

# Village of Catskill, NY

## Comprehensive Plan

February 10, 2020

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# Introduction

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## Background

### What is a Comprehensive Plan?

In accordance with NYS Village Law, §7-722(2)(a), Comprehensive Plans are intended to be general in nature and may include, but are not limited to, the designation of land-use; the consideration of goals, objectives and policies for agricultural, cultural, historic and natural resource protection; transportation systems; future housing needs, and present and future locations of community facilities; existing and proposed recreation facilities and parkland; future general location of commercial and industrial facilities; and specific strategies for improving the local economy.

This Comprehensive Plan includes a concise statement of a community's vision for development, along with goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range implementation of the vision. Goals provide general direction based upon the aspirations of the community, and objectives and policies provide further direction for achieving an aspect of a goal.

### Process

The Village of Catskill appointed a Comprehensive Plan Committee to guide the preparation of a Draft Comprehensive Plan. Upon completion of the Committee's Draft Comprehensive Plan, a public hearing was held to solicit public input on the draft Plan and revisions were then made to the Plan. The Committee's Final Draft was then forwarded to the Village Board who reviewed the Comprehensive Plan and thereafter scheduled a second public hearing to afford all stakeholders an opportunity to comment on the Draft Comprehensive Plan. Concurrently, the Village followed the requirements of the State Environmental Quality Review Act (SEQRA) and referred the Draft Plan to the Greene County Planning Board for NYS General Municipal Law 239 l and m review. Upon comments from the public hearing and the Greene County Planning Board, final revisions were made to the Plan prior to its adoption. The adoption of this Comprehensive Plan is not the end of the Planning process, but rather the beginning of a thoughtful process to implement the recommendations over time and to refine them as circumstances change or unanticipated events occur.

### State Environmental Quality Review

State Environmental Quality Review (SEQR) identifies the adoption of a municipality's land use plan as an action that is presumed likely to have a significant impact on the environment. SEQR allows the Village to prepare a Full Environmental Assessment Form (EAF) Part 1, 2 and 3 and then issue a Negative Declaration for a comprehensive plan if there are no potentially significant environmental impacts as a result of its adoption. Catskill's 2020 Comprehensive Plan is written in a manner to serve as the Full EAF Part 3 for the policies and recommendations contained herein. Throughout the Comprehensive Plan, a "Full EAF Part 3 Discussion" is provided, which assesses potential environmental impacts of proposed policies. Based upon this analysis, Catskill has determined no potentially large environmental impacts will occur as a result of the adoption of the 2020 Comprehensive Plan.



# Chapter 1.0: Plan Overview

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This Comprehensive Plan includes a concise statement of a community’s vision for development, along with goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range implementation of the vision.

Goals provide general direction based upon the aspirations of the community, and objectives and policies provide further direction for achieving an aspect of a goal.

This Comprehensive Plan serves as the general guide for the Village Board in its legislative and budgeting role, the Village of Catskill Planning Board (“Planning Board”) in its site plan and subdivision review and approval role, the Zoning Board of Appeals in its quasi-judicial role, along with Village staff members, citizens, business owners and landowners with respect to directing development and redevelopment within the Village of Catskill.

As a policy statement of community intent, the Comprehensive Plan serves these purposes:

- It operates as an overall guide to be used in day-to-day development decisions.
- It serves as a coordinating mechanism for officials responsible for implementing elements of the plan.
- It provides residents with information on how their community will develop.
- It gives the public and private sectors a clear statement of what the community will expect in development proposals.
- It provides a legal basis for the specific land-use regulations and other local government functions, which will govern the structure of the community in the future.

## COMPREHENSIVE PLAN PURPOSE

“THIS  
COMPREHENSIVE  
PLAN IS INTENDED  
TO HELP CATSKILL  
REALIZE THE  
COMMUNITY’S VISION  
FOR THE FUTURE  
AND TO GUIDE  
GROWTH IN A  
MANNER THAT  
FOSTERS ORDERLY,  
COORDINATED AND  
BENEFICIAL  
DEVELOPMENT.”

This Comprehensive Plan is intended to help Catskill realize the community’s vision for the future and to guide growth in a manner that fosters orderly, coordinated and beneficial development.

The full implementation of some of the Plan objectives necessitates modifications of certain land-use regulations, preparation of more specific plans, or research of additional implementation methods. The additional efforts needed to do these are detailed in the Implementation chapter of the Plan, which outlines the timeframe for implementing objectives along with the party responsible for taking a leadership role in the implementation thereof.



In accordance with NYS Village Law, §7-722(2)(a), Comprehensive Plans are intended to be general in nature and may include, but are not limited to, the designation of land-use; the consideration of goals, objectives and policies for agricultural, cultural, historic and natural resource protection; transportation systems; future housing needs, and present and future locations of community facilities; existing and proposed recreation facilities and parkland; future general location of commercial and industrial facilities; and specific strategies for improving the local economy.

This Comprehensive Plan is intended, in part, to prepare the Village of Catskill for the next ten years with the broad goals of enhancing the social and economic vitality of the community, making it more resilient to natural disasters, expanding housing and employment opportunities, and lowering the community's carbon footprint through energy conservation and other strategies. Catskill's challenge and planning vision is to accommodate new growth while retaining its unique heritage and enhancing the Village's character and quality of life.

The first phase of preparing the Comprehensive Plan included a relevant document review by the planning consultants with input from the Comprehensive Plan Committee and Planning Board, as well as Village staff members and other stakeholders within the Village of Catskill. The Committee also undertook an analysis of population and housing trends by compiling Year 2010 and 2017 U.S. Bureau of the Census data. This data is provided on the following page and in section 2.0. The Committee also considered the following as part of its recommendations for the Village's new Comprehensive Plan:

- Village Board priorities and policy direction as reflected in local laws.
- New federal and state requirements, laws or initiatives.
- The need to address weaknesses and ambiguities in existing land use laws.
- Recent severe storm events, which are influenced by climate change.
- Need to address vacant and/or dilapidated housing stock.
- Need to address Downtown revitalization and fill empty storefronts.
- Desire to restore tree-lined street and develop tree planting program.
- Measures to enhance the walkability of the community.
- Hope for improving community resiliency during storm events and waterfront revitalization.
- Need to enhance infrastructure to address deficiencies and accommodate new growth.

This 2020 Comprehensive Plan reflects a culmination of these efforts, along with public input throughout the planning process. This Comprehensive Plan divides policies into specific topic areas including: Housing, Natural Resources, Economic Development, Transportation and Mobility, Historic Resources, Public Facilities, Downtown Revitalization and Land Use Policies. Chapter 2.0 – Housing follows with an overview of housing trends and strategies for enhancing housing opportunities in Catskill.

## COMPREHENSIVE PLAN DEFINED

“A COMPREHENSIVE PLAN INCLUDES A CONCISE STATEMENT OF A COMMUNITY'S VISION FOR DEVELOPMENT, ALONG WITH GOALS, OBJECTIVES, PRINCIPLES, GUIDELINES, POLICIES, STANDARDS, DEVICES AND INSTRUMENTS FOR THE IMMEDIATE AND LONG-RANGE IMPLEMENTATION OF THE VISION.”



Village of Catskill Profile			
	2010	2017	% Change
Population	4,081	3,894	-4.6%
Median Age	39.9	37.4	-6.2%
Individuals Below Poverty Level	22.9%	29.2%	+27.5%
Businesses	NA	575*	

Source: U.S. Bureau of the Census American Factfinder Community Survey 5-Year Estimates

\*2012 Survey of Business Owners



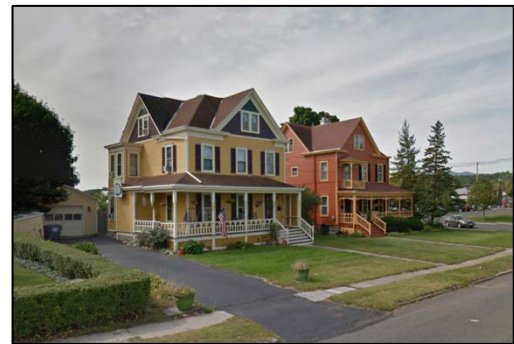
# Chapter 2.0: Housing

Between 2000 and 2010, Catskill’s population declined from 4,392 to 4,081 persons. During this time period, the total number of housing units in the Village increased from 1,660 to 1,889 housing units while the number of “occupied housing units” decreased from 1,380 to 1,339 housing units.

These conflicting trends can be explained by the way Census data is collected and by changing homeownership in the Village of Catskill in the past decade. The Census is an official count of a community’s population at a given point in time. If a person has a primary and secondary residence, their primary residence is used for the official census count. Since the second home is not their primary residence, these units are recorded as vacant and the person who has a second home is not counted as part of the local population.

A steady increase in second homeowners, over the past decade, is changing the dynamics of the community and its housing stock, but also making it more vibrant. This shift is one reason for the Census population decrease even while the number of housing units has increased.

The housing stock is also changing. Between 2010 and 2017, the number of single-family detached units decreased from 750 housing units to 652, a 13.15% decrease. During the same time period, the number of housing units in 3 to 4-unit apartment buildings increased from 197 to 344, a 74.32% increase, which likely reflects the conversion of single-family homes to multi-family apartments. Between 2010 and 2017, the percent of occupied housing units, which were “owner-occupied” decreased from 56.4% of housing units to 49.2%, which reflects the conversion of owner-occupied single-family housing units to rental apartments. These trends are concerning since it is affecting the character of the Village’s single-family neighborhoods.



**Above:** Example of variety of existing housing stock in the Village of Catskill, NY.

Catskill Occupied Housing Units 2010-2017. Table 2-1						
Units in Structure	2010	2010	No. Units 2017	% of units 2017	Percent Change	
1, detached	750	54.4%	652	48.7%	-13.15%	
1, attached	11	0.8%	12	0.9%	8.70%	
2 apartments	184	13.3%	180	13.4%	-1.93%	
3 or 4 apartments	197	14.3%	344	25.7%	74.32%	
5 to 9 apartments	151	10.9%	83	6.2%	-44.82%	
10 or more apartments	79	5.7%	68	5.1%	-13.55%	
Mobile home or other	8	0.6%	0	0%	0%	
<b>Total</b>	<b>1,380</b>	<b>100%</b>	<b>1,339</b>	<b>100%</b>	<b>-2.97%</b>	

Source: U.S. Bureau of the Census American Factfinder Community Survey 5-Year Estimates





Catskill Housing Occupancy 2010-2017. Table 2-2					
Housing Occupancy	No. of Units 2010	% of Units 2010	No. of Units 2017	% of units 2017	Percent Change
<i>Total Housing Units</i>	1,660	100%	1,889	100%	13.80%
Occupied	1,380	83.1%	1,339	70.9%	-2.97%
Vacant	280	16.9%	550	29.1%	96.43%
- Vacant Units Seasonal	38	13.3% of vacant units			
<i>Occupied Housing Units</i>					
Owner-occupied	779	56.4%	659	49.2%	-15.40%
Renter-occupied	601	43.6%	680	50.8%	13.14%

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

Maintaining the integrity of Catskill’s neighborhoods and the quality of its housing stock is an important goal of this Plan. Each of Catskill’s neighborhoods has its own unique identity that reflects the geography, history and time period of development.

This Plan recognizes that strong neighborhoods are the cornerstone of a healthy and vibrant community. Catskill can enhance its neighborhoods through new infill housing that complements existing housing, the rehabilitation/preservation of any deteriorating housing stock, strict enforcement of its building and zoning codes and sidewalk improvements. The latter will greatly enhance pedestrian circulation from residential areas to the commercial, institutional and recreational facilities making the community a better place in which to live. The Village also needs to review its Zoning Law to ensure it is not contributing to conversions of single-family homes to multi-family units to the detriment of its neighborhoods.

The Village of Catskill has a variety of distinct residential types:

- Older established neighborhoods located in close proximity to Downtown or older industrial areas;
- Suburban style subdivisions located further away from Downtown;
- Garden apartments, row houses, above-the-store housing units, situated in the heart of Downtown; and
- Upscale-Townhouse style development along the Catskill Creek.

It is an important goal of this Plan to provide land use regulations, which continue to provide opportunities for a variety of housing types and housing opportunities for all age groups and income levels.

The maintenance of Catskill’s housing stock can vary greatly throughout the Village. For the purpose of assessing the condition of Catskill's housing stock, we used the following definitions:

Table 2-3 Assessment of Housing Conditions	
Housing Condition	Description
<i>Sound:</i>	No deficiencies.
<i>Minor Deficiencies:</i>	Some repairs beyond regular maintenance.
<i>Major Deficiencies:</i>	Requiring substantial rehabilitation.
<i>Dilapidated:</i>	Unsuitable for rehabilitation warranting clearance.

Fortunately, much of the housing stock within the Village can be classified as being “sound.” Many of Catskill’s single-family homes date back to the mid-19<sup>th</sup> and early 20<sup>th</sup> Century and represent a rich variety of architectural styles including, but not limited to, Victorian, Greek Revival, Queen Anne, Italianate and French Second Empire. Some of these homes are eligible for listing on the State and National Historic Register. Most of these homes are situated on relatively small lots, which results in a dense pattern of development that allows Catskill’s residents to conveniently walk to Downtown and local institutions.



Some examples of the Village's well-maintained historically significant housing stock are shown in the photos provided on page 2-1 of this Chapter 2.0 Housing.

However, there are a number of homes throughout the Village that are in need of maintenance and repair. Some of these homes appear to be structurally sound, but have major deficiencies ranging from the roof, siding that needs substantial rehabilitation and poorly maintained/columns along the front porch. Some houses appear to have major deficiencies due to a prolonged period of disinvestment or the houses not being occupied for an extended period of time (see examples to the right).

There are a variety of factors that have contributed to the existing condition of these buildings. In some instances, the homeowner can simply not afford to make needed repairs. In other instances, absentee homeowners or landlords have simply failed to properly maintain their properties. In other instances, homeowners have unknowingly deferred exterior maintenance and repairs, due to the false belief that such maintenance and repair would increase their assessment. Regardless of the reason, the Village has a Building Code that must be strictly enforced for all residential properties to protect the health, safety and welfare of residents and the values of adjacent properties.



**Above:** Examples of existing housing stock in the Village of Catskill, NY.

This Plan strongly supports enhanced efforts to enforce *property maintenance laws* on all residential and non-residential or mixed-use properties in the Village - whether owner or renter occupied. In instances where homeowners are dealing with financial hardships, the Code Enforcement Officer should work with the property owners to address deficiencies over time - except for deficiencies that pose concerns related to health & safety. The R-1, R-2 and R-3 Residential Zoning Districts cover over 70% of the Village's geographic area. Single-family residences are allowed in all three districts; two-family houses by Special Permit in the R-1 Zoning District and as-of-right in the R-2 and R-3 Zoning Districts; and Multiple Dwellings are allowed by Special Permit in the R-2 Zoning District and permitted-by-right in the R-3 Zoning District.

