town character
New architecture is harmonious with historic character
A diverse population
Rural character is maintained along with small town atmosphere
Hamlet fosters small businesses that provide jobs and serves local needs
Encouragement of home-based businesses
Local food is highly valued
Farms and farmland preserved
Scenic views preserved
Quality community services, including roads, and town hall in old school building
Effective and open government
Energy efficient and uses renewable energy
Concentrated development with clustered housing surrounded by open space
Concentrates growth around hamlet and village
Plans for sustainable and controlled growth
Has a quality environment
Has active citizenry
Community is friendly and inviting
There is close cooperation between town and village governments
There is equitable and affordable tax structure

These common vision elements can be put together into a “unified” vision statement as follows:

Claverack is a diverse community with a strong sense of place and connectedness with its working and natural landscapes. The special qualities that residents of Claverack care about are fostered, preserved, and appreciated, and include our rural character, historic features, scenic views, working farms, and natural resources. A vital town center fosters Claverack’s sense of community and companionability. The hamlet also serves as a center where small, locally owned businesses serve the broader community and where social and cultural events take place.

Claverack promotes sustainable residential and commercial development that is compatible (harmonious) with its historic architecture, rural traditions, and small town atmosphere. Growth is concentrated around the hamlets and village to continue our traditional development pattern of denser populated areas surrounded by healthy open spaces and farms. Our farms continue to contribute to our economy, culture, and food supply. Affordable housing is available, especially for senior citizens.

We have an effective and open government that encourages active citizen participation. Close cooperation between the Town and Village helps both communities reach mutual goals to maintain a high quality of life. Careful attention is paid to public services so that our roads, pedestrian opportunities and other infrastructure and services are safe, efficient, and affordable. A variety of outdoor and indoor recreation opportunities are provided for, especially for walking and biking. Claverack implements policies and programs that result in an equitable tax structure.

2. Claverack Survey Results

The following tables outline the results from the town-wide mail survey

Claverack Survey Results					Surveys Returned - 664	
1. Where in Claverack do you live?	Area 1 - 66 & 9H North	Area 2 - Gabauer Road	Area 3 - Fish and Game Road	Area 4 - Mellenville	Completed Answers (out of 664)	Percent Answered (out of 664)
Number of Responses	37	28	28	36	433	89%
Percent of Completed Answers	8.5%	6.5%	6.5%	8.3%		
	Area 5 - Philmont	Area 6 - Taconic Parkway North	Area 7 - Claverack Hamlet	Area 8 - Red Mills		
Number of Responses	82	12	86	41		
Percent of Completed Answers	18.9%	2.8%	19.9%	9.5%		
	Area 9 - 217- Roxbury Road-Oak Hill Road	Area 10 - Hollowville	Area 11 - Martindale	Area 12 - 23 & 9H South		
Number of Responses	62	18	27	39		
Percent of Completed Answers	14.3%	4.2%	6.2%	9.0%		
	Area 13 - Snydertown Road Area	Area 14 - Churchtown	Area 15 - I do not live in Claverack			
Number of Responses	22	22	11			
Percent of Completed Answers	5.1%	5.1%	2.5%			

Summary

1: Participants represented all areas of the town, including non-resident land owners. Three areas had more participant representation however: Claverack Hamlet (20%), Philmont (19%), and 217 – Roxbury Road-Oak Hill Road (14%). All other areas had less than 10% of participants.

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					Completed Answers (out of 664)	Percent Answered (out of 664)
2. How many years have you lived in Claverack?	5 or less	6 to 10	11 to 15	16 to 20		
Number of Responses	134	70	50	63	609	92%
Percent of Completed Answers	22.0%	11.5%	8.2%	10.3%		
	21 to 25	26 to 30	31 to 35	36 to 40		
Number of Responses	40	32	35	43		
Percent of Completed Answers	6.6%	5.3%	5.7%	7.1%		
	40 to 45	45 to 50	51 to 55	56 to 60		
Number of Responses	33	32	18	20		
Percent of Completed Answers	5.4%	5.3%	3.0%	3.3%		
	61 to 65	66 to 70	71 to 75	76 to 80		
Number of Responses	7	7	11	7		
Percent of Completed Answers	1.1%	1.1%	1.8%	1.1%		
	81 to 85	More than 85	Average -			
Number of Responses	5	1	25.7			
Percent of Completed Answers	0.8%	0.2%				
3. Do you live in Claverack full-time or part-time?	Full-time	Part-time			Completed Answers(out of 664)	Percent Answered(out of 664)
Number of Responses	565	76			641	97%
Percent of Completed Answers	88.1%	11.9%				
4. Do you own or rent your home?	Own	Rent			Completed Answers (out of 664)	Percent Answered (out of 664)
Number of Responses	593	44			638	96%
Percent of Completed Answers	92.9%	6.9%				

Summary:

2. There were a high number of participants who have lived in Claverack for less than 5 years (22%). Another 11.5% have lived in Claverack 6 to 10 years with 8.2% living in town 11 to 15 years and 10.3% living here 16 to 20 years. Overall, 52% of all participants have lived in Claverack between 1 and 20 years.

3 and 4. 88% of participants are full time residents and 93% own their home. About 12% of participants are part time residents and about 7% rent.

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5. What is your age?	Average Age -	Completed Answers (out of 664)	Percent Answered (out of 664)
	57.6	654	98%
6. How many people of each age group are there in your household?	Total number in each age category		
6a. 0-5	57		
6b. 6-12	69		
6c. 13-18	84		
6d. 19-21	41		
6e. 22-30	51		
6f. 31-45	164		
6g. 46-55	188		
6h. 56-65	212		
6i. 66-80	158		
6j. 80+	56		
Total -	1,486		
Average -	2.24		

Summary

5 and 6: The average age of participants is 57.6 years. Participating households averaged 2.24 people per household with ages ranging from infants to over 80 years. There was a higher representation of those aged 31 to 80 than other age classes.

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	In Claverack	Outside Claverack, but in Columbia Co.	Outside Columbia Co.		Completed Answers (out of 664)	Percent Answered (out of 664)
7. Where do you work?						
Number of Responses	46	149	131		598	90%
Percent of Completed Answers	7.7%	24.9%	21.9%			
	Home based business	Retired	Do not work			
Number of Responses	48	204	20			
Percent of Completed Answers	8.0%	34.1%	3.3%			
9. Looking back 5 years, is the quality of life in Claverack generally improved, the same, or worse?					Completed Answers(out of 664)	Percent Answered(out of 664)
	Better	Still the same	Worse	No opinion		
Number of Responses	77	111	366	80	634	95%
Percent of Completed Answers	12.1%	17.5%	57.7%	12.6%		
10. Is there a need for additional housing for senior citizens in the community?					Completed Answers (out of 664)	Percent Answered (out of 664)
	Yes	No	No opinion			
Number of Responses	318	151	182		651	98%
Percent of Completed Answers	48.8%	23.2%	28.0%			
11. Is there a need for additional affordable housing opportunities in the community?					Completed Answers (out of 664)	Percent Answered (out of 664)
	Yes	No	No opinion			
Number of Responses	361	168	121		650	98%
Percent of Completed Answers	55.5%	25.8%	18.6%			

Summary

7. The highest percentage of participants are retired (34%), followed by 25% who work in Columbia County, but not in Claverack and 22% that work outside of the County. 8% work in town, 8% have home based businesses, and 3% do not work.

9. A majority of participants (58%) feel that the quality of life in Claverack is worse than it was 5 years ago. 18% feel that it is the same, while 12% feel it is better.

10. 48% feel that there is a need for additional housing for senior citizens, while 23% do not feel it is necessary and 28% had no opinion on this.

11. A majority (56%) feel that there is a need for additional affordable housing in town, while 26% do not feel this way and 19% had no opinion on this.

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12. For those that do feel that there is a need for affordable housing, more people feel that this should be accommodated by moderately priced single family dwellings and senior citizen housing complexes. Condominiums and apartment complexes were favored by 7% and 9% of participants, respectively. Townhouses and accessory dwellings had slightly higher support with about 12% of participants indicating that these were appropriate.

12. If you answered yes to #10 or 11, how would you like to see this housing provided?	Number of times chosen				
		Percent			
12-1. Moderately Priced Single Family Dwellings	246	37.0%			
12-2. Additional Apartment Complexes	59	8.9%			
12-3. Accessory Dwelling Units such as in-law apartments	82	12.3%			
12-4. Senior Citizen Housing Complexes	207	31.2%			
12-5. Townhouses	79	11.9%			
12-6. Condominiums	49	7.4%			
13. How satisfied are you with the following aspects of your local government?				Completed Answers	Percent Answered
	Satisfied	Not Satisfied	No Opinion	(out of 664)	(out of 664)
13a. Hours of operation (town hall)	417 65.1%	79 12.3%	145 22.6%	641	97%
13b. Responsiveness to resident's concerns	271 43.2%	171 27.3%	185 29.5%	627	94%
13c. Accessibility and communication with officials	331 52.3%	145 22.9%	157 24.8%	633	95%
13d. Accessibility to public records	286 46.1%	54 8.7%	281 45.2%	621	94%
13e. Rescue Squad/Ambulance	495 77.1%	19 3.0%	128 19.9%	642	97%
13f. Fire Protection	532 82.7%	10 1.6%	101 15.7%	643	97%
13g. Police/Law Enforcement	455 71.3%	76 11.9%	107 16.8%	638	96%
13h. Trash and Recycling	323	146	165	634	95%

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	50.9%	23.0%	26.0%			
13i. Road Maintenance/snow removal	527 82.3%	80 12.5%	33 5.2%	640	96%	
13j. Code Enforcement and permitting	226 36.2%	170 27.2%	228 36.5%	624	94%	
13k. Planning and Zoning Boards	209 33.2%	189 30.0%	231 36.7%	629	95%	
13l. Location of the Town Hall	432 67.7%	89 13.9%	117 18.3%	638	96%	
13m. Other:	10 10.6%	47 50.0%	37 39.4%	94	14%	
14. If your drinking water source is a private well, are you concerned with any of the following issues?	Very Concerned	Concerned	Not Concerned	No Opinion	Completed Answers (out of 664)	Percent Answered (out of 664)
14a. Quantity	113 21.4%	149 28.2%	236 44.7%	30 5.7%	528	80%
14b. Quality	153 29.3%	157 30.0%	186 35.6%	27 5.2%	523	79%
14c. Other:	19 17.3%	14 12.7%	36 32.7%	41 37.3%	110	17%

Summary

13: More participants were satisfied with the various aspects of local government than not satisfied. However, there was less satisfaction with code enforcement/permitting and planning/zoning boards (36% and 33%, respectively). For these services, an equal number of participants also had no opinion. This is common as most people do not have need to utilize these public services. In the area of responsiveness to residents concerns, slightly less than half (43%) were satisfied with this aspect of local government while 27% were not satisfied.