The Zoning Law defines a "Multiple-Dwelling" as a building or portion thereof containing three or more dwelling units. The definition of Multiple Dwelling as three or more dwelling units, is likely encouraging the conversion of single-family homes to multi-family apartments. Allowing the conversion of single-family homes to four apartment units is tantamount to rezoning the Village's single-family neighborhoods. Typical problems associated with the conversion of single-family homes to more than two apartments include overcrowding, insufficient parking, solid waste disposal and general property maintenance.

*The conversion of single-family dwellings should be limited to two (2) apartments throughout the Village's single-family neighborhoods.* Then Special Permit Standards should be adopted for Multiple Dwellings such as access to public transportation, streets that can handle traffic volume and pedestrian access, etc.

*Full EAF Part 3 Discussion: The provision of funding for home improvements and stricter property maintenance laws should result in more sanitary housing conditions and is not anticipated to result in adverse environmental impacts. The adoption of special permit standards for multi-family housing will ensure that potential impacts are mitigated to the fullest extent practicable.*



The Village should pursue HUD *Community Development Block Grant (CDBG)* and *HOME funds* to provide *housing rehabilitation programs* for its low-moderate income homeowners and seniors. This funding could be used for new roofs, siding, heating systems, and repair of deficiencies. Up to \$25,000 can be provided to low-moderate income residents through these programs to rehabilitate their homes.

The Village should continue to encourage homeownership, well-managed rental housing, a variety of housing stock and housing opportunities for all age and income groups. Providing opportunities for its senior residents to downsize and live in senior housing within the Village should also be encouraged to allow its senior residents to age in the place where they have resided most of their lives and where they can be close to friends and relatives.

This Plan recommends the Village Board consider the adoption of an *Accessory Dwelling Units (ADU) Local Law* to permit ADU's in primary and second homes that are owner-occupied. An ADU could be constructed as either an interior, attached, or detached unit. Interior units would be located within the primary structure, attached units are connected to the primary structure, and detached units are separate—for example, being built above a detached garage. The attached and detached units, which are visible on the exterior of the house, should be designed to blend in with the primary structure and neighborhood architecture. Allowing for the construction of ADUs offers an alternative to rental projects that would create large and expensive buildings, altering the characteristics of a neighborhood and the Village.

The ADU Local Law should provide for a temporary exemption from the Village of Catskill Zoning Law to allow the landowner to obtain a permit for the ADU. In this way the accessory apartment is not a guaranteed right but would be renewable upon expiration. Within the Zoning Law, ADUs should be allowed but subject to Site Plan approval by the Planning Board.

Once the Site Plan is approved, an ADU permit could be granted by the Code Enforcement Officer for a maximum of one (1) year, with a renewal inspection occurring one month prior to the expiration date. To remain valid, the homeowner must maintain the home as a primary or second home residence. The home would be subject to an annual inspection. All ADUs would have to comply with the requirements of the NYS Uniform Fire Prevention and Construction Code.

If the property is sold, the local law should allow the ADU permit to be transferred to the new owner. Furthermore, homeowners should be required to remove the second kitchen and create free access through the house, should the ADU permit expire.

To protect the health, safety and welfare of the community and neighboring properties, all parking required for an ADU should be provided onsite. To ensure strict compliance with the accessory apartment law, there should be penalties for non-compliance. For example, should an accessory apartment be revoked, a new application for the same address cannot be filed for three (3) years.

As there is a need for workforce housing in the community, the Village Board should consider adopting an incentive program for homeowners that create affordable ADUs. A variety of financial incentives: reduced permit fees, *local property tax abatements*, assistance with installation of infrastructure, and other subsidies could be considered. New York State enabling legislation allows incentive zoning in accordance with NYS Village Law Section 7-703. This law provides a great deal of flexibility to the Village to craft incentives for the creation of ADUs, whether for seniors or workforce housing.

Some illustrative examples of ADUs are provided on the next page.

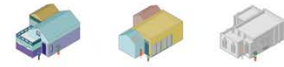




**Studio**  
Conversion or New  
374 sqft



**Garage Conversion**  
1 Bedroom, 1 Bathroom  
381 sqft



**Garage Conversion**  
2 Bedroom, 1 Bathroom  
490 sqft



**The Micro-Unit**  
2 Bedroom, 1 Bathroom  
596 sqft



**The L-Shape**  
1 Bedroom, 1 Bathroom  
540 sqft



**The Neapolitan**  
2 Bedroom, 1.5 Bathroom  
710 sqft

Another program the Village could consider incentivizing the creation of ADUs is Section 485-a of the Real Property Tax Law of New York State. This law, at local option, authorizes a declining 12-year partial exemption from real property taxation and special ad valorem levies for non-residential property converted to a mix of residential and commercial uses. The property must be located in a city, town, or a village. The creation of dwelling units above the first floor of Downtown buildings would be eligible.

An eligible conversion must have a cost in excess of \$10,000 or a higher amount stated in the local law adopted by the city, town, or village. The exemption applies only to construction commenced subsequent to the date on which the local law adopted by the city, town, or village takes effect. The exemption does not apply to improvements for dwelling units in a hotel and also does not apply to ordinary maintenance and repairs. However, the exemption would apply to the conversion of vacant second and third story space in Downtown Catskill, that are converted to dwelling units. The exemption is calculated as a percentage of the "exemption base," which is the increase in assessed value attributable to the conversion. The exemption is calculated using the following method:

<u>Year of Exemption</u>	<u>Percentage of Exemption</u>
1 through 8	100% of Exemption Base
9	80% of Exemption Base
10	60% of Exemption Base
11	40% of Exemption Base
12	20% of Exemption Base

This Plan supports the adoption of a Local Law to opt into the 485-a Real Property Tax Law Exemption.

*Full EAF Part 3 Discussion: The provision of funding Accessory Dwelling Units and incentives for living-over-the-store dwelling units will enhance affordable housing opportunities, while stimulating new investment within the Village. Over time, these efforts will help to enhance the tax base and reduce Vehicle Miles Traveled as more employees will be able to find housing within the Village of Catskill and be able to walk to work.*



The Catskill Mountain Housing Development Corporation (CMHDC) is the New York State certified Rural Preservation Company for Greene County that has offices and apartments in the Village of Catskill. The CMHDC manages a third of the multi-family property in Jefferson Heights. To date, the CMHDC has provided funds for nine current and scheduled housing projects in the Village with almost \$100,000 in improvements since 2017. The CMHDC, in a letter to the Comprehensive Plan Committee, has expressed its interest in working with the Village in the development and administration of new housing programs by tapping additional funding streams to increase production. This Comprehensive Plan strongly supports continued collaboration with the CMHDC to continue successful housing development in the Village.

Additionally, RUPCO, a nonprofit agency that provides and advocates for quality, affordable housing and community development programs has programs that assist first time homeowners. RUPCO maintains an office in the Village and may be available to enhance homeownership opportunities in the Village. This Plan supports partnering with RUPCO whenever possible.

Goals, objectives and policies with respect to housing are provided below.

## **Goal 2: Promote improvement of stable neighborhoods surrounding Downtown.**

### **Objective 2.1: Significantly reduce the number of illegal conversions of single- and two-family dwellings;**

**Strategy 2.1.1: Significantly increase the penalties for illegal conversion of one-, two-, and three family residential uses to multifamily.** Currently, illegal conversions can go for years before being discovered. Once discovered and a violation is issued. The Village should increase the penalties for zoning violations involving illegal apartments and institute a code enforcement fee to cover the increased cost to the Village of prosecuting illegal conversions. It is further recommended that all fees owed the Village must be paid prior to appearing before the Planning or Zoning Board. Collecting these fees could establish a stream of income upon which the Village can better enforce zoning laws for neighborhoods. Lastly, the Zoning Law should be amended to only allow conversion of single-family homes to two-family residences.

**Strategy 2.1.2: Create a Village's Rental Registration Program.** The Village should explore the feasibility of establishing a rental registration program, which requires landlords to register rental properties within the Village with the Building Inspector. Such registration program would require the building owner to provide up-to-date contact information and/or designate a local agent responsible for repairs and maintenance. A floor plan should be provided designating partition of units, and the location of required fire safety devices. The registration should be suspended upon the failure to remedy a violation within a given period of time. The program should be broadly advertised, and the rental of property without registration should be subject to a fine.

### **Objective 2.2: Encourage improvement of existing residences;**

**Strategy 2.2.1: Provide grants for home improvements.** Pursue *Community Development Block Grant (CDBG)* and *HOME funds* to help homeowners to improve their properties. The Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE) program provides financial resources to assist senior citizen homeowners with the cost of addressing emergencies and code violations that pose a threat to their health and safety or affect the livability of their home. The NYS Access to Home program provides financial assistance to make residential units accessible for low- and moderate-income persons with disabilities. Assistance with the cost of adapting homes will enable individuals to safely and comfortably continue to, or return to, live in their residences instead of residing



in an institutional setting. The Access to Home for Heroes (formerly known as Access to Home for Veterans) program provides financial assistance to make dwelling units accessible for low- and moderate-income veterans living with a disability.

**Strategy 2.2.2: Require stricter property maintenance laws for vacant or abandoned residential properties.** The appearance of abandoned residential lots and structures currently poses an adverse effect on the community. The Village should adopt a stricter property maintenance law for residential structures. The enhanced property maintenance law may require approval by the Department of State.

**Strategy 2.2.3: Encourage Bed & Breakfast Establishments.** Streamline the permit process to encourage reuse of large homes for *Bed & Breakfast* establishments.

**Strategy 2.2.4: Refuse.** Refuse containers should be placed in refuse containers and only placed curbside during refuse pick-up days. Empty containers that are left out become an eyesore and nuisance.

*Full EAF Part 3 Discussion: The provision of funding for home improvements and stricter property maintenance laws should result in more sanitary housing conditions and is not anticipated to result in adverse environmental impacts.*

**Objective 2.3: Increase homeownership to be more consistent with Greene County averages;** The 2010 Census showed homeownership in Greene County was 72.5 % and 67.9% in the Town of Catskill.

**Strategy 2.3.1: Promote homeownership by all income groups.** It is important that Catskill does not simply provide only rental housing as an affordable option, but that opportunities to own a home are made available to residents of all income levels. Possible methods for achieving this objective include:

- Implement a *first-time homebuyer* program that provides down payment assistance and below market rate financing programs. Work with RUPCO to provide assistance to prospective first-time homebuyers.
- Implement *housing rehabilitation programs* that provide financial assistance to restore both owner-occupied and investor owned housing for low-moderate income and senior residents.
- *New Infill Housing Incentive Program* – Provide a 5-year tax abatement program [50% reduction stepped down 10% each year] for those who build a new house on an infill lot.
- Market and promote “Catskill Living” focusing on lifestyle elements of recreation, historic setting, waterfront opportunities and proximity to the Catskills to area employment centers to attract young professionals to the Village.
- One-stop-shop and workshops for information on housing support programs.



**Above:** Examples of existing housing stock in the Village of Catskill, NY.

**Objective 2.4: Maintain and promote traditional architectural form consistent with the existing neighborhoods, including provision of front porches, short setbacks, and traditional building scales;**

**Strategy 2.4.1: Develop form-based policies for infill development on vacant lots to ensure new houses compliment neighboring properties with respect to placement, mass and street orientation.**



- Ensure the height and scale of new houses is generally compatible with surrounding development.
- Develop design guidelines for infill housing.

**Objective 2.5: Promote social interaction through the provision of neighborhood gardens, community gardens, parks and other open spaces;**

**Strategy 2.5.1: Development of urban agriculture activities by community groups.**

- Develop of evaluation criteria and review of parcel suitability for Urban Agriculture (UA).
- Form an Urban Agriculture Committee to review plans and policies and make recommendations on urban agricultural issues.

*Full EAF Part 3 Discussion: Allowing the cultivation of food within neighborhoods will make fresh quality food more accessible to residents, especially those constrained by limited incomes, and result in improved health and social equity. As long as community gardens are well maintained and do not fall into disuse, no adverse environmental impacts are anticipated as a result of this recommendation.*

**Objective 2.6: Promote accessory dwelling units and dwellings-above-the-store to expand housing opportunities for workforce housing and to better enable seniors to age in place;**

**Strategy 2.6.1: Adopt an Accessory Dwelling Units (ADU) Local Law to permit ADU's in primary and second homes that are owner-occupied.**

- ADUs should be allowed subject to Site Plan review by the Planning Board.
- ADUs should be temporary uses subject to renewal of annual permit.
- An ADU could be constructed as either an interior, attached, or detached unit. Interior units would be located within the primary structure, attached units are connected to the primary structure, and detached units are separate—for example, being built above a detached garage.

**Strategy 2.6.2: Adopt Local Law to opt into the NYS Real Property Tax Law Section 485-a program to encourage creation of dwelling units above-the-first floor of mixed-use building in Downtown.**

- ADUs above-the-store will strengthen economic viability of buildings;
- ADUs above-the-store will strengthen the tax base over time;
- ADUs will enhance the social and economic vitality of Downtown.

**Objective 2.7: Collaborate with the Catskill Mountain Housing Development Corporation and RUPCO in the development and administration of new housing programs;**

**Strategy 2.7.1: Ensure communication between Village Officials and staff members to strengthen collaboration with the Catskill Mountain Housing Development Corporation and RUPCO to undertake housing development within the Village of Catskill.**

**Strategy 2.7.2: Support efforts of the Catskill Mountain Housing Development Corporation to tap into new funding streams to support new housing programs in the Village.**



# Chapter 3.0: Natural Resources

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The Village of Catskill, in many ways, is defined by its surrounding rural landscape with high aesthetic value, which contains recreational, natural and wildlife areas. The Village is also blessed with such resources within the boundary of the Village. These natural resources contribute to the Village's unique character and quality of life and its little wonder the Hudson River School Art Form was created here. Residents have access to these natural resources such as the Catskill Creek and Hudson River while other natural resources are privately owned. Each of these natural resources contribute to the quality of life in the Village. This chapter highlights the natural resources found within the Village, including land resources (i.e. open space, streams and scenic vistas), geologic features (mountains, hillsides and backdrops) and water resources (wetlands, floodplains, aquifer, streams and water bodies).



**Above:** View of Dutchmen's Landing and Catskill Creek from the Hudson River looking northwest.

## 3.1 Land Resources

### *Open Space*

*Open Space is land that is not intensively developed for residential, commercial, industrial or institutional use. It serves many purposes, whether it is publicly or privately owned. It includes agricultural and forest land, undeveloped shorelines, undeveloped scenic lands, public parks and preserves. It also includes water bodies such as rivers and bays. What is defined as open space depends in part on its surroundings. A vacant lot, community garden or small marsh can be open space in a big Village. A narrow corridor or pathway for walking or bicycling is open space even though it is surrounded by developed areas. Historic and archeological sites are often associated with significant open spaces and are a part of our common heritage.<sup>1</sup>*

Open space in the Village can be categorized in the following ways:

- 1) Privately owned open space such as Bliss Marina, Catskill Yacht Club, Catskill Marina, Riverview Boat Rentals,
- 2) Recreational facilities associated with the Catskill Senior High School which are typically reserved for use by the students, but also serve larger community needs.
- 3) Undeveloped property owned by the Village around its water and sewer facilities that is not intended for recreational use.
- 4) Developed recreational lands owned by the Village, including lands currently used for active recreational purposes by residents or intended for future active recreational lands (Dutchmen's Landing Park, Elliot Park and Pruyn Park).
- 5) Private institutional lands, such as cemeteries, churches, libraries or museums, which have limited or restricted public access (e.g., St Anthony's Seminary).

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<sup>1</sup> *Local Open Space Planning Guide (2004 reprinted 2007) page 3. NYSDEC and NYS DOS.*





- 6) Environmentally constrained lands such as wetlands and steep slopes, which have limited or restricted public access.
- 7) The Catskill Creek and Hudson River with limited public access, but the ability to be more accessible through new NYSDEC fishing and boating access points along the river.
- 8) National Register Historic Sites including the Thomas Cole National Historic Site.

*An open space preservation program considers water resources protection, preservation of wildlife habitat, the identification and retention of historic resources and the management of parks and recreation facilities and the management of community and urban forestry. This comprehensive approach is reflected in the open space objectives:*

- Preserve and enhance the natural and cultural features that form Catskill's unique qualities.
- Promote a land use development pattern that is consistent with the carrying capacity of natural resources and the ability to provide services.
- Ensure the quality of Catskill's water resources.
- Protect and promote community and urban forests and forested land.
- Retain forested areas, stream corridors, wetlands and other open spaces to the maximum extent practical, so as to establish and preserve buffers between developed areas.
- Provide increased protection for environmentally sensitive areas such as wetlands, flood plains, steep slopes, ridges, wildlife habitat areas and corridors, and unique geological formations and features.
- Preserve the character of historical sites and structures.
- Protect, expand, connect and create active and passive recreational facilities and opportunities.
- Identify and protect scenic views as seen from roadsides, parks, waterfronts, and other areas frequented by the public.
- Preserve and enhance key entryways or gateways to Catskill.

### **3.2 Geologic Features**

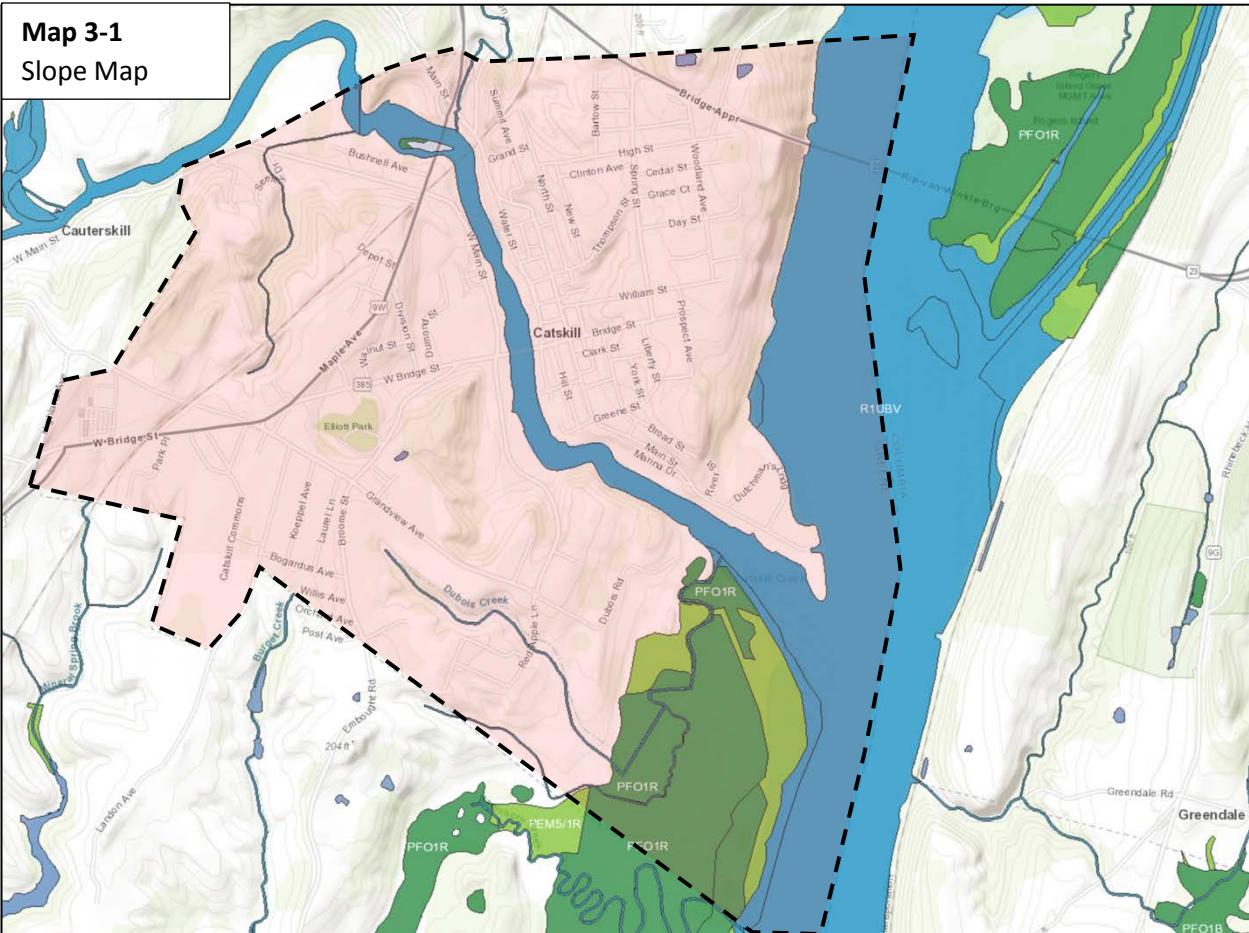
#### *Mountain, Hillsides and Backdrops*

The older settled parts of the Village of Catskill were developed within the natural floodplains of the Hudson River and Catskill Creek and the steep hillsides in between. The steepest areas within the Village are situated along the shore of the Hudson River, where the elevation rises well above the natural floodplain. Another area with steep slopes is south of Broome Street in the vicinity of the Forlini Property.

Areas with steep slopes are depicted on the Slope map on the next page. In their wooded natural state, these steep slope areas form an attractive backdrop, or setting, which help to soften the man-made environment. Therefore, this Comprehensive Plan encourages the protection of hillsides and steeply sloped backdrops, and the adoption (or refinement) of measures to avoid the wholesale re-grading and disturbance of these areas for any land-use.

Development on steep slopes should be designed in a manner that limits site disturbance by designing building and parking areas in a manner that takes advantage of site topography. Trees should be preserved along the edge of ridgelines to screen views of new development. *This Plan further supports the creation of Visual Assessment criteria to guide Planning Board review.*





### Wetlands

Wetlands serve three primary functions: 1) to filter and clean water; 2) to provide wildlife habitat; and 3) to provide stormwater storage and retention. Wetlands are necessary to our ecosystems. Their development, outside of the occasional road or access driveway, must be limited and resisted. They also serve a vital function in retaining large amounts of runoff during the spring thaw or major storm events. In this respect, wetlands help to reduce peak flood flows and decrease flood damage. Wetlands also provide scenic viewsheds, which help to define Catskill. *The Planning Board must continue to evaluate the need for wetland delineations at the earliest time possible during the review.* Doing so will help to protect these vital resources.



**Above:** View of Rams Horn-Livingston Sanctuary from the Hudson River.

Audubon New York and Scenic Hudson cooperatively own and manage to *Rams Horn-Livingston Sanctuary*, which contains over 436 acres of tidal marsh and swamp, upland forests and fallow farm fields. RamsHorn-Livingston Sanctuary contains the largest tidal swamp in the northern Hudson River estuary. Access to the Hudson River is possible by canoe or kayak via the RamsHorn Creek. The Sanctuary is an important wildlife habitat and site for a variety of educational programs. *This Plan supports ongoing*

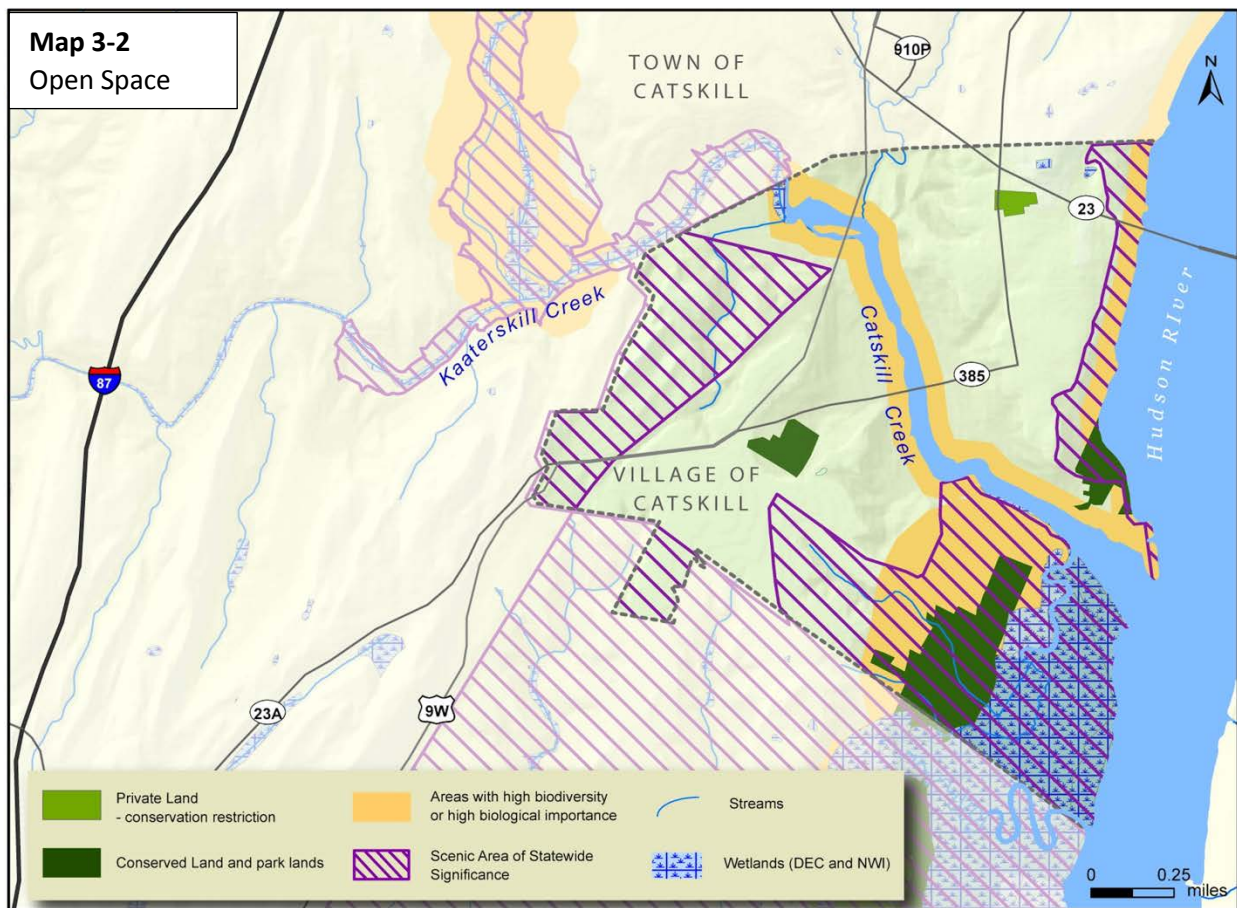


cooperation between the Village, not-for-profit conservation groups and State agencies to protect such resources.

### Floodplain

The Village of Catskill has a Flood Damage Prevention Ordinance. Catskill’s engineering firm, Crawford & Associates, recently completed a Draft Zoning Code Analysis for Flood Resiliency. The analysis includes recommendations for introducing a Flood Overlay District into existing zoning. This Plan recommends that the Village Board move forward with the adoption of the recommended Zoning Law revisions to implement the recommendation of the Zoning Code Analysis for Flood Resiliency.

In the interim, the Planning Board must follow the Village’s Flood Damage Prevention Ordinance and factor in the presence of floodplains when it reviews site plan and Special Permit applications. The Planning Board must mandate mitigation measures for any development within floodplains or flood-prone areas and ensure that proposed buildings are in compliance with FEMA regulations.



### 3.3 Water Resources

#### Streams, Water Bodies and Riparian Zones

The Village should consider the creation of a buffer requirement around surface water resources including streams, wetlands and vernal pools. Currently, the NYS DEC requires a 100-foot buffer around NYSDEC-regulated wetlands but other resources do not require such protection. A 50- to 100- foot buffer should be considered with dense vegetation requirements, particularly if a proposed use has an increased likelihood of impacting water quality. A *riparian zone* is the border between land and a flowing body of



surface water that is densely populated with plant species. Perhaps one of the most important qualities of the riparian buffer zone is its ability to control erosion, and thus, to prevent sediment pollution. The enactment of regulations to protect the riparian zone along streams should also be enacted.

### Stormwater Management

Catskill’s stormwater management system includes its storm sewers and ditches that are designed to quickly channel runoff from roads and other impervious surfaces. These devices are important to control high flows that may be a threat to public safety. Unfortunately, there are adverse environmental impacts associated with traditional stormwater management.