14: Taken together, over half of participants were concerned at some level about drinking water quantity and quality.

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15. How important are the following for you and your family to have in Claverack?	Important	Not Important	No Opinion	16. Number of times identified as most important (by 557 responders)		Completed Answers (out of 664)	Percent Answered (out of 664)
15-1. Additional commercial development	222 35.6%	338 54.3%	63 10.1%	86 15.4%		623	94%
15-2. Cable television	354 55.2%	234 36.5%	53 8.3%	65 11.7%		641	97%
15-3. Cultural activities	381 60.3%	169 26.7%	82 13.0%	52 9.3%		632	95%
15-4. Day care	174 27.6%	299 47.4%	158 25.0%	29 5.2%		631	95%
15-5. Educational facilities	355 56.6%	174 27.8%	98 15.6%	56 10.1%		627	94%
15-6. Enhanced tourism	204 32.8%	320 51.4%	98 15.8%	21 3.8%		622	94%
15-7. Farms and farmland	547 86.7%	47 7.4%	37 5.9%	215 38.6%		631	95%
15-8. Forestlands/Wildlife habitats	538 84.6%	56 8.8%	42 6.6%	183 32.9%		636	96%
15-9. Garbage Removal	409 64.4%	161 25.4%	65 10.2%	66 11.8%		635	96%
15-10. High speed internet connection	380 60.6%	174 27.8%	73 11.6%	69 12.4%		627	94%
15-11. Historical sites, structures, cemeteries	497 79.1%	80 12.7%	51 8.1%	70 12.6%		628	95%
15-12. Limits on new residential density	493 78.4%	83 13.2%	53 8.4%	201 36.1%		629	95%
15-13. Litter Control	579 90.6%	34 5.3%	26 4.1%	75 13.5%		639	96%

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15-14. Local job availability	435 69.0%	114 18.1%	81 12.9%	120 21.5%	630	95%
15-15. Locally-owned/ operated businesses	520 82.3%	55 8.7%	57 9.0%	106 19.0%	632	95%
15-16. More residential density	159 26.5%	368 61.2%	74 12.3%	23 4.1%	601	91%
15-17. Open spaces	527 83.9%	54 8.6%	47 7.5%	145 26.0%	628	95%
15-18. Opportunity for community involvement	469 74.6%	79 12.6%	81 12.9%	45 8.1%	629	95%
15-19. Parks and playgrounds	496 77.4%	91 14.2%	54 8.4%	71 12.7%	641	97%
15-20. Provide water and sewer service	311 49.4%	231 36.7%	87 13.8%	86 15.4%	629	95%
15-21. Public access to open space	453 72.4%	115 18.4%	58 9.3%	78 14.0%	626	94%
15-22. Public safety	584 91.7%	32 5.0%	21 3.3%	139 25.0%	637	96%
15-23. Public transportation	300 47.2%	259 40.8%	76 12.0%	69 12.4%	635	96%
15-24. Scenic views and landscapes	515 81.4%	76 12.0%	42 6.6%	147 26.4%	633	95%
15-25. Sensitive environmental sites protected	550 86.5%	52 8.2%	34 5.3%	123 22.1%	636	96%
15-26. Services for senior citizens	522 81.1%	68 10.6%	54 8.4%	122 21.9%	644	97%
15-27. Small hobby farms/recreational farms	382 60.7%	146 23.2%	101 16.1%	45 8.1%	629	95%
15-28. Streams, ponds and wetlands	569 88.9%	35 5.5%	36 5.6%	127 22.8%	640	96%
15-29. Youth Activities	470	87	81	78	638	96%

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	73.7%	13.6%	12.7%	14.0%	
15-30. Other:	49	3	28		80
	61.3%	3.8%	35.0%		12%

Summary

15 and 16: Most of the features included in this question are considered to be very important for most participants. This is especially true of farms, farmland, forestlands, historical sites, limits on new residential density, litter control, locally owned businesses, open spaces, public safety, scenic landscapes, sensitive environmental sites, services for senior citizens, and streams/ponds/wetlands where all had 80% or more of participants rank these as “important”. What was not felt to be important by the majority of participants include additional commercial development (54%), day care (47%), enhanced tourism (51%), and more residential density (61%). There were mixed feelings about public transportation with equal numbers of people saying it was “important” as “not important”. When asked to rank these features, participants indicated that the following were the top 10 most important (in order): farms/farmland, limits on residential density, forestlands/wildlife habitats, scenic views/landscapes, open spaces, public safety, streams/ponds/wetlands, sensitive environmental sites, services for senior citizens, and local job availability.

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17. Should Claverack allow, allow with conditions, or prohibit, the following types of new residential development:	Allow	Allow With Conditions	Prohibit	No Opinion	Completed Answers (out of 664)	Percent Answered (out of 664)
17a. Single family housing	365 57.5%	251 39.5%	6 0.9%	13 2.0%	635	96%
17b. Mobile home parks	54 8.4%	233 36.3%	325 50.7%	29 4.5%	641	97%
17c. Condominiums	82 13.0%	266 42.0%	230 36.3%	55 8.7%	633	95%
17d. Single mobile homes on individual lots	121 18.9%	244 38.1%	246 38.4%	30 4.7%	641	97%
17e. Apartment buildings (1 to 2 stories)	103 16.2%	307 48.3%	190 29.9%	35 5.5%	635	96%
17f. Manufactured housing other than mobile homes	275 43.2%	270 42.4%	60 9.4%	32 5.0%	637	96%
17g. Senior citizen housing	324 50.4%	254 39.5%	37 5.8%	28 4.4%	643	97%
17h. Low income housing	133 20.7%	266 41.4%	207 32.2%	36 5.6%	642	97%
17i. Cluster housing	72 11.4%	191 30.4%	295 46.9%	71 11.3%	629	95%
17j. Combined residential/commercial	86 13.5%	302 47.6%	185 29.1%	62 9.8%	635	96%
17k. Townhouses	118 18.4%	272 42.4%	189 29.5%	62 9.7%	641	97%

Summary

17: A majority of participants feel that single family houses and senior citizen housing should be allowed (over 50%) or allowed with conditions (40%). Many people felt that mobile home parks and cluster housing should be prohibited (about 50% and 47%, respectively). Condominiums, apartment buildings, manufactured housing other than mobile homes, low income housing, combined residential/commercial and townhouses were all favored by more people to be allowed with conditions than prohibited or allowed with no conditions. For single mobile homes on individual lots, an equal number of people feel that they should be allowed with conditions as those that feel they should be prohibited.

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18. Should Claverack allow, allow with conditions, or prohibit the following types of commercial and/or industrial development?	Allow	Allow With Conditions	Prohibit	No Opinion	Completed Answers(out of 664)	Percent Answered(out of 664)
18a. Professional offices	280 43.9%	306 48.0%	41 6.4%	11 1.7%	638	96%
18b. Corporate office park	144 22.6%	247 38.8%	210 33.0%	36 5.7%	637	96%
18c. Hotel/motel	151 23.6%	316 49.3%	148 23.1%	26 4.1%	641	97%
18d. Tourism	309 48.3%	211 33.0%	51 8.0%	69 10.8%	640	96%
18e. Industrial or business park	96 15.0%	274 42.7%	233 36.3%	39 6.1%	642	97%
18f. Light manufacturing	144 22.4%	353 55.0%	120 18.7%	25 3.9%	642	97%
18g. Heavy manufacturing	51 7.9%	190 29.6%	377 58.7%	24 3.7%	642	97%
18h. Warehouses / distribution centers	68 10.6%	240 37.6%	304 47.6%	27 4.2%	639	96%
18i. Fast food franchises	81 12.6%	182 28.3%	356 55.3%	25 3.9%	644	97%
18j. Big box stores	43 6.7%	113 17.7%	443 69.3%	40 6.3%	639	96%
18k. Flea markets	108 16.8%	342 53.3%	167 26.0%	25 3.9%	642	97%
18l. Used car lots	29 4.5%	216 33.5%	377 58.4%	23 3.6%	645	97%
18m. Junkyards	11 1.7%	98 15.2%	528 82.0%	7 1.1%	644	97%
18n. Mining gravel and rock	54 8.4%	276 42.9%	291 45.2%	23 3.6%	644	97%
18o. Truck depot	25	169	413	35	642	97%

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	3.9%	26.3%	64.3%	5.5%		
18p. Bars	61	344	219	19	643	97%
	9.5%	53.5%	34.1%	3.0%		
18q. Home based businesses	277	327	27	13	644	97%
	43.0%	50.8%	4.2%	2.0%		
18r. Retail stores	241	305	78	17	641	97%
	37.6%	47.6%	12.2%	2.7%		
18s. Transfer station	128	261	210	33	632	95%
	20.3%	41.3%	33.2%	5.2%		

Summary:

18: There was some support for allowing professional offices, tourism, home based businesses, and retail stores, but not a majority opinion. For these uses, 43% to 48% of participants felt that they could be allowed. Most uses were felt to be allowed with conditions. Some uses were favored by the majority to be prohibited. Uses desired to be prohibited by more than half of participants include heavy manufacturing, fast food franchises, big box stores, used car lots, junk yards, and truck depot. There were mixed feelings about mines, where equal numbers of participants felt that they should be prohibited as those that felt they should be allowed with conditions.

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19. Are you interested in seeing any of the following recreation uses developed or expanded in Claverack?	Strong Interest	Some Interest	No Interest	No Opinion	Completed Answers(out of 664)	Percent Answered(out of 664)
19a. Athletic Fields (baseball, softball, soccer)	146 23.0%	289 45.4%	151 23.7%	50 7.9%	636	96%
19b. Bike paths	273 42.5%	218 33.9%	126 19.6%	26 4.0%	643	97%
19c. Camping areas	114 17.9%	220 34.6%	255 40.1%	47 7.4%	636	96%
19d. Community center	204 31.8%	288 44.9%	117 18.2%	33 5.1%	642	97%
19e. Cultural activities (music, theater, etc.)	250 38.7%	254 39.3%	109 16.9%	33 5.1%	646	97%
19f. Dog Park	117 18.5%	147 23.3%	308 48.7%	60 9.5%	632	95%
19g. Golfing	109 17.1%	185 29.1%	294 46.2%	48 7.5%	636	96%
19h. Hiking trails	260 40.8%	239 37.5%	108 16.9%	31 4.9%	638	96%
19i. Horse trails	148 23.1%	195 30.5%	241 37.7%	56 8.8%	640	96%
19j. Ice skating	170 26.7%	259 40.7%	161 25.3%	46 7.2%	636	96%
19k. Playgrounds with equipment	223 34.6%	272 42.2%	118 18.3%	31 4.8%	644	97%
19l. Public picnic areas	219 34.2%	274 42.7%	118 18.4%	30 4.7%	641	97%
19m. Public swimming pool	174 27.0%	203 31.5%	233 36.2%	34 5.3%	644	97%
19n. Senior citizen center	254 39.1%	260 40.1%	91 14.0%	44 6.8%	649	98%

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19o. Snowmobiling trails	69 10.7%	119 18.5%	413 64.3%	41 6.4%	642	97%
19p. Supervised recreational activities for senior adults	166 25.9%	304 47.4%	120 18.7%	52 8.1%	642	97%
19q. Teen center	186 29.1%	272 42.6%	134 21.0%	47 7.4%	639	96%
19r. Tennis courts	130 20.2%	246 38.3%	217 33.8%	49 7.6%	642	97%
19s. Walking/running path	287 44.4%	247 38.2%	86 13.3%	26 4.0%	646	97%
19t. Other	45 40.9%	7 6.4%	20 18.2%	38 34.5%	110	17%

Summary

19: There was most interest in provision of bike paths, hiking trails, and walking/running paths. Almost all the recreational activities listed however, has strong or some interest by the majority of participants. There was the least interest in dog parks, golfing, horse trails, and snowmobile trails.

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20. Beyond the basic services you expect to be provided, would you be in favor of spending public funding to accomplish any of the following, and if so, to what extent?	Yes, Even If Taxes Go Up	Yes, Only if Taxes Are Not Raised	No, Spend no public funds	16. Number of times identified as most important (by 500 responders)		Completed Answers (out of 664)	Percent Answered (out of 664)
20-1. Protect open spaces	237 38.1%	273 43.9%	112 18.0%	244 48.8%		622	94%
20-2. Protect working farms and farmlands	259 41.4%	285 45.5%	82 13.1%	273 54.6%		626	94%
20-3. Develop more recreation opportunities	145 23.6%	341 55.5%	128 20.8%	111 22.2%		614	92%
20-4. Protect historic buildings and sites	183 29.5%	352 56.8%	85 13.7%	144 28.8%		620	93%
20-5. Protect scenic landscapes	223 36.2%	296 48.1%	97 15.7%	183 36.6%		616	93%
20-6. Protect sensitive environmental sites	249 40.8%	283 46.4%	78 12.8%	190 38.0%		610	92%
20-7. Provide for public water and sewers	194 32.0%	239 39.4%	173 28.5%	123 24.6%		606	91%
20-8. Convert empty buildings into commercial space	64 10.4%	315 51.3%	235 38.3%	68 13.6%		614	92%
20-9. Expand economic development activities	80 13.3%	329 54.6%	194 32.2%	67 13.4%		603	91%
20-10. Sidewalks, curbs, signs, and similar infrastructure	136 22.0%	301 48.6%	182 29.4%	84 16.8%		619	93%

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20-11. Street beautification	120 19.4%	339 54.8%	160 25.8%	45 9.0%	619	93%
20-12. Create a micro-enterprise assistance program to help small businesses	88 14.4%	286 46.7%	239 39.0%	56 11.2%	613	92%
20-13. Create an industrial park	29 4.7%	185 30.0%	403 65.3%	28 5.6%	617	93%
20-14. Create a Housing Rehabilitation program	76 13.7%	250 45.1%	228 41.2%	53 10.6%	554	83%
20-15. Helping provide affordable housing for Senior citizens	186 29.8%	317 50.7%	122 19.5%	123 24.6%	625	94%
20-16. Helping provide affordable housing for First time home buyers	110 18.1%	311 51.2%	187 30.8%	66 13.2%	608	92%
20-17. Helping provide affordable housing for Renters	67 11.0%	276 45.3%	266 43.7%	29 5.8%	609	92%
20-18. Local Police and Emergency Services	269 43.2%	282 45.3%	72 11.6%	184 36.8%	623	94%
20-19. Provide Added Senior Services	165 26.6%	342 55.1%	114 18.4%	93 18.6%	621	94%
20-20. New Town Hall	79 12.8%	229 37.2%	307 49.9%	43 8.6%	615	93%
20-21. New Library	154 24.8%	230 37.1%	236 38.1%	93 18.6%	620	93%
20-22. New Community Center	117 18.9%	281 45.3%	222 35.8%	69 13.8%	620	93%
20-23. Other:	21 24.1%	25 28.7%	41 47.1%		87	13%

Summary (next page)

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20: When funding is necessary for protection, participants felt that protecting working farms/farmlands, open spaces, sensitive environmental sites, local police and emergency services, and scenic landscapes were priority items to fund. Most participants were not in favor of spending any public funds for creating an industrial park and a new town hall (65% and 50%, respectively). About 40% of participants were in favor of spending funding even if taxes go up for protecting working farms/farmland, sensitive environmental sites, and local police and emergency services. Three areas had very mixed reactions (creating a housing rehabilitation program, affordable housing for renters, and a new library) where equal numbers felt that they should be accomplished only if taxes are not raised as compared with those that felt that no public funds should be spent. All other areas showed a majority of participants indicating that the programs should be accomplished with public funding only if taxes are not raised.

22. Which of the following economic/commercial businesses would you personally support in the Town of Claverack?	Strong Need	Some Need	No Need	Opposed To	No Opinion	Completed Answers(out of 664)	Percent Answered(out of 664)
22a. Additional Restaurants (no drive through)	162 25.6%	307 48.6%	113 17.9%	23 3.6%	27 4.3%	632	95%
22b. Additional Restaurants (with drive through)	24 3.9%	72 11.7%	258 41.7%	232 37.5%	32 5.2%	618	93%
22c. Antique Shop	17 2.8%	140 22.7%	315 51.1%	85 13.8%	60 9.7%	617	93%
22d. Appliance/Electronics Store	34 5.6%	174 28.5%	293 48.0%	70 11.5%	40 6.5%	611	92%
22e. Bakery	206 32.3%	310 48.7%	88 13.8%	13 2.0%	20 3.1%	637	96%
22f. Book Store	111 17.9%	273 44.1%	179 28.9%	23 3.7%	33 5.3%	619	93%
22g. Bowling Alley	55 8.8%	140 22.4%	262 42.0%	118 18.9%	49 7.9%	624	94%
22h. Clothing Stores	75 12.1%	198 31.9%	267 43.0%	49 7.9%	32 5.2%	621	94%
22i. Store	59 9.5%	161 26.0%	301 48.5%	73 11.8%	26 4.2%	620	93%
22j. Day Spa	27 4.4%	131 21.3%	318 51.8%	75 12.2%	63 10.3%	614	92%
22k. Drug Store	164 26.0%	220 34.9%	186 29.5%	44 7.0%	17 2.7%	631	95%

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22l. Dry Cleaner	58 9.3%	181 29.1%	272 43.8%	69 11.1%	41 6.6%	621	94%
22m. Fabric/Craft Store	37 6.0%	191 30.9%	295 47.7%	41 6.6%	54 8.7%	618	93%
22n. Garden Center/Nursery	61 9.8%	258 41.4%	234 37.6%	27 4.3%	43 6.9%	623	94%
22o. Grocery store	242 38.4%	184 29.2%	162 25.7%	28 4.4%	14 2.2%	630	95%
22p. Health Food Store	81 13.0%	169 27.1%	276 44.3%	49 7.9%	48 7.7%	623	94%
22q. Home Improvement Center	41 6.6%	144 23.3%	287 46.5%	111 18.0%	34 5.5%	617	93%
22r. Large Scale/Big Box Store	18 2.9%	45 7.4%	236 38.6%	278 45.5%	34 5.6%	611	92%
22s. Mall style business development	24 3.9%	65 10.6%	208 33.9%	287 46.8%	29 4.7%	613	92%
22t. Medical/Dental Offices	116 18.4%	294 46.5%	140 22.2%	50 7.9%	32 5.1%	632	95%
22u. Mini-Storage Units	13 2.1%	73 11.7%	248 39.8%	244 39.2%	45 7.2%	623	94%
22v. Movie Theater	42 6.7%	130 20.8%	270 43.2%	145 23.2%	38 6.1%	625	94%
22w. Music Store	24 3.9%	141 22.9%	298 48.4%	95 15.4%	58 9.4%	616	93%
22x. Plaza style businesses	23 3.7%	112 18.0%	226 36.3%	216 34.7%	45 7.2%	622	94%
22y. Sporting Goods Store	29 4.7%	163 26.2%	276 44.3%	97 15.6%	58 9.3%	623	94%
22z. Other	47 43.1%	10 9.2%	18 16.5%	14 12.8%	20 18.3%	109	16%

Summary

22: More participants felt that there was no need for: antique shop, appliance/electronics store, bowling alley, store, day spa, dry cleaner, fabric/craft store, health food store, home improvement center, movie theater, music store, and sporting goods store. Uses that were felt by most to have strong to some need included bakery, book

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store, drug store, grocery store, and medical/dental offices. Most people were opposed to or felt that there was no need for additional restaurants with drive-through, large scale/big box store, mall style business development, mini-storage units, and plaza style businesses.

23. Is there a street or road where traffic safety is a concern?	Yes	No	Completed Answers (out of 664)	Percent Answered (out of 664)
	358 63.7%	204 36.3%	562	85%
24. Is there a location where pedestrian safety is a concern?	Yes	No	Completed Answers (out of 664)	Percent Answered (out of 664)
	246 48.9%	257 51.1%	503	76%

Summary

23 and 24. There were roads and locations where traffic and pedestrian safety is a concern.