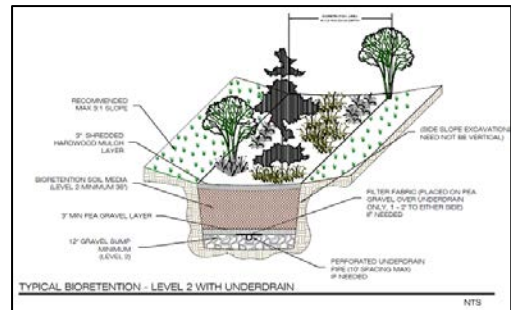
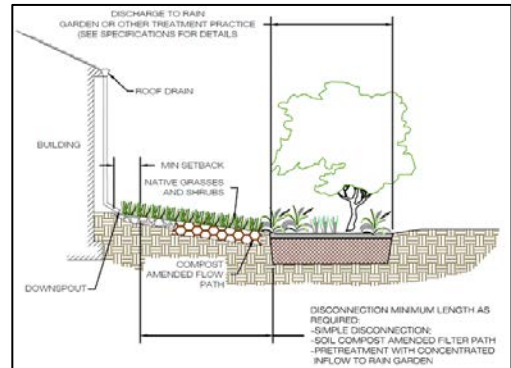
This Plan encourages the use of low impact design alternatives, such as curbless parking areas, open grass drainage swales, permeable pavement and dry wells to decrease potential stormwater runoff, flooding, surface water pollution and groundwater pollution related to future development. As the Planning Board reviews development applications, it must ensure that appropriate stormwater management measures are put in place. Such measures will help to protect water quality and mitigate potential damage during major storm events.

### 3.4 Street Trees

Street trees provide many benefits to an urban environment. Some benefits of Street Trees include:

- Reduced traffic speeds as street trees provide vertical walls framing streets, providing a defined edge, which helps motorist assess their speed.
- Create safer walking environments by forming distinct edges to sidewalks so motorist better distinguish between their environment and one shared with pedestrians.
- Increased security by creating a more pleasant walking environment with rain, sun and heat protection.
- Less stormwater runoff as trees absorb up to 30% of precipitation.
- Soften and screen necessary street features such as utility poles, etc.
- Provides important habitat for birds, squirrels and other urban life.

There are many varieties of street trees that are intended to co-exist with overhead utilities and sidewalks.



**Above** (top to bottom): Illustration showing residential rooftop bioretention system; view of bioretention system with plantings, which are intended to absorb nutrients from runoff; and a typical bioretention system. This Plan supports best management practices.

Source: Illustration from Virginia Department Conservation & Recreation.



The Village has an established tree program, run by the Tree Council, that has planted trees throughout the Village. The Village recently passed a law designed to protect the Village's public trees and develop a tree-replacement program.

This Plan supports the implementation of the Tree Program by the Tree Council.

*Full EAF Part 3 Discussion: The goals, objectives and strategies pertaining to natural resource protection would help to ensure that potentially large impacts to the environment are avoided through the development review process. The preservation of natural resources would help to make the community more resilient while conserving vital habitat for all species.*



**Goal 3: Preserve constrained lands as open space, or very low-density residential clustered development as appropriate;**

**Objective 3.1: Promote open space preservation throughout the Village, but especially in environmentally constrained areas;**

**Strategy 3.1.1. Encourage owners of lands with severe environmental constraints to consider clustered development that would preserve large portions of such lands in a conservation easement.**

**Strategy 3.1.2. Work with non-profit land conservancies to establish nature preserves on land with severe environmental constraints.**

**Objective 3.2: Identify and protect scenic views as seen from roadsides, parks, waterfronts, and other areas frequented by the public.**

**Strategy 3.2.1: Establish Visual Impact Assessment criteria to guide the Planning Board.** Visual Impact Assessment criteria should be enacted to guide the Planning Board in its review of development applications situated with the Scenic Areas of Statewide Significance within the Village of Catskill.

**Objective 3.3: Promote protection and conservation of environmentally constrained lands and important natural resources;**

**Strategy 3.3.1: Enact a Hillside Protection Overlay Zoning Provision.** Steep slope zoning regulations reduce runoff, soil loss, and erosion on sensitive slopes, by limiting the impacts of development on steep slopes and sensitive lands. The varied terrain in parts of Catskill, such as the different elevations along the Hudson River and Catskill Creek, require revised standards for building on slopes. Construction on steep slopes greater than 15 percent and less than 25 percent should be minimized, and construction on slopes of 25 percent or greater should be avoided as much as possible.

**Strategy 3.3.2: Enact Surface Water Protection Regulations.** In order to protect water quality and various water-dependent habitats, the Village should consider the creation of a buffer requirement around surface water resources including streams, wetlands and vernal pools. Currently, the NYS DEC requires a 100-foot buffer around NYSDEC-regulated wetlands but other resources do not require such protection. A 50- to 100- foot buffer should be considered with dense vegetation requirements, particularly if a proposed use has an increased likelihood of impacting water quality.

**Strategy 3.3.3: Monitor sea level rise and flooding assessment of Catskill Creek and the Hudson River.** To make the lands surrounding the creek and river more resilient to future storm intensity increases projected by global climate change studies.

**Strategy 3.3.4: Support Development of a Natural Resources Inventory (NRI) and Open Space Plan.** Catskill should support the process of inventorying sensitive natural features such as habitats, flood zones, surface waters, geology, agricultural lands, forests, soils, and ecologically sensitive areas. The Village can build upon the *Natural Resources Inventory for Greene County*, prepared by Greene Land Trust and Cornell Cooperative Extension of Columbia and Greene Counties in building a Village-specific NRI. Development of an Open Space Plan that provides recommendations for priority areas for open space preservation through public purchase, purchase by institutional land trust, or through low-impact uses such as parks is recommended. Additionally, existing zoning should be reconsidered in light of the Natural Resources Inventory and the Open Space Plan and incorporated into the Comprehensive Plan by reference.



**Strategy 3.3.5: Adopt Subdivision Regulations.** Catskill has never adopted subdivision regulations to guide the Planning Board review of the subdivision of land. This Plan recommends that the Village of Catskill develop and adopt Subdivision Regulations to regulate the subdivision of land. “Subdivision of land is often the engine that drives development in a community. The purpose of subdivision control is “to provide for future growth and development, afford adequate facilities for housing, transportation, distribution, comfort, convenience, safety, health and welfare of its population.” Whether subdivisions will be pleasant places to live, have parks, playgrounds or other recreational areas, have adequate streets and sidewalks for residents is within the purview of the planning board’s review of subdivision plats. It is important to distinguish subdivision approval from the other major land use control - zoning. While zoning and subdivision control are entirely separate and distinct parts of the planning implementation process, they complement each other, and taken together can ensure well-ordered development. Both are exercises of a municipality’s “police power.” **Zoning** has as its principal purpose the prescription of **what land may be used** for. Zoning accomplishes this by establishing different districts and providing for permissible uses in each (e.g., residential, commercial, industrial). **Subdivision control**, however, is concerned with **how land is used** - i.e., it attempts to ensure that when development does occur, it will be accompanied by adequate services and facilities [Page 1 Subdivision Review in New York State: James A. Coon Local Government Technical Series, NYSDOS Division of Local Government Services: February 2015].

*Full EAF Part 3 Discussion: The protection and conservation of environmentally constrained lands by identifying important natural resources and implementing appropriate land use controls will result in enhanced protection of the environment. The adoption of Subdivision Regulations will help to ensure that future development is guided in a manner to protect natural resources and promotes comfort, health, safety and general welfare of the community. No adverse environmental impacts are likely to result.*

**Strategy 3.3.6 Review and consider incorporating NYSDEC Better Site Design principles** in the Villages zoning code. Better Site Design is an approach to development that utilizes a set of design principles that protect natural areas, reduce impervious surfaces, and better integrate stormwater treatment in development and redevelopment projects. Better Site Design can help the Village protect its natural resources and better manage stormwater which can result in reduced flooding and improved water quality.



# Chapter 4.0: Economic Development

This Comprehensive Plan recognizes the importance of economic vitality to the future of Catskill. For Catskill to prosper, future development within the community has to involve new investment in the Village's Downtown, Catskill Creek and Hudson River waterfronts, its commercial gateways (i.e., U.S. Route 9W and NYS Route 23 and 23A), along with the adaptive reuse of underutilized sites and buildings. The Village must also preserve its natural and historic resources.



Above: Aerial of Downtown Catskill and Catskill Creek Waterfront with Hudson River in the background.

## 4.1 Review of Existing Studies.

The 2009 *Village of Catskill Downtown and Waterfront Revitalization Strategy* focused on the historic core of the Village of Catskill, providing a framework for redevelopment and revitalization. The Downtown and Waterfront Revitalization Strategy took a detailed look at this area, setting specific goals and redevelopment concepts which are incorporated into this Comprehensive Plan by reference.

The Downtown and Waterfront Revitalization Strategy outlined four interconnected subdistricts with several strategic opportunities including:

- Catskill Creek Point District: Contains Catskill Point Park, Dutchmen's Landing Park, and a variety of municipal and private landholdings, creating an opportunity to connect people with the water and the Hudson River landscape.
- Lower Main Street District: This area connects Main Street to Catskill Point, though a residential neighborhood. As the critical connection between two major areas of the Village, this area presents opportunities for streetscape and transportation enhancements.
- Waterfront/Entertainment District: The area around the Uncle Sam Bridge will function as a center for entertainment, with a marina or maritime theme. This district has been identified as offering opportunities for recreation, entertainment, culture and lifestyle, with waterfront activities will be at the forefront of the experience.
- Main Street District: This area represents the first impression of the Village for many visitors. As such, significant opportunities for streetscape and downtown enhancement have been identified in the Revitalization Strategy, as well as links to the waterfront and community feature.

In 2017, the Village of Catskill completed the *Village of Catskill Brownfield Opportunity Area (BOA) Nomination Study* that also covered the Village's Downtown and along the Catskill Creek waterfront. The BOA Study included an inventory and analysis, identification of priority brownfield, abandoned and vacant sites, an economic and market trend analysis, redevelopment roadmap and goals and recommendations. The Vision, Goals and Recommendations and Selected Redevelopment Concepts provided in the 2017 BOA Nomination Study are incorporated into this 2019 Comprehensive Plan by reference in their entirety.

The Economic and Market Trend Analysis provided in the 2017 BOA Study is still valid and provides the foundation for pursuing economic opportunities for the entire Village of Catskill. This chapter builds upon the goals and policies of the previous studies summarized above. This Plan finds that the Village must complete the BOA process so that it can secure funding for Brownfield Site redevelopment.





## 4.2 Downtown Revitalization

The “Downtown” business district is noted for its two and three-story mixed-use buildings, pedestrian scale streets and Village, Town and County offices. A successful “Downtown Revitalization” effort will require a commitment among local government, business owners and building owners to *sustain* the revitalization effort. Chapter 8.0 Downtown Revitalization provides specific Comprehensive Plan goals and strategies for revitalizing Downtown. The 2017 *Village of Catskill Brownfield Opportunity Area (BOA) Nomination Study*, included eight (8) *Downtown revitalization recommendations, which are incorporated by reference into this Comprehensive Plan. In addition to the waterfront revitalization recommendations contained in the 2017 BOA Study, the following additional recommendations are included in this Comprehensive Plan.*

**D-9: Develop Maker Space.** Develop a Maker Space technology center to provide resources to the growing maker, technology and arts community. The Village should collaborate with County, State, for-profit and not-for-profit sectors to develop a state-of-the-art Maker Space in the vicinity of Downtown. The Maker Space could include a training center, STEAM or science, technology, engineering, arts and math collaboration, and resources from entrepreneurs and businesses.

To ensure the success of the maker space, the Village must also coordinate with County and State agencies and local service providers to ensure access to reliable high-speed internet service.

## 4.3. Gateways and Strategic Development Sites

Gateways are areas where visitors experience a critical first impression of a community. To create a welcoming gateway to Downtown, the 2017 BOA Study recommended the following enhancements be added to Upper Main Street: a well-defined pedestrian space, a traffic calming central median, street trees, buried utility lines, quality landscaping and sidewalks. The BOA Study also recommended creating a gateway to connect the lower end of Main Street to Catskill Point. This Plan continues to support that recommendation and incorporates the eight (8) Study-Area Wide Recommendations of the 2017 BOA Study.



**Above** (top to bottom): Images of attractive mixed-use business districts with appealing window displays and merchandising displays that invite shoppers into the stores and make the business district more appealing.



**Above:** Gateway to Village coming from Rip Van Winkle Bridge approaching entrance to the Thomas Cole National Historic Site. The design of commercial establishments along this corridor (including gas stations, a motel, restaurant and retail) is not an appealing gateway to the Village’s historic district.



The following recommendations with respect to “Gateways” are added as part of the Comprehensive Plan.

**G-1: Adopt Wayfinding Signs and Design Guidelines for NYS Route 23 Corridor.** Wayfinding signs are intended to help visitors find their way around a community and direct them to important destinations within the community such as Downtown or historic sites. The NYS Route 23 Corridor does not leave a visitor with a positive first impression of the Village or the sense that one has arrived at a National Register Historic Site. The directional signs along the road do little to help the traveler find their way around. Today, the corridor contains an eclectic mix of gas stations, motels, restaurant and retail that are not well-designed or situated, leaving an impression of haphazard development. To improve the appearance of this gateway over time, design guidelines are needed to create a more aesthetically pleasing, walkable and functional commercial corridor. It is recommended that such guidelines include both standards (requirements) and guidelines (suggestions), to guide the Planning Board’s review of new commercial development. From the NYS Thruway, wayfinding signs to Historic Downtown and sites is also needed.

**G-2: Adopt Wayfinding Signs and Design Guidelines for U.S. Route 9W and NYS Route 23A Corridor.** Today, these corridors contain an eclectic mix of uses including a supermarket, car dealerships, gas stations, diner, pharmacy, Lowes Home Improvement Center, fast food restaurants, banks and other retail and professional office uses. To improve the appearance of this gateway over time, design guidelines are needed to create a more aesthetically pleasing, walkable and functional commercial corridor. It is recommended such guidelines include both standards (requirements) and guidelines (suggestions), to guide the Planning Board’s review of new commercial development. The design guidelines for the NYS Route 23 corridor should be distinct from the guidelines developed for the U.S. Route 9W/NYS Route 23A Corridors. Wayfinding signs are also needed along these corridors.

A C-1 Commercial Overlay District is also recommended, which would have a narrower list of permitted uses to ensure the uses were in harmony with nearby historic sites.

**G-3: Redevelop Condor Site and reconnect West Bridge Street to Cauterskill Avenue.** This Plan recommends that the Condor site be redeveloped with the existing building removed, sited graded to address on-going drainage issues, and street trees, landscape buffer, streetlights, and sidewalks provided along West Bridge Street to create an attractive gateway to the Village. Furthermore, the existing Price Chopper driveway, running from West Bridge Street to Cauterskill Avenue should become a Village Street with sidewalks, landscape buffer and sidewalk. The Village should use the SEQRA and Site Plan review process to help facilitate such improvements. The Design Guidelines for this gateway should include requirements for sidewalks, street trees and landscape buffers so that – over time – this unsightly gateway evolves into an attractive entrance to the community.