3. Results of First Focus Group Meetings

Agriculture and Farms – Strategies Discussed at Focus Group

1. Purchase/Donation of Development Rights:
 - a. Paid for by tax money
 - b. Paid for by grants/other funds
 - c. Donated by landowners
2. Transfer of Development Rights:
 - a. TDR's are purchased by a developer who transfers the rights from Parcel A to Parcel B.
 - b. TDR's are purchased from Parcel A by a local government TDR bank, the bank sells TDRs to a developer who transfers them Parcel B.
3. Term Easements in Exchange for Tax Breaks
Willing landowners agrees to a term easement in exchange for a lowered tax rate.
4. Right to Farm Law
5. Clustered Subdivisions
6. Conservation Subdivisions
7. Requirement that new development buffers itself when adjacent to active ag lands
8. Agricultural Zoning
 - a. Zoning designed to protect ag soils, discourage land uses that cause conflicts with ag, map out and protect critical masses of farmland, allow for a variety of family farm businesses, limited development:
 1. Permitted uses, special exceptions, etc.
 2. Lot areas and density
 3. Setbacks
 4. Ag nuisance disclaimer
9. Direct more intensive growth to hamlet areas (or new hamlets)
10. Ag-Economic Development Programs:
 - a. Agri-tourism
 - b. Niche farming
 - c. Ag promotion of local foods and markets, etc.
 - d. CSA's, Co-ops
11. Zoning changed to ensure it is farm-friendly

Summary of Agriculture and Farms Focus Group

The focus group started off by recognition that local dairy farmers are in a very difficult position. There were expectations that at least some dairy farms would be sold. From a farming position, it was discussed that land in Claverack has limited opportunity for traditional agriculture with fields that are not large or efficient. Many mentioned that commercial agriculture in Columbia County is “going”. There was an agreement that “non-commercial” agriculture could flourish, that the locally grown movement will help small farmers, and that CSA’s and organic farms have a role. As bigger farms go out, the group cautioned that it is important to ensure that farmland is kept open for these opportunities.

The group agreed that farms are important to the counties infrastructure and that farming and small businesses are crucial.

Suggestions made include:

- ◆Encourage more landowners to take advantage of the ag exemption program
- ◆Support donation of development rights
- ◆Tax farmlands as farms and not as potential building sites
- ◆Encourage and facilitate a transfer of development rights program concurrent with a decrease in taxes.
- ◆Market the farm potential for land that is being sold, not the building potential. Some of the smaller areas would be great for horses and small farms. Real estate agents must market the land differently and if they do, small farmers will be attracted.
- ◆It was suggested that the town initiate a program (Lease of development rights program) where the landowner signs a contract agreeing to a term easement with 100% tax abatement in return.
- ◆Another idea was a mitigation program where a developer who wants to develop land must preserve an equal amount of farmland by buying the development rights. The program involves farmers who voluntarily want to participate.
- ◆Farmland won’t be preserved unless the Federal government makes it a priority to do it.
- ◆The town could zone priority farmlands as harder to develop. But farmer needs to gain compensation to make up the difference between the rate to buy farm land and the rate for a building lot.
- ◆Must have farmers interested in farming in order for these programs to be successful.
- ◆There is a tremendous market for local produce/CSA’s. The NYC market is a positive.
- ◆Claverack has to have different kinds of farms than are here now.

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◆They thought that the real property transfer tax idea was a good one as long as the buyer is taxed, not the seller. It was mentioned that what Claverack has to offer (rural, close by cities, farms, etc.) are very attractive to people and a tax won't scare them away.

◆Zoning should not penalize small farms. Encourage hobby farms. They were all very much in favor of ensuring that zoning is farm friendly in these respects and in relation to ensuring that farmers have the flexibility to have a variety of ag-related businesses. It is important to promote niche farms.

◆There needs to be someone in town who can explain with new landowners the concepts related to preservation of farmland and land trusts.

◆Some felt that protection efforts would increase land values and maintain the quality of life in Claverack.

◆Others were concerned that if something gets put in zoning, then the landowner loses control over what they can do with the land. Landowners need flexibility. Some didn't want to see anything that would take away options from landowners. There was some discussion on the impact of changing development density and the focus group was split as to the desirability of this. Some liked it and others did not. The group discussed density neutral techniques such as clustering and conservation subdivisions and there was more agreement that these would be acceptable than changes in density. There was concern about property rights and the ability to sell and use their land for profit that was brought up.

This sentiment was followed by a discussion that the common good of the community needs to be factored in. It was stated that the common good preserves the value of land and preserves the freedom to keep farming.

◆It was suggested to identify land that was NOT good for farming that would be good for development.

◆It was suggested to develop a brochure for the public on the importance of agriculture, and to explain the various programs that benefit farm landowners that exist.

◆Several mentioned that the area's dairy farms are in crisis mode and that a lot of land is likely to be impacted by this situation. The town needs a strategy to head off a disaster if land is not protected. The dairy land needs to be looked at closer.

The group agreed that it would meet a second time to discuss the draft strategies from the Comprehensive Plan Steering Committee.

Economic Development – Strategies Discussed at Focus Group

1. Create/appoint an entity to spearhead economic development:
 - a. Town/Village entity
 - b. Local Development Corporation
 - c. Appointed Committee
2. Business retention and expansion program
3. Zoning changes to support economic development
 - a. Uses
 - b. Zoning Districts that allow businesses
 - c. Process for approval
 - d. Hamlet businesses
4. Infrastructure needs to promote economic development
5. Support cultural and recreational events and activities
6. Using grants:
 - a. Revolving loan fund
 - b. Façade improvement
 - c. Business start ups
 - d. Business technical assistance
7. Main Street Program (for hamlet and coordinated with Village?)
8. Architectural design, building form, site layout, signage guidelines
9. Parking
10. Streetscape improvements

Summary of Economic Development Focus Group

One member initiated the conversation about signs. Sign guidelines were very important and that there is need to review signage in town. Felt there needed to be a uniform approach along with funds or other incentives to help bring old signs up to compliance.

The group felt that zoning changes to support economic development was a most important strategy. While signage is important, the ultimate question was what kind of growth was needed. They agreed that growth must be done in a way that is sensitive to the environment, affordable, beneficial for the tax base, etc.

There was much discussion on new residential growth, loss of farmlands, and its implications. These were:

- ◆They indicated that there was not enough in the code to control residential development. They favored use of cluster development.
- ◆They noted that there are not enough people in the area to attract larger businesses both for employees or to support much retail. There is too much competition from other places nearby.
- ◆Much discussion centered on the need to have 21st century economic development (noted that there is much space in the industrial park not currently used) – and not use old models. For example, new businesses can be decentralized with technology.
- ◆Other thoughts included that there is no room in Claverack for much new business, and no need since we are close to Hudson where most people go now.
- ◆Town’s attitude towards business growth is poor. There needs to be changed attitudes.
- ◆Zoning seems to be a problem and puts too many roadblocks up to move through a review efficiently.
- ◆There is not enough parking in the hamlet for good business growth.
- ◆Traffic in Hamlet is bad, too congested, and more uses there would only complicate matters.
- ◆No landscaping required in the code and that was not good.

The strategies the focus group felt would be the right track for Claverack to take include:

- ◆Claverack’s priority should be to provide hi speed internet access.
- ◆Have an easy process for business development. Zoning needs to be easier and streamlined. Find barriers to development and fix them.
- ◆The correct businesses are important – the focus group desired to see “Mom and Pop” style stores.
- ◆Focus economic development on the 9H and 66 area. High traffic areas are other places to concentrate such as 9H and 23, in Philmont, and on the corridor from 23 and 96 to 9H and 66.
- ◆We have opportunities to attract home businesses and while they don’t add much to the overall economy in terms of jobs, these people can shop locally, support local businesses, etc.
- ◆Agriculture is important. The town must encourage agriculture for niche and artisan ag opportunities. They felt niche farming could be lucrative if done right. There should be a

farmers market with government support. It was suggested that one of the parcels at 23E and 9H be used for a Saturday Farmers Market. Make sure zoning supports such activities. Have the market outside the hamlet so there is ample parking. We can help find people who want to niche farm. We must help farmers stay in farming and the town can help in this way.

- ◆ (The question about the acceptability of wind farms came up but was not answered.)
- ◆ An economic development committee and strategic plan should be developed oriented to small businesses that hire locals and that are not intrusive.
- ◆ Take advantage of the work the County IDA is doing.
- ◆ Focus on small retail development done in an aesthetic way.
- ◆ Rezone an area for small retail or tech-related development. The idea was to have a location dedicated to these businesses, with ample parking, done in an aesthetically pleasing way, with small retail and with hi-speed internet to support technology based businesses. Some suggested Route 23 (Malasky's) as the right location. They felt that this location should be no further than 2 or 3 miles from Claverack hamlet.
- ◆ Do an inventory of businesses in town so people know who and where they are.
- ◆ Initiate a chamber of commerce to improve business retention and expansion.
- ◆ Identify open spaces that could be used as niche agricultural.
- ◆ Develop a step-up residential community that is affordable because it will create a need for retail and services locally.

Finally, the group enthusiastically agreed that a second meeting would be desired to review drafted strategies from the Comprehensive Plan Committee. It was suggested to invite the County IDA staff person to come in to talk about what the county is doing for 10 minutes.

Housing

1. Inclusionary zoning (requirement that housing developments over a certain size must provide a certain percentage of affordable units)
2. Voluntary provision of affordable or senior housing gets density bonus
3. Zoning changes to allow or provide for (with proper standards)
 - a. multi-family uses
 - b. senior residential uses
 - c. accessory apartments (mother-in-law apartments)

d. Planned Unit Developments

4. Clustering or conservation design of subdivision to result in smaller lots that may be more affordable

5. Development standards that result in more affordable conditions:

- a. shared driveways
- b. smaller lots
- c. rural road standards
- d. rural development standards – not suburban

6. Development standards that result in housing that fit into rural character/environment

7. Funding/grants to:

- a. re-hab sub-standard housing
- b. restore historic homes
- c. facilitate home ownership or first time homebuyers
- d. homeowner assistance (down-payments, etc.)

Summary of Housing Focus Group

Overall, the group was very favorable towards the above strategies. They felt that the town needs to make the most of ways to find affordable housing, including using incentives, and that many of the items on the list above would assist and at the same time meet other goals established in the plan. It was agreed that including standards in the comprehensive plan to encourage affordability for everyone was a good idea.

There was a lot of discussion on the need for affordable housing. The group desired to learn about some of the demographics and income data that would show that need.

The group discussed how the need for affordable housing has shifted to include not just low income families, but now mid-level income families and households need help. There was a discussion on the type of grants and programs available through groups such as Housing Resources (a non-profit housing group in Columbia County).

◆They felt that there was a need for senior housing.

◆It was mentioned that if the town partners with a non-profit housing organization that tax credits could be obtained and that this would be beneficial.

◆Some discussion centered on the idea of mandating that affordable units be part of larger developments. It was asked if such a program would mean that the housing would be of inferior quality. It was suggested that if there were to be mandatory zoning that required developers to set aside lots or units that were affordable, then it is a good idea to encourage a program that gives preferences for people who currently live in town to access those affordable units. It was also suggested that if there were to be a mandatory

requirement, then involve a non-profit to manage that program and not have the developer do it.

- ◆They liked the idea of clustered housing.

- ◆The liked the idea of seeking grants to increase homeownership. They liked idea grants, especially those related to rehabilitating older homes, and suggested the town become more involved in this.

- ◆They suggested that a good first step to meet housing needs is to allow denser growth around the hamlet and village areas, especially for senior housing, and allow multi-family and apartments in these areas. It was felt that seniors especially need to be where the population and services are.

- ◆There was much discussion on the use of land. The group favored the idea that housing should be considered not as a consumer of land, but also as a producer. That means that housing can produce home businesses, niche farming, and use the land in other ways except as a cookie cutter subdivision. This would mean a shift in development patterns and attitudes too.

- ◆They discussed the need to have enough businesses in Claverack instead of just houses.

- ◆They liked use of accessory apartments.

- ◆The town should know about the tax abatement program for homes that are funded with a grant program. If the house is part of an affordable project, the town can grant a tax abatement for that lot. It is a tax option that the town probably does not know about but it has good implications.

- ◆They discussed the idea of a land trust model whereby a land trust owns the land but the homes that are built are owned by individuals. This can achieve permanent affordability. The town can do an acquisition of land to create a land bank/trust and have that trust manage the land with re-sale restrictions. Combine this technique with cluster development and rural design, and the group thought Claverack would go far to provide affordable housing.

- ◆Keep affordable development around Philmont and the hamlet because services are available nearby and to preserve the rural character of the community.

There was some discussion on the aesthetics of housing. An idea was presented to have the town sponsor a pilot project to encourage architecturally designed manufactured homes that are more aesthetically attractive. The town could commission these people to come up with a design or designs that could benefit the town. The emphasis was on finding ways to create aesthetically pleasing affordable houses. Design standards are important and the town should not overlook the “look” of houses so that they can become part of the beauty of the town.

◆One participant felt that we should not add more government to the process and didn't like the inclusionary zoning idea because of that. This person feels that the current zoning sufficiently limits development because of the requirement for new roads to be built to town standards for major subdivisions. This was felt to be a limiting factor for large developments.

◆It was asked if the town can step in to get sub-standard housing up to par. Although answered in the affirmative, the group recognized however, that upgrading these homes might result in a loss of units for low income people if landlords were forced to spend more money for upgrades.

◆It was suggested that the town incorporate design into zoning requirements because developers won't do the right thing on their own. It was suggested that zoning have detailed and clear standards.

◆The group was asked if they thought mandatory open space and design standards for developments over a certain size would be acceptable to the community as a whole, and the answer was yes.

◆The town should promote hamlet development to maintain some degree of affordability.

◆Liked idea of PDR because it is likely cheaper to buy the development rights to a property instead of absorbing the true costs for developing the land as residences over time.

◆One person suggested that the town lower density to prevent a 100% build-out that might be a likely scenario under current zoning.

◆They liked the idea of voluntary incentives for providing affordable housing.

The group agreed that it would meet a second time to discuss the draft strategies from the Comprehensive Plan Steering Committee.

Historic Preservation and Architectural Compatibility

1. Town sponsored history programs:

- Historic committee/commission
- Historic exhibits
- Record oral history
- Community interpretive guide
- Community walking tours
- Historic landowner recognition awards
- Expanded use of historic markers
- Historic date marker program
- Grants available for various programs

2. Historic district regulations:

Certified Local Government Status, a federally funded program
Inventory existing historic resources, Cultural places, historic markers, cemeteries, sites
Identify all properties eligible for placement on the State and National Register of Historic Places
Historic overlay district (less formal)

3. Understand the applicable laws that can help protect historic resources:
 - Planning board review for compatibility with historic character of neighborhood
 - Allow adaptive reuse of historic structures
 - Historic Preservation Field Services Bureau of the State Historic Preservation Office
 - State and Federal tax benefits of historic preservation
 - Local tax incentives
 - Building design standards for commercial uses
 - Historic easements on façades
 - Designate specific local roads as historic and scenic
4. Coordinate with neighboring towns and the county efforts:
 - Comprehensive roadway signage (county wide)
 - Coordinate with school field trips
 - Included in County tourism programs

Summary of Historic Preservation Focus Group

The group began by discussing previous attempts some residents made to prevent the destruction of historic buildings in the town. Residents have joined together in the past when important historic buildings have become vulnerable to development, but this often results in a negative reaction from other residents. The John Bay house was used as an example more than once. While most of the group feels National Register listing of structures and districts is the best way to recognize the town's historic resources, and to protect them. A more proactive, less reactive approach is needed.

- The town has no formal committee right now working on historic preservation
- A group of interested citizens, in the 1990's, attempted to promote the preservation of historic structures, first by identifying those eligible for listing on the National and State Register. The group identified 50 significant homes in the hamlet alone. They have received grants from the New York Preservation League. The original intent was to add to the list of properties every year. This group ultimately identified about 300 houses in the town believed to be eligible for inclusion on the National Register of Historic Structures.
- A potential district was identified in the hamlet, which could have been delineated using more than one district, but this concept received a lot of opposition.

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- There are also many isolated houses in scenic historic landscapes and viewsheds that merit protection.
- The VanHosen House, an early Dutch house near Dutch Village mobile home park, is in danger of being lost. There is a small group trying to raise the necessary funds to purchase the site. This building should be the highest priority on any list.

At this point, there was a lot of discussion on how to overcome some of the obstacles to instituting a comprehensive historic preservation program, why there is so much opposition to it, and how to present some these ideas to the public.

- There is a need to educate people in the town on historic preservation.
- It is important to prioritize projects, and to accept some development.
- Photos are important to add to the list of sites, and to prioritize.
- Promote historic sites in the hamlets with walking tours
- A recognition program is a great idea, with a certificate or marker of some kind
- Join with the library to promote historic preservation, through exhibits, disseminating information, or special programs
- Identify places to hold slide shows for the public, to show people where these places are, and what could be lost
- A website is the most efficient way to show local resources, cheaper than print media. It could include information on the benefits of historic preservation

Some specific obstacles to historic preservation were discussed

- Current zoning does not easily allow clustering and preserving of open spaces, historic farms, and landscapes
- Highway improvements often lead to the destruction of historic sites, or at least historic character
- Some feel the town board is not equipped to handle the amount of, and kind of, development being proposed right now.
- Hillsdale has design guidelines that dictate placement of houses on a lot. This doesn't necessarily require a historic district.
- The SEQR process could be more effectively used to stop the destruction of historic sites impacted by type 1 actions.

- One idea to lessen the opposition is to identify *eligible* districts. This might be a little less controversial than full fledged listing on the National Register, but leads to many of the same advantages.
- Historic district might be more palatable to locals if it is restricted to just those specific buildings involved
- The town should take every advantage to promote historic preservation as an economic benefit.
- Finding funding do all of these things would lessen the burden on taxpayers

The group agreed that it would like to meet a second time to discuss the draft strategies from the Comprehensive Plan Steering Committee.

Open Space and Recreation

Local regulations:

- Protect areas of steep slopes, and flood plains
- Preserve/promote land uses that require large tracts of open land
- Protection of stream banks, wetlands, floodplains, and agricultural lands
- Clustered Subdivisions
- Conservation Subdivisions
- Require larger lots in rural areas
- Density bonuses for open space preservation
- Rural siting standards
- Scenic overlay district
- Hillside/ridgeline overlay districts
- Incentive zoning and density bonuses
- Open space requirements in subdivisions
- Farmland protection policies
- Setback requirements
- Enhanced use of SEQR
- Conservation Advisory Council
- Ensure that the planning review process identifies significant resources

Local or regional programs:

- Recreation advisory committee to develop a town recreation plan
- Purchase of Development Rights program
- Conservation easement programs
- Acquisition of land
- Involve the school districts to jointly provide recreational facilities
- “Pathways” committee to identify bike/hike routes, through adjoining municipalities

Work with the Columbia Land Conservancy and the Hudson River Valley Greenway to find ways to further the development of greenway connections and multi-use trails through town
Landscape field guide

Funding and tax incentives:

Recreation fees for subdivisions, to fund acquisition of land or other recreation purposes
Grant writing
Transfer tax
Bonds
Appropriations
Revolving funds
Forest Tax Law exemptions

Identify Opportunities:

Define and inventory open space
Identify roads that are desirable as bike routes
Provide incentives to encourage landowners to grant and maintain trail easements
Convert abandoned rail beds and other corridors into biking and hiking routes
Scenic view study
Threat of loss analysis
Natural resource inventory

Encourage landowner participation:

New York Recreation Use Statute that indemnifies landowners from liability
Lease lands from private owners
Preferential tax assessments
Educate users on trail etiquette, resource protection and user responsibility

Summary of Open Space Focus Group

The group started their discussion by outlining how the recreational facilities and programs are managed in the town now. Most of the participants were not totally familiar with the towns current procedures, but felt the following were the main points:

- The highway department is currently in charge of maintaining all recreation grounds and facilities.
- There is no long range plan for facilities or property acquisition. Recreation budgets are developed one year at a time.
- The Claverack Youth Program has a summer program at the town park in Philmont, and a ski program in the winter. This could be expanded. It's now under the jurisdiction of the Town Recreation Committee, which is made up of town board members.

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The group felt that a citizen advisory committee could work with the Recreation Committee by making recommendations on activities, facilities, and long range planning. It was the consensus of this group that citizen advisory committees could help in all aspects of town functions, not just with recreational activities.