**G-4: Develop NOE Property.** The NOE Property is a 55-acre site that was subdivided into 77 single-family residential lots with utilities and road cut through the property. Presently, access to the site is restricted due to the closure of the Cauterskill Avenue Bridge. Furthermore, there is not pedestrian connection from this site to the nearby Price Chopper and other commercial establishments. To address these impediments to development, the existing Price Chopper driveway, running from West Bridge Street to Cauterskill Avenue should become a Village Street with sidewalks, landscape buffer and sidewalk. This Plan also call for the Village to work with the County to reconstruct the Cauterskill Avenue Bridge.

**G.5: Billboards along Main Street and U.S. Route 9W:** Within the Village, there are several large billboards that are unsightly and create visual clutter along this important gateway to the Village of Catskill. Given the communities focus on historic preservation as part of its economic development



strategy, this Plan supports a program to amortize existing billboards for a period of seven (7) years and thereafter require the removal of all existing billboards in the Village.

#### **4.4 Waterfront Revitalization**

In 2017, the Village of Catskill completed the *Village of Catskill Brownfield Opportunity Area (BOA) Nomination Study*, which included fifteen (15) waterfront revitalization recommendations. Those recommendations are incorporated herein by reference into this Comprehensive Plan. In addition to the waterfront revitalization recommendations contained in the 2017 BOA Study, the following additional recommendations are included in this Comprehensive Plan.

**W-15: Connect Catskill Yacht Club, Hop-O-Nose and Catskill Marinas to downtown using a small bus loop that connects these locations to Downtown.** Work with marina owners, Downtown merchants and Greene County to fund a seasonal jitney service to mariners from the waterfront to Downtown.

**W-16: Connect Catskill to nearby waterfront communities (e.g., Athens and Hudson) via a water taxi service.** Work with County and State economic development and tourism agencies to develop a seasonal water taxi service to link the Villages along the Hudson to better promote the attractions in each community to draw larger crowds to special events and concerts.

#### **4.5 Economic Development Goals, Objectives and Policies**

### **Goal 4: Enhance employment opportunities and promote economic vitality in the Village;**

**Objective 4.1: Establish Catskill as a livable Village where residents want to live and businesses want to locate.**

**Strategy 4.1.1: Promote awareness of the Village’s location on the NYS Thruway, on a major rail corridor, as a port on the Hudson River, near major airports in Albany, Newburgh, and NYC, and near to the Amtrak station in Hudson.** The Village’s access to the regional transportation system allows residents to commute to nearby employment centers and its businesses the ease to get its products to market.

**Strategy 4.1.2: Develop a public-private partnership for conserving parks, open space, and other amenities that enhance the public spaces of the Village.** Through public-private partnerships, the Village will be able to leverage its own resources with that of the private sector to enhance recreation and open space.

**Strategy 4.1.3: Take advantage of the proximity to the Hudson and Catskill waterways, and Catskill Mountains, nearby ski areas and other natural resources.** The Village’s proximity to these regional waterways, parks and natural resources provides a treasure trove of recreational opportunities for its residents, which enhance the overall quality of life in the community.

**Strategy 4.1.4: Leverage New York State Historic Rehabilitation Tax Credits to Rehabilitate Vacant Obsolete Commercial and Industrial Buildings for new uses.** Empty buildings are often the most blighting factor in a neighborhood. The Village should encourage new uses in empty buildings and support



efforts to seek tax credits for rehabilitation and reuse, rather than demolition as these vacant residential, mixed use and industrial buildings are part of the historic, architectural and aesthetic fabric of the Village.

*Full EAF Part 3 Discussion: The conservation of parks, rehabilitation of historic resources and promotion of these resources presents a sustainable approach to economic development that would have little impact on the environment. Such strategies would use existing infrastructure and revitalize existing developed properties, which in turn makes the conservation of undeveloped lands more likely.*

**Strategy 4.1.5. Beautify the Village’s Gateways with Landscaping.** The Village should work with local chamber of commerce and non-profit community organizations to adopt and beautify important gateways to the Village. Working with Greene County, the Village may be able to offer some seed money to help its non-for-profit partners beautify its gateways. Such actions would help to provide an immediate improvement to the Village’s gateways, whereas the impacts of design guidelines will take more time.

**Strategy 4.1.6. Enhance Main Street Streetscape from Downtown to The Point.** The Village should develop a Streetscape Enhancement Plan from the Post Office to The Point. Today, the sidewalks in this vicinity of the Village vary in condition, width and materials and made it difficult for pedestrians to navigate the short journey from Downtown to The Point. Streetscape enhancements should include sidewalks, street trees, benches and pedestrian scale streetlights. Funding opportunities through the Consolidated Funding Application (CFA) process should be monitored and a project developed through the Streetscape Enhancement Plan.

#### **Objective 4.2: Reduce the cost of doing business**

**Strategy 4.2.1: Actively seek grants and develop other resources that stimulate investment.** The Village should develop a list of priority projects for funding, address feasibility issues and develop preliminary cost estimates, so that it is prepared to seek funding when the notice of availability of funding is announced through the CFA or other State and federal grant programs.

**Strategy 4.2.2: Retain a Grant Writer to aid the Village of Catskill in Grant Procurement.** The Village needs the assistance of a Grant Writer to help it secure State and federal funding for infrastructure, historic preservation, Brownfield redevelopment, waterfront revitalization, natural resource protection, Downtown revitalization and economic development. This person could be a consultant or employee of the Village but must be well versed in grant procurement through the CFA process.

*Full EAF Part 3 Discussion: These policies have the potential to result in economic and fiscal impacts to the Village. However, large adverse environmental impacts are not likely to result.*

#### **Objective 4.3: Increase population density Downtown through zoning for mixed use.**

**Strategy 4.3.1: Provide incentives for the renovation of vacant upper story space for residential use through New York Main Street and other State and federal grants.** There are a variety of grant programs available to assist the Village in offering grants to building owners to renovate vacant space for residential purposes. Doing so will increase the population density Downtown, which could help to strengthen the social and economic vitality of these areas.

**Strategy 4.3.2: Encourage mixed use developments on vacant sites within the Downtown in order to strengthen the fabric of this center.** The Village should assess whether its zoning is a deterrent to new mixed-use investment.



**Objective 4.4: Expand access to reliable and affordable high-speed internet service.**

**Strategy 4.4.1: Explore opportunities for installing Fiber Optic (FIOS) infrastructure.** The Village Board should continue to advocate to ensure its telecommunications infrastructure, including broadband and cellular is continually upgraded by service providers to meet the rapidly changing needs of the business and residential community.

*Full EAF Part 3 Discussion: To the extent these resources are co-located with existing facilities, no adverse impacts are anticipated to result, although site specific SEQR would be required.*

**Objective 4.5: Implement Recommendations of BOA Study;**

**Strategy 4.5.1: Seek money for brownfield cleanup in order to create shovel ready sites.** The Village needs to complete the BOA process so that it can seek all available funding in order to clean up former contaminated lands. The Village should seek public-private partnerships, wherever possible to leverage private capital to improve the environment and increase Village employment.

*Full EAF Part 3 Discussion: The environmental remediation of contaminated sites will result in improved environmental and public health conditions. However, any subsequent development projects over remediated land will be required to address potential impacts in site-specific SEQR reviews.*

**Objective 4.6 Build upon emerging industry clusters in the Village, from crafts and art production to manufacturing to micro-brewing;**

**Strategy 4.6.1: Inventory existing industry clusters and ensure Zoning allows such uses to continue and expand.** Certain non-nuisance industries have already situated within the Village’s mixed-use areas and should be allowed to continue and expand. Examples include but are not limited to a candle maker, dress maker, ceramics business and frame shop.

**Strategy 4.6.2: Identify industries that would complement existing industry clusters and develop business attraction program for such industries.**

**Strategy 4.6.3: Establish a Comprehensive Village Directory of Businesses.** The Village could post a map-based business and non-profit directory for the Village. This would allow a prospective visitor to the area to investigate in one location the wealth of galleries, shops, restaurants and attractions that the Village has to offer.

**Strategy 4.6.4: Work closely with the Greene County Office of Economic Development, Greene County Economic Development Corporation, and Greene County IDA to share resources and reduce overlap.** The Village Board should work closely with these agencies to ensure the proposed developments are consistent with the recommendation of the Village’s Comprehensive Plan.

*Full EAF Part 3 Discussion: This policy is not likely to result in adverse environmental impacts. The policy could result in the public expenditure of funds, which could result in fiscal impacts, which would be considered against possible economic benefits to local businesses.*

**Objective 4.7: Promote Catskill tourism based on historic resources and regional eco-tourism destinations as a new industry cluster.**

**Strategy 4.7.1: Promote Village of Catskill as a Destination on a Thruway Billboard.**



**Strategy 4.7.2: Develop and implement a Comprehensive Signage Plan for the Village.** Such a Plan would pull together themes and establish needs for signage at the gateways, way finding throughout the Village and provide interpretation at critical locations.

**Strategy 4.7.3: Develop and apply standards for “branding” the Village in publications and online sites including taglines such as “historic is just our beginning.”** The Village has a wealth of local artists that should be consulted in the development of the brand.

*Full EAF Part 3 Discussion: These strategies are not likely to result in significant adverse environmental impacts. “Branding” and promotion is intended to attract tourism to the area, or to capture tourism that is already headed to the local region. This could increase vehicular traffic and increase the daytime population, but much of the traffic is already headed through or by the Village.*

#### **Objective 4.8: Streamline the Development Review Process**

**Strategy 4.8.1: Designate local Type 2 SEQR list.** The State Environmental Quality Review Act allows local municipalities to designate their own Type 2 lists for uses that are not likely to result in environmental impacts. The Village should avail itself of this ability especially for small commercial uses and changes of uses within existing structures.

*Full EAF Part 3 Discussion: By rule the Village may only designate actions as Type 2 if they do not result in significant adverse environmental impacts.*

**Strategy 4.8.2: Simplify and illustrate zoning and subdivision regulations.** To the extent possible the Village's development regulations should be simplified in language and in regulations. Definitions should be modernized, and the code should be brought into compliance with recent court decisions. The regulations should be illustrated where doing so promotes greater understanding. Alternatively, a Zoning Handbook could be written in parallel with the code, which graphically illustrates the text provisions in an easy to understand manner.

**Strategy 4.8.3: Establish a procedure for change of use.** Where a use is transitioning from one permitted use to another within an existing structure or building, the Village requires site plan review by the Planning Board but does not require a public hearing. During the Change in Use Site Plan review, existing Code Enforcement issues or aesthetic concerns should be addressed by the applicant.

*Full EAF Part 3 Discussion: The simplification of code procedures and presentation will not result in adverse impacts where the actual land use controls are not compromised.*

**Objective 4.9: Encourage For-Profit Businesses to locate in storefronts within the Downtown Business District.** Provide incentives, such as grants through the New York Main Street program, to stimulate private sector investment in the Downtown to enhance the tax base and create employment opportunities for local residents.



# Chapter 5.0: Transportation and Mobility

The Village's transportation system provides the means that enable its residents, businesses and visitors to get around the community and to the surrounding region. It is an important goal of this Comprehensive Plan to provide an interconnected, multi-modal transportation system, which provides safe and efficient access to all users of the street system, properties and land uses.

A multi-modal transportation system accommodates a variety of travelers including motorists, bicyclists, pedestrians, truckers and rail. The Village is committed to ensuring its transportation system continues to serve vehicular travel but would like to enhance mobility options to its residents and businesses. Such options include improved pedestrian access along the Village's sidewalk system through sidewalk enhancements, the creation of a trail system to better connect residents to its business districts, institutions, and recreational resources; the designation of bike lanes, where feasible, on streets through "*Complete Streets*"<sup>1</sup> enhancements; and improved public transit and water transport.



**Above** CSX Railroad Bridge over the Catskill Creek in the Village of Catskill

The Village seeks to improve its transportation system by providing viable mobility options to its residents and businesses, so they are not solely dependent on automobiles for travel and transport. To do this, it will promote alternative modes of transportation, including biking, bus public transit, rail (freight), and walking and work with the Greene County Transit, New York State Department of Transportation (NYSDOT) [NYS Routes 9W and NYS Route 9W], and the New York State Thruway to expand "Park & Ride" opportunities to meet growing demand. This Plan also envisions *bus-to-rail service* to and from the Village of Catskill to the train stations, which lie east of the Hudson in Hudson and Rhinebeck.

Over time, Catskill envisions an enhanced multi-modal transportation model that encourages healthy, active living, promotes transportation options and independent mobility, increases pedestrian safety and access to community destinations, businesses, reduces environmental impact, mitigates climate change, and supports greater social interaction and community identity.

This transportation model will provide safe and convenient travel along and across streets through a comprehensive, integrated transportation network for bicyclists, drivers, pedestrians, public

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<sup>1</sup> **Complete the Streets:** "Now, in communities across the country, a movement is growing to "Complete the streets". Cities and towns are asking their planners and engineers to build road networks that are safer, more livable, and welcoming to everyone.... to enable safe access for all users, regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists – making your community a better place to live."

**Source:** National Complete Streets Coalition



transportation riders, and people of all ages and abilities, including children, youth, families, older adults, and individuals with disabilities.

Key elements for achieving this vision will be: 1) improving the street system’s ability to move people and goods safely and efficiently, 2) revitalizing the historic grid network that exists in Catskill by implementing Complete Streets solutions and policies, 3) improving the safety of the system for all users, and 4) improving access to and promoting use of water transport, rail (freight) and public transportation.

To achieve this vision and objectives, the Village will need to work closely with the Greene County Transit, New York State Department of Transportation (NYSDOT), and private railroads, since each of these entities in some way operate and maintain a portion of the Village’s transportation system.

### 5.1 Improving the Street System

The core of the Village of Catskill’s transportation system is its *grid street plan* in which streets run at right angles to one another, forming a grid (see Map 5-1 next page). Two inherent characteristics of the grid plan, frequent intersections and the right angles of intersections, assist pedestrian and vehicular movement. The geometry helps with orientation and wayfinding and its frequent intersections give pedestrians and motorists many choices of potential routes in which to reach their desired destination. Such choices help to alleviate traffic congestion on a single street by giving motorists alternative routes to reach their destination.