The options and benefits of a recreation advisory committee should be explained to the town board:

- Have people from different walks of life come together, and work proactively. Reacting to problems as they arise is not efficient, and only sets people up for confrontation.
- Identify opportunities around town
- Identify funding sources
- Coordinate with the Claverack Youth Department. Right now only town officials make decisions, and hire directors as needed
- An Advisory board could look into Open space protection, farming, and recreation, and help coordinate these activities

The town should start with an inventory of large open parcels, and other properties that might be available, and provide opportunities for recreational activities:

- There was talk at one time of an “Emerald Necklace” which would connect a stretch of undeveloped open space and farmland in the western side of town, around the hamlet of Claverack.
- The town park should serve more than the village. An additional location would serve a larger portion of the town’s residents.
- The Boston Albany Railroad would be a nice connection, but it is privately owned. There has been opposition to rail trails because of the possibility of curtailing hunting access and liability. The County owns one stretch of the old rail bed near Mellenville.
- Although the B&A rail trail received some opposition, the group still felt that a trail system would be a good way to connect Philmont and Claverack Hamlet. The town could start by identifying willing landowners to provide land or access.
- High Falls, behind the town highway garage, is almost open to the public. This was done by the Columbia Land Conservancy, and seems to be the most efficient way to acquire land.
- The Van Hoesen House is on the Claverack Creek. Its acquisition would provide access to the creek for fishing or boating.
- Philmont reservoir could be reopened for swimming.

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- Identifying scenic views, viewsheds, ravines, and ridgelines is an important first step in identifying and prioritizing open space.
- A Scenic Road overlay and preserving gravel roads would identify and provide recreational routes.
- A Claverack Creek overlay, or other mechanisms, might help to provide access to Claverack Creek. This is a shared resource with Greenport.
- The Ockawamick School and the Northrup Farm are both on the market, and might provide some recreation space.
- Barnard's Property was used at one time as a skating area; it might still be available for similar purposes.

Preserving the hamlets, and concentrating development around them, would promote a walkable environment, and help preserve open space:

- The town should plan for increased density, where it will occur. What are the economic impacts of development? This is the most critical issue to look at.
- Right now, density allowances are too uniform. Zoning allows 1 and 2 acre lots over the entire town. This group would like to see a buildout analysis done to measure the potential impact of the current zoning law.
- One and two acre zoning is simply not acceptable.
- The Malasky/Mary's Diner property would be good for a higher density development.
- The Bristol farm across from the Dutch Church might also be a good place for higher density development.
- Sidewalks and crosswalks are important, as are walking paths/foot paths, to provide a form of recreation.
- Gated communities are not good for public open space. They only provide private space.

The PDR process was explained to the group, and all thought it was a great way to preserve farmland, and possibly other open space. The town should investigate the benefits and tax implications of such a program. A PDR program would take a lot of education and promotion to convince the town and County governments of its benefits. Some other possibilities the town should investigate are:

- Look into funding open space acquisitions with development fees, and requirements to site plans
- The mining overlay district was developed in part, to protect scenic views. An expansion or addition of a scenic overlay would expand this protection.
- SEQR could be used more effectively by the planning board. The town could list type II actions that would require more intensive review.
- PUD's advertised with specific restrictions might encourage desirable developments/developers to come into town.
- Tying open space and recreation into an overall economic development strategy would help to sell some of these ideas to the town board and residents

The group agreed that it would meet a second time to discuss the draft strategies from the Comprehensive Plan Steering Committee.

Hamlets and Community Centers

Hamlet design guidelines:

- Lot sizes and variability
- Build-to lines
- Garage orientation
- Sign standards
- Review of historic character/compatibility during site plan review

Maintain hamlet identity:

- Hamlet entranceway improvements/identification
 - Define the boundaries of the hamlets with physical features/gateway
- Limit new commercial uses outside the hamlet areas to existing commercial nodes

Street design:

- Use traditional street patterns
- Sidewalks
- Ensure road connectedness
- Streetscape improvements
- Traffic calming

Amenities:

- Pocket parks
- Community greens/common areas
- Street furniture, crosswalks, flags

Traditional hamlet uses:

- Allow for mixed uses

Commercial building design standards
Screening of off-street parking areas
Accessory uses and structures
Centralized water and sewer
Maintain vital public functions/buildings in the hamlets

Promote the hamlets:

Community/Hamlet coordinator
Community/youth events, like bands and cultural/social events
Street/community festivals
Provide adequate parking for hamlet businesses
Target vacant buildings for rehabilitation/reuse
Speakers and other programs to involve local government and residents
Address adult uses

Summary of Hamlets Focus Group

The group began discussion by trying to identify the hamlets in Claverack on an aerial photo map. It was soon discovered that there is no universally accepted definition of what a hamlet is. The Draft Vision Statement mentions the importance of hamlets, in that they serve as business centers, and places for community events. It also states that the hamlets should continue to accommodate denser growth while maintaining harmony with existing architecture and small town atmosphere. Three things come to mind when thinking of hamlets; density, services, and places for encounters with other residents. The group felt that these all can be promoted through zoning, and with the support of town government.

- Smaller lots belong in the hamlets.
- Septic issues are always an issue when planning for hamlets without central sewer.
- There is now, very limited public space for community events.
- The 9H/23/23B intersection should develop sensibly. The group wondered if any traffic studies been done as to what generates so much traffic at the intersection?
- Zoning needs to be changed to more thoroughly encourage hamlet style development
- Sidewalks should be a “no-brainer” in hamlets. It’s a safety issue. Traffic level right now is unacceptable, particularly large truck traffic.
- Crosswalks at intersections are a must, as is a comprehensive traffic calming strategy.
- Lower speed limits are needed on 23/23B. Sidewalks should be on at least one side in hamlets, or some other type of walking paths, if no sidewalks.

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- There should be more for kids to do in the hamlets. The Town Park is not accessible (near) to all.

How much space is there in the hamlet for new development?

- Encourage infill, and multifamily housing. Senior housing, townhouse type buildings in the hamlets.
- Design of new buildings might be a concern if they are in a highly visible area.
- The Post Office and Town Hall should remain in the hamlet, possibly on the Malasky/Claverack Diner property.
- There are plans for a new library building, most likely staying within the hamlet or near to it.
- There is no community hall available for community events. The school building is an ideal place for a town hall, and a place for other community events. The school district is apparently going to lease or sell the building to BOCES, but the town should still keep an eye on this property.

How do we make a unified town? How can we bring people together?

- Town meetings can be held in different locations.
- It's important to have pride in where you live. This helps with the identity each hamlet.
- We should celebrate our town's diversity.
- We should encourage and promote Claverack Hamlet as the town's center.
- Each hamlet could have an informal working committee to promote their specific interests. A hamlet coordinator could organize the various hamlet groups, set up through volunteers.

The group explained that the Village of Philmont, and the hamlet of Claverack are what outsiders use to "identify" Claverack as a whole. As such, the entrances to these areas reflect on the town as a whole.

- Entrances to the town and hamlets need to be cleaned up, and derelict buildings need to be addressed. Dilapidated buildings should be repaired and reused.

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- Junk cars should be removed from highly visible properties along the major routes into and through the hamlets. This is a larger problem in Mellenville than in other areas.
- Signs can help identify entrances to the hamlets, and standards and provide a unifying sense of place. Distinctive street signs can also help with place identification. DOT can work with the down to develop hem.
- Signs can be used to identify unique features and places.
- Business signs should also have standards.

There is some concern that the group's recommendations might not be followed. How do we get these things implemented?

- Start with the things that are easy to accept.
- Get improvements made through communication, move on to specific initiatives, then through zoning, and finally enforcement.
- Tax incentives might encourage improvements
- Zoning should be strict, rather than lenient.
- Look at impact zoning as a way to lessen the impacts of development.
- The lack of a police presence does not help with speeding, and other enforcement issues.
- There is a lack of public transportation, no supermarket available in Philmont. A bus run from Philmont to Hudson, through Claverack a couple of times a day would be nice, but difficult to make profitable.

The group agreed that it would meet a second time to discuss the draft strategies from the Comprehensive Plan Steering Committee.

4. Results of Second Focus Group Meetings

Focus Group Comments on Economic Development Related Strategies

General Comments: Overall, there was a great deal of support for the strategies and direction outlined for the Economic Development section. They wanted to be sure that the plan encouraged home based businesses but in a way that does not allow them from being too impacting on the town. They very much favored the idea to split regulation of home occupations into low impact (permitted by right) and major (site plan review and special use permit).

They thought that the Berkshire region was a good model to help Claverack learn what can be done to provide technology to the Town.

They recognize the dilemma in wanting high speed services and cell service, but at the same time, not wanting the towers. They suggested adding in a strategy to create a “tall towers” district to identify appropriate locations for towers and wind towers and to establish standards that would guide development of those uses – especially related to aesthetic impacts. . They also suggested that the plan float the idea of a municipal-sponsored or owned site for cell or wind so that revenue can be generated by the Town. They wanted very much to encourage solar and biomass technologies.

They discussed hamlet economic development. It centered on the need to reduce speed in the hamlet and control traffic to calm it and allow for more pedestrian access. They felt a safe pedestrian system was paramount to economic development in the hamlet. They didn't want to see turning lanes required and said that is what has prevented the 4-corners from developing. Anything the plan can do to promote calming and slowing traffic and building pedestrian networks was important. They suggested that a strategy be added in to address this and also include lower lamp posts, street trees, sidewalks, cross-walks, and more pleasing atmosphere to make it more pedestrian in scale.

Other hamlet economic development discussion revolved around the need to carefully control the aesthetics and impacts of chain businesses and control architecture. They would like to see new gas stations restricted at the corner.

Suggestion was made to create a renewable energy zone to promote renewable energy use.

Suggestion was made to realign the definitions of zoning to allow for and support smaller agricultural uses. They very much wanted to see tax incentives for small farms and felt this must be in the plan. They wanted to encourage ag-related businesses and felt that tax benefits would be a good incentive.

Specific Comments:

Strategy 4a: Add in to the strategy the need to work with the county and the region in order to accomplish this goal. Also, the focus group felt this was the #1 priority and that the strategy needed to be more aggressive in its approach

about the need to accomplish this one. Strategy must also be expanded from just high-speed internet to cell-service and wireless technologies. They also suggested targeting the Empire Zone as the first place for broadband to go in.

Strategy 4d (1) (a): This strategy should specify that the set of standards needed are design and development standards.

Strategy 4d (1) (c): take out reference to Malaski's specifically and add to this strategy the need to make sure there is architectural consistency in the hamlet.

Strategy 4: Make sure this also covers used car lots.

Focus Group Comments on Housing Strategies

General Comments: Overall, they were very happy with the strategies and direction of the plan. They did feel that the tone of the strategies should offer more emphasis that the direction should be for more growth to occur in the hamlets and village. The plan could offer more ideas for ways to encourage this to happen.

Review the RR district to see why some of the existing agricultural areas are not included in the RA district.

Suggested that the definition of home businesses include a full-time-equivalent and not just the number of employees since many home businesses may use part-timers.