The Village’s street system can be further defined by the functional classification of its streets. The Institute of Transportation Engineers (ITE) has created a functional classification system for roadways as follows: *Local* - This type of road provides direct access to abutting properties and channels local traffic to collector roads (e.g. residential streets); *Minor Collector*: These roads provide connections between arterials and local roads at comparatively slower speeds and carry moderate volumes of traffic (e.g. Broome Street, Grand View Avenue and West Main Street); *Major Collector*: Provide connections between arterials and local roads at relatively higher speeds (e.g., Main Street, Spring Street, and West Bridge Street); *Arterial*: The function of an arterial is to carry medium-to-heavy volumes of traffic at moderate to high speeds and provide access to major traffic generators (e.g., NYS Routes 9W and 23); *Interstate and Limited-Access Highways*: This type of highway moves large volumes of traffic at relatively high speeds to and from locations outside the region. Such highways have limited access via designated exits with no at-grade intersections (e.g., the New York State Thruway).

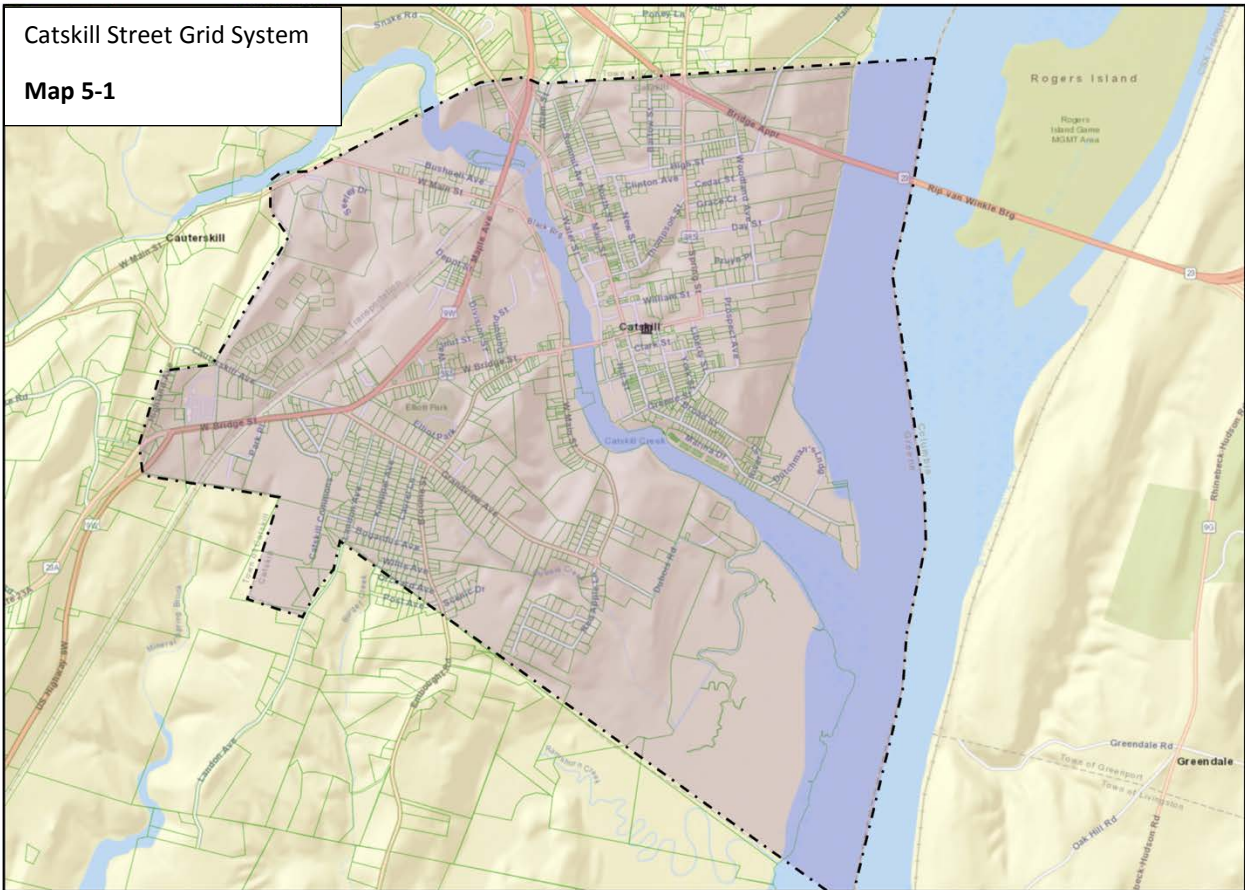
The Village’s grid street plan is well-established so improving it involves identifying and then addressing deficiencies in the current infrastructure. This Plan recommends ongoing monitoring of traffic accident data with local and State law enforcement agencies to identify locations in the street system where roadway design may be contributing to traffic accidents. Once deficiencies are identified then improvements can be planned and funding secured to improve traffic safety.



**Above** (top to bottom): View of Marinas along the Catskill Creek looking from West Bridge Street; view of Park & Ride near the NYS Thruway entrance in the Town of Catskill.







Deficiencies in the present street system include needed improvements in the sidewalk system to ensure it is accessible throughout the Village to persons with disabilities in order to comply with the Americans with Disabilities Act. Within the Downtown there are many intersections where sidewalks, ADA Curbs and ADA compliant ramps are needed to enable persons with disabilities to safely negotiate the transition from the street to the raised sidewalks. This Plan recommends a requirement for installing curbs, curb ramps and accessible crossings for new development projects and retrofitting of the existing sidewalk system over time as funding becomes available. Along its State Roads (NYS Route 9W and 385) the Village will need to work with NYSDOT to identify funding for ADA improvements.



While Catskill is a very walkable community, which is a virtue to be promoted, there is room for improvement. There are segments of the sidewalk system, where the condition, width or lack of sidewalks restrict pedestrian access throughout the community. One area of particular concern are the sidewalks between Greene Street and Marina Drive, which is an important segment of the pedestrian connection between the Village’s Downtown and its Waterfront.

In this area of the Village the width of sidewalks is very narrow and there are no sidewalks in certain segments of this important pedestrian link between the Downtown and Waterfront. Improving this part of the pedestrian transportation system will greatly enhance the sidewalk system in the Village and make it even more walkable for its residents and visitors. The introduction of “fitness stations” along the sidewalk system from Downtown to the Waterfront should be considered to encourage a healthy and more socially vibrant community. Fitness stations could be stationed every quarter mile or so, to provide an extra incentive for people to get out and walk the community (these deficiencies are illustrated on the following page).



Looking ahead, the Village Board with its Public Works Department should continue to identify needed improvements in its street system so as funding becomes available it is ready to apply for federal and State aid to address such deficiencies. This Plan supports the creation of a detailed inventory of the roadway system, which describes the general condition of road, culvert and sidewalk segments, and any drainage deficiencies that need to be addressed. A Capital Improvement Plan (CIP) could be developed from the inventory along with a schedule for repair and replacement of key segments of the street system.

### 5.2 Complete Streets - Revitalizing the Grid System

It is an important goal of this Comprehensive Plan to implement *complete street* solutions and policies to revitalize the historic grid network that exists in Catskill and to implement them into new streets and highways. In some instances, such solutions would involve repair or replacement of curbing, crosswalks and sidewalks. This is what is needed along Main Street. In other instances, new sidewalks, bike lanes or trails should be considered to better link residential areas to institutions, parks, Downtown and the strip retail developments along NYS Route 9W.

This Plan strongly supports streetscape enhancements in the heart of the Downtown, which would include new sidewalks and handicap accessible curbing along with streetscape enhancements to make the business district more inviting to pedestrians and bicyclists. *Curbed bump outs* at key intersections would improve sight distance and pedestrian safety.

This Plan also recommends the introduction of more landscaping along Main Street within the Downtown to soften the appearance of these business districts. Complete Street enhancements are also needed along NYS Route 9W. The creation of trails and possibly boardwalks at the end of Bushnell Ave could allow for additional walking along with fishing and birding opportunities.



**Above** (top to bottom): View of sidewalk transition from standard 5-foot with to pathway just north of Marina Drive; view of substandard sidewalks between Marina Drive and Henry Street and view of transition back to standard sidewalks in the vicinity of Greene Street. There is a substantial need to improvements to sidewalk system between the waterfront and Downtown.



**Above:** The ideal “Complete Street” with accommodations for pedestrians, bicyclists, transit and automobiles.

Courtesy AARP Bulletin.



Cauterskill Avenue use to run uninterrupted from West Bridge Street to Highland Avenue, but with the loss of the railroad bridge the road is bifurcated between the segment east of the railroad tracks and the segment west of the railroad tracks. This bifurcation has greatly reduced the accessibility of the residences on the western segment of the road to emergency services, school buses and access to the strip commercial along West Bridge Street (NYS Route 9W). There is an important public safety need to restore the grid in this area of the Village. Price Chopper has a large grocery store on West Bridge Street and has constructed an access driveway along the eastern side of their property that runs from West Bridge Street to Cauterskill Avenue. This access driveway ties into the signalized intersection at West Bridge Street and although designed as a private driveway serves as a local street between West Bridge Street and Cauterskill Avenue. While Price Chopper has not stopped residents on the West Side of Cauterskill from using its driveway, there is a need for a Village Street to provide the connection between West Bridge St to Cauterskill Avenue.



Pursuant to Section 7-724 of New York State Village Law, every village may by resolution of its board of trustees establish an *official map* of the village showing the streets, highways and parks theretofore laid out, adopted and established by law. Drainage systems may also be shown on this map. Such map is to be deemed to be final and conclusive with respect to the location and width of streets, highways, drainage systems and the location of parks shown thereon. An official map is established to conserve and promote the public health, safety and general welfare and the Village Board is authorized and empowered, whenever and as often as it may deem it for the public interest, to change or add to the official map of the village so as to lay out new streets, highways or parks, or to widen or close existing streets, highways or parks. The Village Board should adopt an *official map* showing a new street in the vicinity of the existing Price Chopper driveway as it is needed to conserve and promote the public health, safety and general welfare of the community. The Village Board should then work with Price Chopper and adjacent landowners to obtain easements or lands necessary for a new street at this location.



### 5.3 Improving Access to Public Transportation

The Village seeks to improve access to the public transportation system. These efforts would help to lower Vehicle Miles Traveled (VMT) and Greenhouse Gas Emissions (GHG), which are important goals of this Plan.

Improved public transit is critical to creating a multi-modal transportation system that provides Catskill’s residents, employees, and visitors with access to safe, reliable, and affordable connections to employment, education, healthcare, and other essential services for all users including: the elderly and disabled, children, pedestrians, bicyclists, drivers, non-drivers and transit users.

Presently, Green County Transit (GCT) operates three public bus routes through the Village of Catskill: 1) the Route 701 Purple, 2) the Route 709 Red and 3) the Route 711 Teal. The Route 701 Purple bus route provides a loop beginning from Price Chopper Plaza within stops in Athens, Sleepy Hollow and up to New Baltimore and returning to Catskill. The Route 709 Red bus route begins at the Walmart/Catskills Common Area with stops along NYS Route 23 to Prattsville and returning to Catskill. The Route 711 Teal travels a loop from the Price Chopper Plaza to Jefferson Heights and that runs to the Columbia Memorial Hospital, Columbia-Greene Community College and the train station in Hudson on an evening and morning schedule.

The Greene County buses are handicap accessible and operate Monday-Friday. Better “bus stop” signs are needed along these bus routes to help users identify the bus stop locations along with departure and arrival times along the routes.

There is also a Park & Ride lot in the Town of Catskill at the entrance to the New York State Thruway. Park & Ride Lots enable drivers to ride-share or to use public transit by connecting to the bus system. In 2017, 12.6% of Catskill residents carpooled. This Plan recommends cooperation among the Village/Town of Catskill Greene County/NYS DOT and bus service providers to find ways to expand the capacity of this existing Park & Ride and to explore opportunities for a Village Park & Ride.

Public transportation is needed to allow Catskill’s senior residents to age in place rather than moving to other communities where more essential services are provided. Public transportation is also needed for the Village’s low-moderate income young adult population who need public transit for access to higher education, job training, and job opportunities that are only found in the surrounding region.

To achieve this goal, the Village will need to work closely with the Greene County Transit and Columbia-Greene Community College’s Workforce New York Career Center to explore opportunities to increase the frequency of bus service to and from the Village and add additional bus stops with shelters to make the bus service more appealing.

## TRANSPORTATION

“THE VILLAGE SEEKS TO REDUCE THE NUMBER OF VEHICLE MILES TRAVELED OF THE COMMUNITY BY IMPROVING ACCESS TO PUBLIC TRANSPORTATION.

### Mean Travel Time to Work

	<u>2010</u>	<u>2017</u>
GC	25.0	27.6
VC	20.5	20.3
Carpooled.	9.6%	12.6%

GC- Greene County

VC – Village of Catskill

Source: U.S. Census, Commuting Characteristics Survey 5-year Estimates American Factfinder



## 5.4 Parking

The Village currently operates a parking lot on Main St. with an EV Charging Station. There is also metered parallel parking on both sides of Main Street in the Downtown. However, there is insufficient parking in the Downtown to meet the current needs of the business district, which is inhibiting the ability of the Village to encourage new investment in the community.

There are several measures that should be further studied to increase the parking supply in Downtown. One measure would be to stripe one side of the street for angled 45-degree parking spaces, which could increase the number of on-street spaces. There is also the possibility of constructing a 2-3 story parking garage (possibly privatized) at the current County jail site, which would require County and Village cooperation. A parking garage may also be feasible in the vicinity of the Lumberyard and Hop O’Nose. This Plan recommends the Village and County form a joint Committee to analyze suitable sites for a parking garage within Downtown. A multi-purpose parking garage could accommodate workers, visitors to the downtown area as well as residents who need parking particularly during winter months.

The Zoning Law requirement for providing off-street parking on-site or on an adjacent lot for buildings built to the property line in the Downtown is not practical. Furthermore, it may not be desirable as this provision of the Zoning Law may inadvertently result in the loss of buildings for the sole purpose of providing parking. The prohibitive cost of providing off-street parking in the Downtown is also deterring new investment.

To address these issues, Section 4.4 Off-street Parking Requirements of the Village’s Zoning Ordinance should be revised to remove the requirement for off-street parking for mixed-use buildings in the Downtown and instead require a *“payment-in-lieu of parking”* requirement or *“parking improvement district”*, which would be used to fund municipal parking lots or garages. More private and public shared parking facilities (e.g., parking lots or parking garages) are needed to meet existing needs and to support the current revitalization of the Downtown Business District.

Snowplows have a difficult time maneuvering around parked cars. Lower West Bridge St. has a particular problem with inadequate parking space with residents and businesses competing for the few spaces. Bridge St. Theater has an agreement with the school to use their parking lot at certain times. Establishing a *“payment-in-lieu of parking”* fee or *“parking improvement district”*, would provide an additional source of funding to make improvements.