Suggested that the plan call for a new definition/rule to be added that dictates when multiple minor subdivisions done over a certain time period should be considered a major subdivision so as to try to prevent piecemeal development with minimal review.

Suggested that the plan include strategies for local tax incentives or tax abatement programs to encourage multi-family development that occurs in hamlets.

They discussed the need to have a program to inspect rental units in terms of condition prior to re-rental of those units. They wanted oversight to make sure rentals are adequate. Perhaps this could occur as a property maintenance/housing inspection with rental certificates. Along these lines, they felt a property maintenance law was needed to ensure quality rentals and for a way to address poor maintenance in general. They were unanimous in feeling there was a need for inspections prior to re-renting.

One area that was discussed a lot was lack of coordination and planning with Philmont. They felt that this was not adequately discussed in plan. We must work with Philmont to coordinate all kinds of program, but especially housing. There are opportunities to work with Philmont. Economic Development especially needs coordination and they felt the plan must address the Town-Village interaction and need for more communication and work.

Suggested that the plan ensure that the Town require performance bonds to ensure that developments are constructed in the way they were approved.

They suggested that the Town consider authorizing the PB to require an independent fiscal impact analysis for large projects.

Specific Comments:

Strategy c: felt this one should read “and around the Village of Philmont” and that this strategy be added to so that residential development will be encouraged to be located in the hamlets and Philmont. They felt that this targeting of growth was not emphasized enough.

Strategy g: Suggested that this be split into two strategies: one for clustering and one for conservation subdivisions where the clustering’s main goal would be to promote affordable houses on small lots and conservation subdivision be to promote open space. Also, they felt it very important to make sure that when clustering does take place, hamlet style design guidelines be used so it does not result in a conventional-looking subdivision. Also, they suggested that there be a mandated amount of open space required (percentage) for both clustering and conservation subdivision and that one or the other techniques be mandatory for major subdivisions. They felt a density bonus for clustering/conservation subdivision was a good idea and should be in the plan.

Strategy h: A few suggested that there be design standards for ALL residential developments. Two people feel this requirement should be just for major subdivisions and one felt for all.

Focus Group Comments on Agriculture Strategies

General Comments: Overall, they were satisfied with the strategies and general direction and seemed pretty happy that most of their ideas were incorporated from the first focus group. They liked the ideas related to tax incentives, and making the regulations farm friendly. There was some discussion on whether commercial development should be allowed in agricultural lands along all major routes because these places are not good for residential development due to noise of traffic. A few felt that the lands north of the hamlet of Claverack are ripe for development and should be zoned commercial. These same participants wanted all lands located along the major routes to be zoned commercial. They wanted to see these areas left open for retail and not restricted. Although this was discussed, it was not a unanimous feeling among the group. There was quite a lengthy discussion on the need to convert ag lands to something else when they are no longer good for agriculture and if areas are too busy for residences, then going with commercial might be better. Some felt that this was an important flexibility to have while others definitely did not share that view.

They did feel that access management techniques to limit curb cuts and use of marginal access roads along major routes might take care of some of the problems mentioned above related to residential development along major roads.

They wanted to see farm stands of all sizes and types be allowed without restrictions as to size or # employees, sales, signs, or other restrictions such as Town of Kinderhook has.

They suggested that the RA zone be expanded to include more of the agricultural lands and felt that the suggested boundaries did not include some lands that should be.

There was much discussion on clustering and density. Some did not really understand the clustering concept, but overall it seemed that they were favorable towards it as a technique. There was a lot of discussion on the difference between density and minimum lot size. In the end, there seemed to be much support for regulating by density and not emphasizing minimum lot size. Much of the discussion related to changes in allowed residential development on their lands. There was not a consensus on whether the suggested change to density was good or bad, but lots of questions. In the end, they asked that the Committee further discuss and evaluate the suggested change to one dwelling per 5 acres in the RA zone. They were concerned that it might be too impacting on farmers and their retirement. Overall, this seemed to be the area with the most concern. We discussed the need to balance a lot of different goals that the Town has.

Specific Comments:

Strategy 3a: This refers to “identify” priority farmlands. How do you do that and what is “priority”? They felt that this needs to be discussed in the strategy further so that people know what the process and criteria might be for this identification and then what would you do to help those farms once priorities are known. Also in this strategy they felt the words “traditional and commercial” should be added in so that there is not an emphasis just on “niche” farming. Overall, they wanted to be sure that commercial and traditional agriculture was emphasized as much as alternatives.

3b: Change Columbia Land Trust to Columbia Land Conservancy.

3l (7): One person brought up that agriculture also needs water, and water lines through farms might be good or even necessary for irrigation. Although all agreed that water is important for irrigation, not everyone felt that water lines or infrastructure should be expanded to farms for this reason.

Focus Group Comments on Historic Preservation and Architectural Compatibility Related Strategies

General Comments: This focus group discussed at great length the process of appointing an advisory committee, how such a committee would be funded, appointed, and what their powers and duties would be. Most of the discussion was in question form, and no concrete answers resulted, but there was consensus that these questions should be answered in the

comprehensive plan. Two possibilities were described as to appointments of committee members. The town board could appoint all of the members, and its chair, or the town board could appoint a committee head, and that person could reach out to the community and appoint the other members. However it is done, the appointment process should be as free from politics as possible. All of the focus group members present were willing to serve as a “start-up” advisory committee, but some felt their past relationships with the town board might keep them from being appointed.

The group felt it was important to outline the specific duties such a committee would have, particularly when it comes to advising the planning board and ZBA on development proposals. It was explained that such a committee would not have the power to directly approve or deny development proposals. These duties are limited to the Planning board and ZBA as outlined by State Law. However, the historic preservation committee should first draft a mission statement that outlines its purpose, and how it will work with other town officials and residents.

Specific Comments:

1. The appointed historic preservation advisory committee should be funded by the town, and be budgeted for during the annual budgeting process.
2. One goal of such a committee should be to identify properties eligible for the state and national register of historic sites, and to expand the list of properties on the national register from year to year. A grading process could be developed that would evaluate the threat of loss of specific historic sites and prioritize the actions needed to protect and preserve those properties.
2. Once an inventory of historic sites is complete, computer modeling could be used to involve school and younger people. The education of younger people and other residents is paramount to the success of any historic preservation efforts.
4. This committee should be careful not to be seen as a single issue committee. It should embrace all of the other strategies outlined here, and work to bring the community together, to promote historic preservation and appreciation throughout the community.
11. Identifying eligible properties and districts is a first step toward being listed on the national register. This can be used to educate residents on the benefits of NR listing, and the limitations of such designation.
13. Funding for large projects will have to be accomplished by going to outside sources. Partnering for fundraising with other organizations within the town and the county will help. The town could enter into a matching agreement, up to a specified limit, with property owners willing to preserve/restore their properties. This could be in the form of tax credits.

Focus Group Comments on Open Space and Recreation Related Strategies

General Comments: There was consensus that all of the strategies outlined in this document were good ideas. The residents need to be apprised of the need for recreation and open space, and how that provides benefits to the town as a whole. Providing recreational opportunities can draw in more economic development, and help retain younger residents that might otherwise move away.

The proposed hamlet extension north of Claverack goes too far. It should be pulled back to the existing subdivision boundaries closer to Orchard Road.

The town's recreation committee should expand its focus/scope beyond the existing town park in Philmont. It should be a town-wide approach, and promotion of recreation all around the town.

In general, the tone of the strategies should emphasize the urgency and strong need for them to come to fruition. They should not be mere suggestions, but state that the town must work hard to accomplish them.

Specific Comments:

Recreation Strategies:

2. Create a recreational space in the hamlet of Claverack. The school playground area is one idea. Connect the outdoor areas around the library, and current firehouse to the new library configuration.
4. Identify and inventory all user/gravel roads in the town. Evaluate them for appropriate recreational use, and protect them from being paved removed of trees, or otherwise changed in character
6. Work with NYS DOT to provide a safe walking environment in the hamlet of Claverack. Pedestrian safety must be a high priority here.
7. The town should analyze the need and cost of supplying recreational facilities for major subdivisions, and establish a recreation fund to hold received fees. A recreation commission should decide how those funds are used, and how to supply the recreational needs to the residents.
8. An additional strategy, similar to #8 under Open Space Strategies. There should also be a recreational master plan outline that would include identifying potential trail networks, recreational parks, needed facilities at each park, potential links with the land conservancy and the youth commission.

Open Space Strategies

2. The Columbia Land Conservancy can help coordinate any inventory activities, and help encourage the use of conservation easements.

7. This is a repeat of #7 under recreation strategies, and could be removed. The additions to #7 above should be repeated if it is not removed.
9. This ties in with #4 under recreation strategies
13. Combine with #15.
14. Use the word “Form” instead of “Consider formation of”.
16. Combine with #18.
17. This is done
18. The first sentence is already outlined under recreation strategies, #7, and is more appropriate there. The use of a real estate transfer tax should be investigated. Some in the focus group thought the needed legislation was voted down recently. Chatham has been working on such a tax, and they should be consulted.

Focus Group Comments on Hamlets and Community Center Strategies

General Comments: As in the Open Space focus group, the Hamlet focus group thought the hamlet district extension goes too far north. It should end at the existing subdivision area at Orchard Lane.

There was a lot of discussion about the proposed changes to the zoning districts, with agreement that the proposed 3 and 5 acre densities were very desirable. The uses allowed in each district should be clearly outlined, as is a distinction between the HB and HB-1 districts in the hamlet of Claverack. If there is little or no distinction, then they should be labeled the same. Much of the discussion revolved around land use issues, design issues, and the impacts of various uses allowed in the hamlets.

The proposed Martindale Hamlet District was questioned. It was recognized as a unique/special place, but is not really a hamlet now. The term Settlement might be more appropriate. This would also apply to the Churchtown Hamlet. The various hamlet/settlement districts should have different allowed uses and guidelines based on their existing unique character.

The use of a buildout analysis would help explain any ramifications of the proposed changes to the zoning districts, and proposed density allowances.

Green building standards would be a good fit in any hamlet extension area. Use of low impact building materials and fixtures should be encouraged.

Specific Comments:

1. Development should be concentrated “within” the existing hamlets, as well as around them.

6. See the Open Space recommendation on this one.
8. The use of the term “traffic access management techniques” was confusing to the group. The concept is good, but needs to be explained in more detail. How does this affect the design of streets and land uses in the hamlet districts? Speed limits need to be reduced, and then enforced. The town should work with NYS DOT to ensure rural hamlet style roads are maintained in the hamlets, specifically Claverack hamlet. Street design within the existing hamlets and the proposed hamlet extensions are important. Sidewalks should also be designed in keeping with the rural hamlet character, not just the standard grey concrete.