Parking is also insufficient at Dutchman’s Landing Park. The park currently has 39 parking spaces for cars and no parking spaces for boats. Greene County has developed design plans to renovate the parking lot for maximum efficiency. The plan increases the number of spaces to 167 with 24 spaces able to accommodate boats. The plan includes repaving, restriping and drainage improvements. There is also a desire to install an EV Charging Station in the parking lot. Funding is needed to construct the designed plan. This Plan supports efforts to improve parking at the Park.

## 5.5 Improving Water Transport

The Catskill Creek has the potential to be an important transportation route within the Village of Catskill, connecting Catskill Point to the Downtown. A platoon boat could shuttle people from Catskill Point with several stops along the way before reaching Downtown. A water transportation route within the Village would help to stimulate tourism and local commerce during the tourism season. Underutilized parking at Dutchmen’s Landing Park could be used by visitors coming to use the water transportation service. Such a service would also require a dock in the vicinity of Downtown.



There are some obstacles to establishing a water transportation route along the Catskill Creek. The Catskill Creek needs the U.S. Army Corps of Engineers (USACOE) cooperation to maintain the creek as a navigable waterway. Presently, the creek needs work to address settlement and debris. This Plan supports the siting of a dock in the vicinity of Downtown. This Plan also recommends the additional study of these issues through the Village's Local Waterfront Revitalization Plan (LWRP).

**Goal 5: To provide an interconnected, multi-modal transportation system, which provides safe and efficient access to all users of the street system including children, families, older adults, and people with disabilities, ensures accessibility, minimizes environmental impacts and encourages community connectivity;**

**Objective 5.1: Improve the street system's ability to achieve the dual goals of moving people and goods safely and efficiently while maximizing the value of streets as public spaces;**

**Strategy 5.1.1: Expand and capitalize on the Village's compact development and classic grid system by encouraging further transit-oriented development and non-motorized transportation modes.**

**Strategy 5.1.2: Promote "Green Street" designs to reduce stormwater runoff, combat air pollution, reduce area temperatures and save money on maintenance and repair.**

**Strategy 5.1.3: Encourage human-scale infill development to present a continuous façade along Main Street in the Downtown, with purposeful placement of pocket parks to add texture and diversity to the streetscape.**

**Strategy 5.1.4: Establish consistent gateway treatments throughout the Village's primary entry-points, including ornamental lighting, seasonal banners, tree plantings and landscaped medians.**

**Strategy 5.1.5: On principal arterials consider traffic calming techniques that preserve level of service (LOS) while promoting pedestrian/bike safety.**

**Strategy 5.1.6: On minor arterials utilize treatments including pedestrian havens, limitation of curb cuts, limited/alternate side parking, sidewalks and bike lanes to increase safety and promote visual appeal while maintaining vehicle mobility.**

**Objective 5.2: Transform all Village streets into "Complete Streets" inclusive of pedestrians, cyclists and on-street parking, prioritizing key connections, such as Safe Routes to Schools, access from neighborhoods to commercial areas, and linking together existing and future multi-use trails and parks/recreation facilities;**

**Strategy 5.2.1: Develop new policies and tools to promote implementation of Complete Streets standards, in partnership with the Department of Public Works.**

- Include infrastructure that promotes a safe means of travel for all users along the right of way, such as sidewalks, shared use paths, bicycle lanes, and paved shoulders – where feasible to do so.
- Include infrastructure that facilitates safe crossing of the right of way, such as accessible curb ramps, crosswalks, refuge islands, and pedestrian signals; such infrastructure must meet the needs of people with different types of disabilities and people of different ages.



- Ensure that sidewalks, crosswalks, public transportation stops and facilities, and other aspects of the transportation right of way are compliant with the Americans with Disabilities Act and meet the needs of people with different types of disabilities, including mobility impairments, vision impairments, hearing impairments, and others. Ensure that the ADA Transition Plan includes a prioritization method for enhancements and revise if necessary.
- Encourage street trees, landscaping, and planting strips, including native plants where possible, in order to buffer traffic noise and protect and shade pedestrians and bicyclists.
- Prioritize incorporation of street design features and techniques that promote safe and comfortable travel by pedestrians, bicyclists, and public transportation riders, such as additional traffic calming mechanisms, transit bulb outs, high street connectivity, and physical buffers and separations between vehicular traffic and other users.
- Provide pedestrian-oriented signs, pedestrian-scale lighting, benches and other street furniture, bicycle parking facilities, and comfortable and attractive public transportation stops and facilities.
- Reduce surface water runoff by reducing impervious surface area on the streets.
- Develop a pedestrian crossings policy to create a transparent decision-making policy, including matters such as where to place crosswalks and when to use enhanced crossing treatments.
- Develop policies to improve the safety of crossings and travel in the vicinity of schools and parks.
- Develop a new sidewalk program that will provide standards and guidelines for sidewalks throughout the Village that will specifically address the problem presented by the current sidewalk code where homeowners are responsible for maintenance of aging sidewalks, but it is not consistently enforced.
- Encourage residents and employees to walk, bicycle, use public transportation, or carpool.
- Develop a checklist for Catskill’s development and redevelopment projects, to ensure the inclusion of street system providing for safe travel for all users.



**Above** (top to bottom): Gateway to dedicated rail trail, which is a multi-purpose trail; example of an on-street painted bike path *and* an off-street combination sidewalk/bike path.



- Develop and formally adopt local design standards for Complete Streets that address travel along roadways, crossings, and universal accessibility and that provide a high degree of user satisfaction for non-motorized users (pedestrians and bicyclists).
- Develop policies and strategies to preserve the Village's historic bluestone sidewalks where appropriate and incorporate into Complete Streets guidelines.
- Enhance pedestrian connections between the waterfront and Downtown through trails, bikeways and sidewalk improvements.

*Full EAF Part 3 Discussion: The policies if enacted could result in a significant transformation of the Village's transportation infrastructure. The policies themselves are intended to result in significant environmental improvements including the decreased use of private automobiles and decreased traffic congestion resulting in improved air quality, decreased fossil fuel consumption and decreased production of greenhouse gases. Complete Street policies should result in increased pedestrianism and cycling resulting in significant improvements to public health and safety.*

**Strategy 5.2.2: Ensure that design standards are incorporated into all Village, County, State and Federal projects involving streets/roadways within the Village, at all stages of planning, design, approval, construction, and maintenance.**

**Strategy 5.2.3: Modify local funding criteria to ensure that existing and future transportation funding is available for Complete Streets projects/improvements.**

**Strategy 5.2.4: Identify additional funding streams and implementation strategies to retrofit existing streets to include Complete Streets infrastructure.** The Village could pursue funding through the NYSDOT Safe Routes to Schools and Transportation Alternatives Program to make complete street improvements. For roads that are designated State or County Highways, the Village should ensure that its desire for complete street improvements is recognized so that program funding can be included for such improvements in the NYSDOT State Transportation Improvement Program (STIP).

**Strategy 5.2.5: Employ “traffic-calming” techniques to reduce speeding and neighborhood cut-thrus** (as well as to improve pedestrian and bicycle safety). Colored/striated crosswalks should be clearly marked on all key pedestrian crossings throughout Catskill, starting in Downtown and at schools.

**Objective 5.3: Develop and implement a long-range plan for a comprehensive transportation system for the community.**

**Strategy 5.3.1: Pursuant to Section 7-724 of New York State Village Law, establish an *official map* of the village showing the streets, highways and parks theretofore laid out, adopted and established by law and new street in vicinity of Price Chopper linking West Bridge Street to Cauterskill Avenue.**

**Strategy 5.3.2: Prioritize efforts to provide non-motorized bicycle and pedestrian connections between housing, jobs, services, educational facilities and transit locations utilizing existing rail beds and other public lands or rights-of-way.**

**Strategy 5.3.3: Identify physical improvements that would make bicycle and pedestrian travel safer and more convenient along current streets and walking routes and prioritizing routes to and from parks and schools.**

**Strategy 5.3.4: Identify safety/accessibility improvements to pedestrian routes used to access public transportation stops; collaborate with Green County Transit to relocate stops where advisable.**





**Strategy 5.3.5:** Identify safety challenges for pedestrians, bicyclists, or other users through methods such as walkability/bikeability audits; analyze data; and develop solutions to safety issues.

**Strategy 5.3.6:** Prioritize modifications to the identified locations and identify funding streams and implementation strategies, including which features can be constructed as part of routine street projects.

**Objective 5.4:** Improve the actual and perceived safety of roadways, sidewalks, and paths/trails within the Village for all users.

**Strategy 5.4.1: Beautify intersections at major Village Gateways.** The Village should consider planting dense colorful flowers beds and/or other decorative landscape treatments at its principal gateways. Such plantings would have to be maintained by the Village or a partner agency/institution but could help to improve the identity of the community, and the Village could seek business sponsorship in exchange for discrete signage.

**Strategy 5.4.2:** Collaborate with the School District, senior centers, advocacy groups, and public safety departments to provide community education about safe travel for pedestrians, bicyclists, public transportation riders, and others.

**Objective 5.5:** Promote increased use of public transit by improving efficiency, accessibility and convenience.

**Strategy 5.5.1:** Partner with Greene County Transit and the Workforce New York Career Center at Columbia-Greene Collage to enhance and expand public transportation services and infrastructure throughout Catskill and the surrounding region.

**Strategy 5.5.2:** Partner with Greene County Transit to enhance bus-to-rail service between the Village of Catskill and Hudson to serve the needs of commuters and the growing second-homeowner population of the community.

**Strategy 5.5.3:** Work jointly with Greene County Transit to provide destinations and activities that can be reached by public transportation and are of interest to public transportation dependent populations, including youth, older adults, and people with disabilities.

**Strategy 5.5.4:** Incorporate infrastructure to assist users in employing multiple means of transportation in a single trip in order to increase transportation access and flexibility (e.g., provisions for bicycle access on public transportation, secure bicycle racks at transit stops, access via public transportation to trails and recreational locations, and so on).

**Strategy 5.5.5:** Ensure that public transportation facilities and vehicles are fully accessible to people with disabilities.

**Strategy 5.5.6:** Explore public/private partnership to establish a local shuttle service on the creek for visitors during the tourist season.

**Objective 5.6:** Improve the condition and appearance of the Village's roadways and sidewalks;

**Strategy 5.6.1:** Seek partnerships and seize upon every opportunity to “green” streets, sidewalk spaces, paths, and waterfront areas. The Village, in partnership with its residents and, when appropriate, the County, should plant street trees and create pocket parks, where feasible to do so. The Village should continue to do so, as often as practical work with local organizations focused on beautification, open



space and natural resources. To the extent possible larger vacant Village-owned open spaces should be considered for their suitability as community gardens either as long-term or temporary uses.

**Strategy 5.6.2: Ensure that Catskill's Bluestone and other historic materials are highlighted and protected in transportation and way-finding projects, and that these projects are planned with the potential of historic materials for placemaking central to the process.** A prioritized program to restore, rehabilitate, or preserve Catskill's Bluestone sidewalks and resources should also be developed. Regulations should be promulgated regarding the care and preservation of Bluestone by property owners and developers; require building permits and review by the Village's Historic Landmarks Preservation Commission for sidewalk repair and construction.

**Strategy 5.6.3: In partnership, with Greene County's design plans for renovation of the parking lot at Dutchman's Landing Park.**

*Full EAF Part 3 Discussion: These policies are intended to result in significant environmental improvements including the decreased use of private automobiles and decreased traffic congestion resulting in improved air quality, decreased fossil fuel consumption and decreased production of greenhouse gases. Policies regarding expanded public transportation and facilities development may result in fiscal impacts that must be weighed against benefits to public safety and health as well as global environmental benefits.*



# Chapter 6.0: Historic Resources

Catskill's historic resources are one of its greatest assets. The *East Side Historic District* encompasses many of the Village's most prominent historic properties including the Thomas Cole National Historic Site, the Benjamin DuBois Stone House-Captain Martin Stone House, Hop-O'-Nose Mill and the Lapman House to name a few. The Historic District was listed on the National Register of Historic Places in 1982 and includes 530 contributing buildings and one contributing site of over 200 acres.

The Village's historic resources provide educational opportunities, contribute to neighborhood character, define the unique character of Downtown and define Catskill's sense of place. This Plan seeks to retain Catskill's rich history by encouraging the preservation and restoration of these resources by their property owners.

In addition to the State and National Register listed properties, there are a treasure trove of other institutional, mixed use and residential properties in the Village that are eligible for listing. This Plan recommends the Village Board support efforts by property owners to list their properties on the State or National Register of Historic Places and to promote the preservation, appreciation and sustainable use of historical or heritage resources.