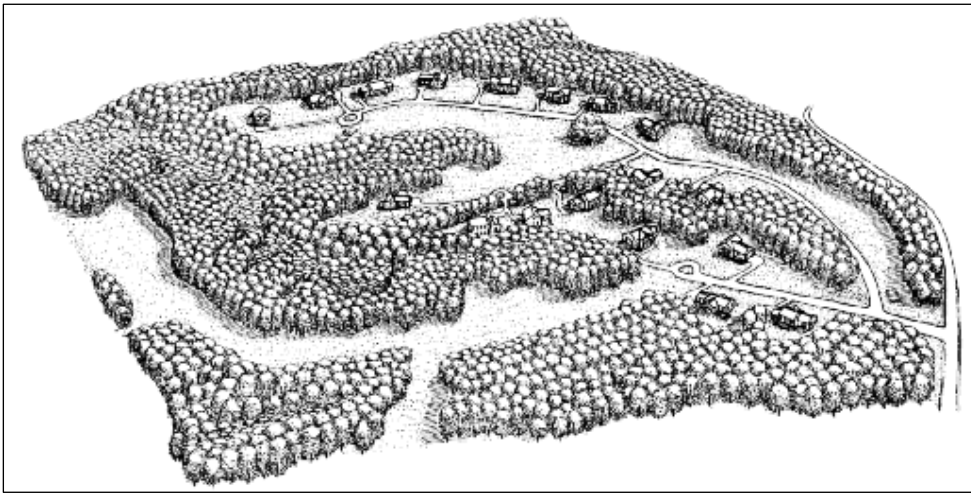
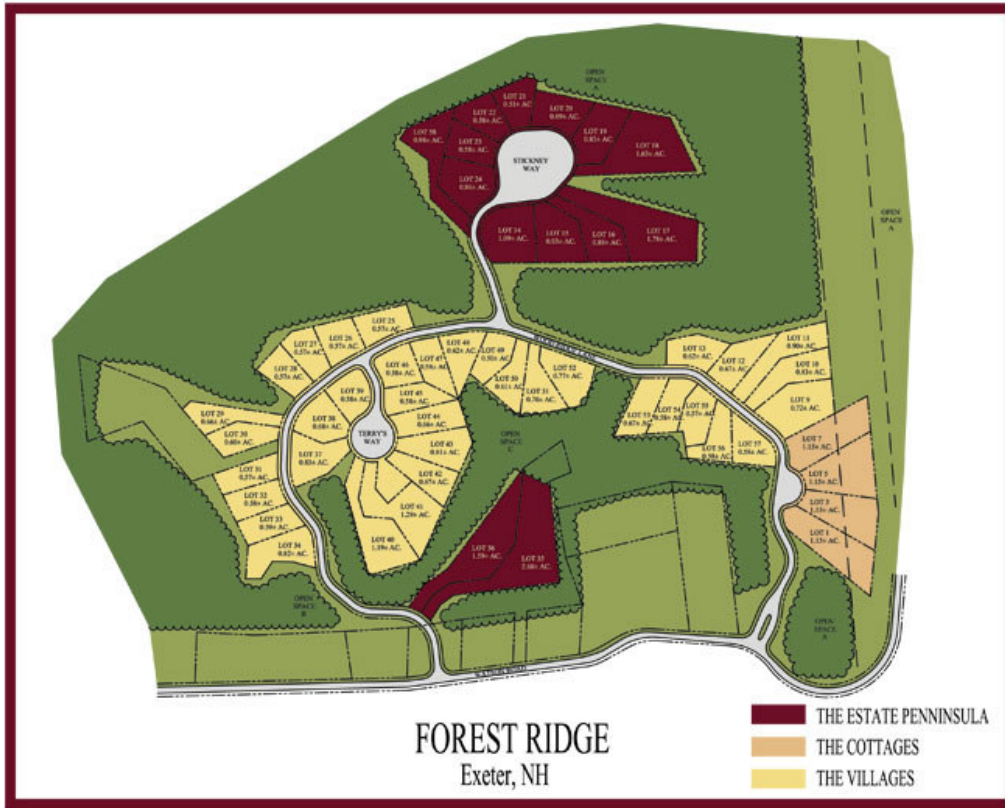
All of the strategies in the hamlet section were seen as great ideas, and necessary to protect and enhance the existing hamlets.

G. Illustrations of Conservation Subdivision Design



An example of a conservation subdivision design (www.lewisfarm.net, Kittery, Maine)

The following illustration is another example of a good conservation subdivision design from New Hampshire (from Chinbuilders, Inc., New Hampshire).



An illustration showing a conservation subdivision, where the developer builds the maximum number of homes permitted under the zoning,

while at the same time permanently protecting over half of the property. (From Randall Arendt, Growing Greener).

H. Model for Farmland Prioritization

The following information is from a USDA, Natural Resource Conservation Service Fact Sheet on Agricultural Land Evaluation. More information can be found at www.nrcs.gov/programs/lesa/.

Agricultural Land Evaluation and Site Assessment (LESA) Fact Sheet

Introduction

The Agricultural Land Evaluation and Site Assessment (LESA) system helps decision makers determine the quality of land for agricultural uses and assess sites or land areas for their agricultural economic potential. The LESA system was developed by the U. S. Department of Agriculture's Natural Resources Conservation Service (NRCS) and can be used by state and local planners, landholders, developers, and government officials to make land use decisions.

The LESA system can help units of government meet two overall objectives:

1. Facilitate identification and protection of important agricultural land.
2. Assist in implementing farmland protection policies.

Land Evaluation

The land evaluation component of LESA is used to rate soils based on their suitability for a specific agricultural use, such as cropland, forest land, or rangeland. The soils are grouped and a relative value is determined for each group. For example, the best group may be assigned a value of 100, while all other groups are assigned lower values. The land evaluation is based on data from the National Cooperative Soil Survey, which is the largest and most valuable natural resource database in the world.

Site Assessment

The site assessment component of LESA involves three major areas: non-soil factors related to agricultural use of a site, factors related to development pressures, and factors related to other public values of a site. Each factor selected is assigned a range of possible values according to local needs and objectives. This process provides a rational, consistent, sound basis for making land use decisions.

LESA System Design

When a LESA system is applied, the land evaluation rating is combined with the site assessment rating to determine the total rating of a specific site. The higher the total value of a site, the more likely the site is suited for long term agricultural production. LESA systems provide a framework where land evaluation and site assessment procedures are documented before individual sites are considered. This process allows different individuals to evaluate sites consistently, minimizing bias.

LESA systems are based on existing knowledge, but should be flexible enough to accommodate differences within states, counties, or areas. A LESA system can be developed at various levels of government-state, county, or township-or for an area such as a USDA-designated major land resource area (MLRA). LESA utilizes soil survey information and interpretations that are widely available throughout the United States, and planning concepts and principles that are regularly used by community planners.

LESA systems do not take away the power of local or state officials to make land use decisions, but help them make sound land use decisions. LESA systems include local values and objectives identified by a local work group or committee that helps develop the system. For this reason, a LESA system should be developed at the governmental level where it will be used-state, county, township, or town.

Finally, LESA systems need to be defensible. Planners and others need a reliable system to evaluate land and to determine under what conditions agricultural land should or should not be converted to nonagricultural uses. Soil survey information provides technically sound data for the land evaluation part of LESA. Thorough documentation of the site assessment part of LESA is essential. Involving a local work group in the development phase also lends credibility to the system.

Uses of LESA

LESA can provide information to:

- Identify important farmland.
- Implement national, state, and local farmland protection policies.
- Prepare and update comprehensive land use plans.
- Guide the appropriate use of state, local, or Federal funds.
- Serve as a consistent basis for taxes on agricultural land.
- Implement a program to purchase or transfer development rights.
- Prepare environmental impact statements as they relate to agricultural land.
- Plan water and natural resource projects.
- Plan sewage, water, and transportation systems.
- Determine the minimum size of farm units to be included in agricultural districts.

I. Farm Operation as defined by NYS Department of Agriculture and Markets

ARTICLE 25AA -- AGRICULTURAL DISTRICTS
AGRICULTURE AND MARKETS LAW
(AS AMENDED THROUGH December 19, 2005)
AGRICULTURAL DISTRICTS LAW

301. Definition of Farm Operation

When used in this article:

301(11). "Farm operation" means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a "commercial horse boarding operation" as defined in subdivision thirteen of this section and "timber processing" as defined in subdivision fourteen of this section. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.¹

301(2). "Crops, livestock and livestock products" shall include but not be limited to the following:

- a. Field crops, including corn, wheat, oats, rye, barley, hay, potatoes and dry beans.
- b. Fruits, including apples, peaches, grapes, cherries and berries.
- c. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
- d. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
- e. Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, such as alpacas and llamas, milk, eggs and furs.
- f. Maple sap.
- g. Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.
- h. Aquaculture products, including fish, fish products, water plants and shellfish.
- i. Woody biomass, which means short rotation woody crops raised for bioenergy, and shall not include farm woodland.

301(13). "Commercial horse boarding operation" means an agricultural enterprise, consisting of at least seven acres and boarding at least ten horses, regardless of ownership, that receives ten thousand dollars or more in gross receipts annually

¹ The definition of "farm operation" was separately amended by Chapters 374 and 388 of the Laws of 2001 to add "manure processing and handling facilities" (Chapter 374) and "commercial horse boarding operations" (Chapter 388).

from fees generated either through the boarding of horses or through the production for sale of crops, livestock, and livestock products, or through both such boarding and such production. Under no circumstances shall this subdivision be construed to include operations whose primary on site function is horse racing. Notwithstanding any other provision of this subdivision, a commercial horse boarding operation that is proposed or in its first or second year of operation may qualify as a farm operation if it is an agricultural enterprise, consisting of at least seven acres, and boarding at least ten horses, regardless of ownership, by the end of the first year of operation.

- 301(14). “Timber processing” means the on-farm processing of timber grown on a farm operation into woodland products, including but not limited to logs, lumber, posts and firewood, through the use of a readily moveable, nonpermanent saw mill, provided that such farm operation consists of at least seven acres and produces for sale crops, livestock or livestock products of an annual gross sales value of ten thousand dollars or more and that the annual gross sales value of such processed woodland products does not exceed the annual gross sales value of such crops, livestock or livestock products.