*The following goals are set forth in this Plan with respect to historic resources:*

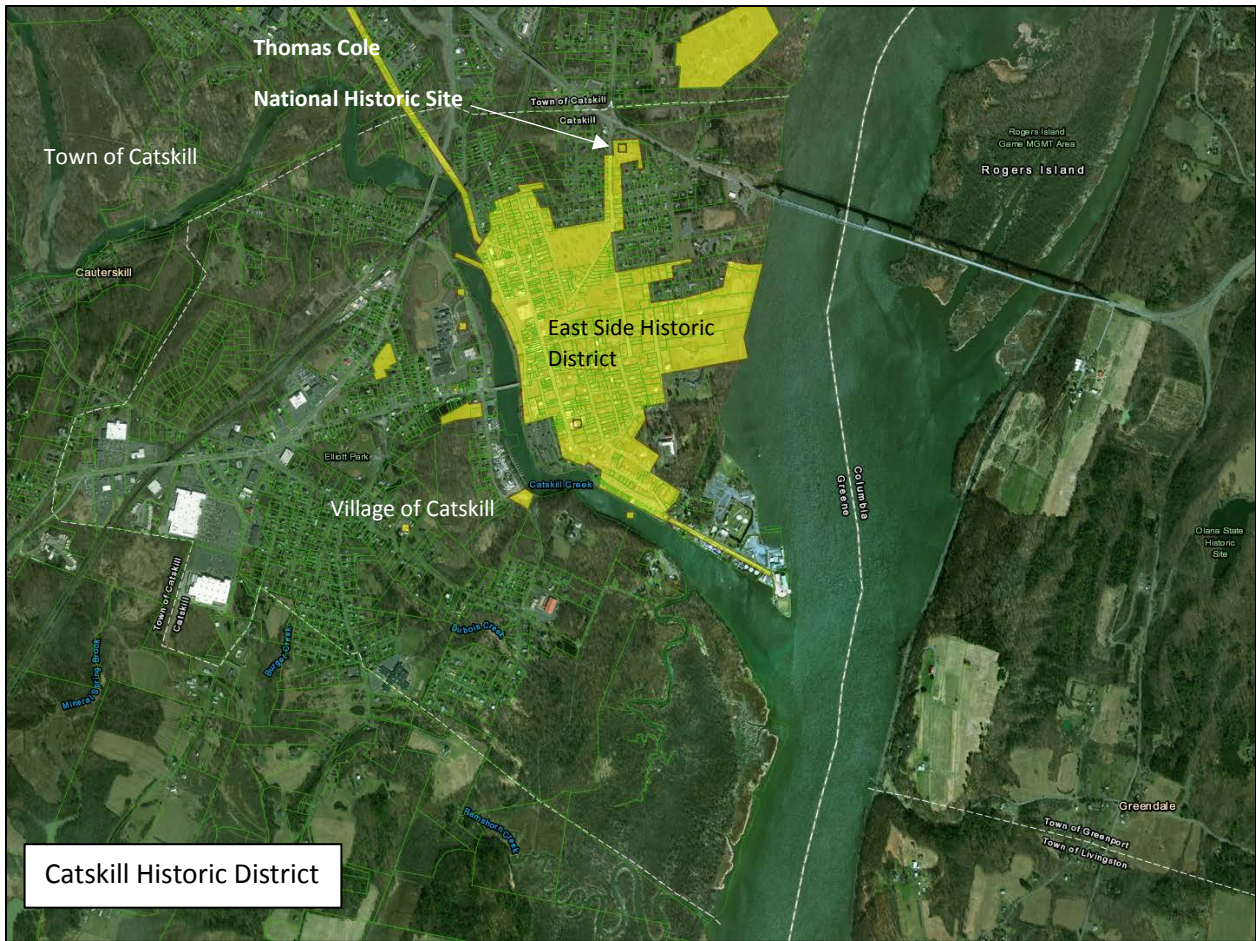
- Goal 1: Strive to identify, conserve and protect significant public and privately-owned historic structures, landmarks and buildings in recognition of their contribution to the Village's identity.
- Goal 2: Promote the preservation, appreciation and sustainable use of historical resources.
- Goal 3: Work with property owners to maintain and restore historic properties within the Village.
- Goal 4: Work with building owners to find appropriate adaptive reuse of historic properties for new uses.
- Goal 5: Maintain a Historic Resources Inventory that is updated every five (5) years.
- Goal 6: Pass a local Landmarks Preservation Law to protect important local historic resources.

Presently, the only protections in place to protect historic properties are provided in in the Village Zoning Regulations, Article V – Review of Historic Properties. All historic structures or districts which are listed on, or nominated for inclusion on, or eligible for the National, State or County Registers of Historic Places, or have been identified by the Village of Catskill as being historically significant and/or locally important, are eligible for review. The Village Planning Board is authorized to review changes to historic properties following its Site Plan Review Procedures and guidelines cited in Section 5.1.2 of the Zoning Regulations, which provide basic guidance for the scope of the Planning Board's review. This Plan recommends the adoption of more detailed guidelines for the Planning Board's review of historic property renovations and the long-term creation of a *Historic Preservation Review Board* to review applications.



**Above.** The Thomas Cole National Historic Site, also known as Cedar Grove on Spring Street in the Village of Catskill. This was the home of Thomas Cole the founder of the Hudson River School of painting, the nation's first major art movement.





Catskill’s Hudson River shoreline is included in the viewshed of state – and nationally – recognized scenic areas, including: the Hudson River itself and the Catskill/Olana Scenic Area of Statewide Significance.

Catskill is also located in the Hudson River Valley National Heritage Area. The Heritage Area, which was designated by the United States Congress in 1996 stretches from Saratoga to Mount Vernon, NY as an area of critical historic, cultural and natural resources of the United States. The program, which is run through the United States National Park Service, provides funding and assistance to government, not-for-profits and individuals interested in preserving, interpreting, and marketing the region’s historic, cultural and natural resources.



**Above.** The Benjamin DuBois Stone House-Captain Martin Stone House at 347 West Main Street, The Lampman House at 147 Grandview and the Hop-O'-Nose Mill at 130 West Main Street are individually listed State and National Register properties, outside of the East Side Historic District. These are but a few examples of the outstanding historic resources within the Village of Catskill that help to define its history and sense of place.



The following general historic preservation guidelines are offered to guide renovations of historic structures (adapted from National Register Guidelines):

*Respect Original Architecture of the Building.*

- Determine which elements are essential to its character and preserve these; and
- Avoid masking over original materials.

*Avoid removing or altering any historic material or significant architectural features or adding materials, elements or details that were not part of the original building.*

- Rehabilitation work should preserve and retain original wall and siding materials; and
- Details such as decorative millwork or shingles should not be added to buildings if they were not an original feature of that structure.

*Maintain existing architectural elements of the historic building.*

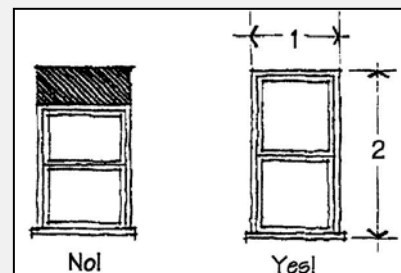
- The best preservation technique is to maintain historic features from the outset so that intervention is not required. Use treatments such as caulking, limited paint removal and reapplication of paint and rust removal;
- Repair only those architectural features that are deteriorated;
- Only replace those features that are beyond repair or missing; and
- Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using National Trust Preservation Standards.

*The original window openings, muntin and mullions should be preserved where feasible.*

- Do not block down the original window openings to accommodate a stock window that does not fit the building (see illustration to the right);
- Where windows have previously been blocked down, restore original opening and allow replacement windows that will fit the original opening.

## HISTORIC PRESERVATION

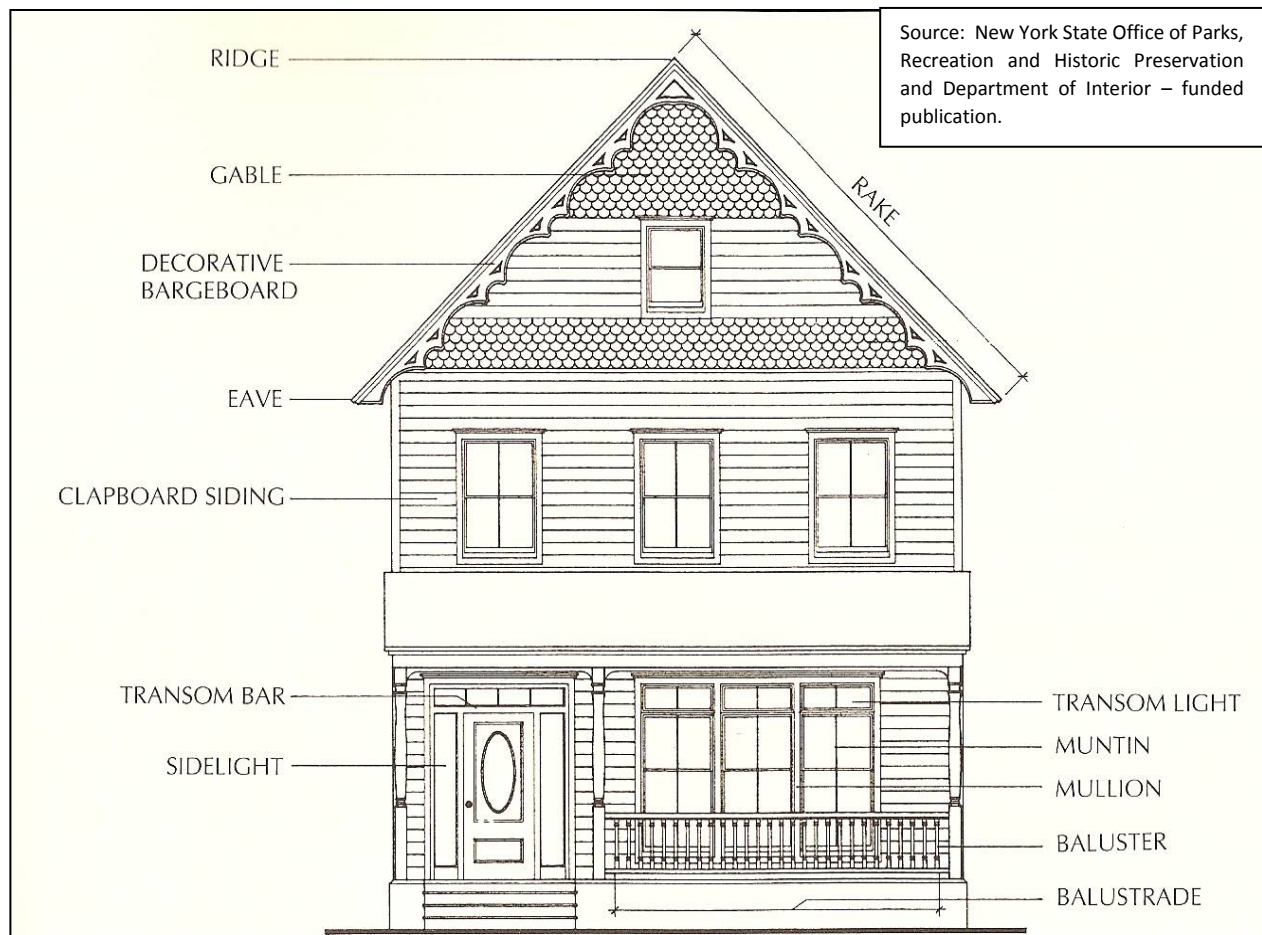
“THE BEST PRESERVATION TECHNIQUE IS TO MAINTAIN HISTORIC FEATURES FROM THE OUTSET SO THAT INTERVENTION IS NOT REQUIRED.”



*Original building materials should be preserved and should not be covered with synthetic materials.*

- Avoid removing siding that is in good condition or that can be repaired;
- If portions of the wood siding must be replaced, be sure to match style and lap dimensions of the original;
- New building permit applications to install vinyl or aluminum siding should be prohibited; and
- Deteriorated architectural features should be repaired rather than replaced, whenever possible.





The Village can strengthen its preservation goals by becoming a state-designated *Certified Local Government* (CLG). If the Village Board enacts appropriate preservation legislation and appoints a qualified preservation review commission, it would become eligible to become a CLG, pending determination by the State Historic Preservation Office that it meets state and federal standards. Approvals are forwarded to the National Park Service for certification. The CLG program supports and strengthens local preservation activities by encouraging communities to develop an action plan in order to achieve their preservation goals. In New York State, the New York State Office of Parks, Recreation & Historic Preservation administers the CLG program.

All certified CLGs are eligible to receive a variety of services from the SHPO, including:

- Grant money designated exclusively for CLG projects, which are awarded through the CLG program;
- Membership in a national CLG network;
- Technical preservation assistance and legal advice;
- Direct involvement in SHPO programs, such as identifying properties that may be eligible for listing in the State and National Registers of Historic Places;
- Training opportunities that will enable communities to protect their historic resources and integrate them into short- and long-term planning initiatives; and
- Ongoing support from the NYS Office of Parks, Recreation & Historic Preservation.

This Plan recommends the Village consider pursuing Certified Local Government designation. Doing so will help to protect historic resources for future generations.



## **Goal 6: Promote further preservation of Village historic and architectural resources and leverage them for further economic development;**

### **Objective 6.1: Continue protection of existing historic assets through recognition**

**6.1.1: Inventory and map existing historic resources and develop a Village-wide Preservation Plan.** An up to date inventory and map of Historic Resources within the Village of Catskill should be commissioned. A Village-wide Preservation plan should be developed that catalogs existing historic resources, existing preservation mechanisms, identifies any gaps in protections, and identifies additional resources to be preserved. An Interpretive Plan should be developed that develops a detailed, cohesive and practical plan for telling the story of Catskill's historic resources to visitors. The Interpretive Plan would consider different approaches to the Visitor experience, from formal tours of resources, to interpretive signage, to online and digital phone applications. Goals for interpreting historic resources would be more completely identified from tourist attraction to education and preservation. Lastly, a Marketing Plan should be developed to draft a strategy for generating interest in Catskill's historic resources through advertising, online marketing, events and other means. All three plans may be developed together or in stages.

**Strategy 6.1.2: Create a local historic plaque program to recognize renovated or well-maintained historic buildings.** Encourage local landowners with Landmarks to provide plaques in front of their buildings including the history and/or original pictures of a site.

**Strategy 6.1.3: Update and refine the "Guide to Catskill's Architectural History" brochure and maps and distribute it to local businesses, hotels, schools and visitor centers throughout the region.** The Village should cooperate with historic preservation groups to place small way-finding markers similar to hiking trail blazes at intervals along the trail. Markers could have initials CHT (Catskill Heritage Trail).

**Strategy 6.1.4: Develop a phone app with information about the landmarks in a district so that people are both informed and entertained.**

### **Objective 6.2: Seek preservation and maintenance of historic resources through public-private partnerships, including seeking State Funding for rehabilitation;**

**Strategy 6.2.1: Allow a zoning incentive for adaptive reuse of landmark buildings, should their current use prove untenable.** A density bonus could be developed to complement the federal financial incentive provided under the National Register Tax Act for buildings listed on the National Register.

**Strategy 6.2.2: Promote use of NYS Rehabilitation Tax Credits.** The State of New York - through the Office of Parks, Recreation and Historic Preservation - provides rehabilitation tax credits for both homeownership and commercial properties that may be leveraged for any eligible rehabilitation project, but especially for adaptive reuse of currently obsolete and vacant commercial and industrial buildings.

**Strategy 6.2.3: Protect historic properties through property maintenance laws.** Historic buildings shall be maintained to meet the requirements of the NYS Building and Fire Prevention Code. Historic buildings shall not be allowed to become dilapidated and if unsafe conditions arise the owners shall make repairs to secure them. If the building is not secured, the Village may cause such repair to be made and place a lien on the property for such repair.

*Full EAF Part 3 Discussion: Creating interest in the "historical" aspect of the Village will increase tourism and make it a place of interest for those visiting New York State. Significant adverse environmental impacts are not anticipated as a result of these policies.*



# Chapter 7.0: Public Facilities

The Village of Catskill seeks to provide public facilities and services that are accessible and responsive to community needs in a cost-effective and efficient manner. The Village provides a broad range of facilities and services to its residents and businesses, including general government, code enforcement, police protection, parks and recreation, and water and sewer service. The Village’s Department of Public Works (DPW) also maintains a system of Village streets and sidewalks, which are a vital part of the community’s overall transportation system.



**Above:** Village of Catskill, Village Hall and Police Department. This historic building is home to Village government and is an important civic anchor on Main Street.

Additionally, the Village of Catskill is the county seat of Greene County. The County office building is located on Main St. and is the home for several Greene County departments including the County Administrator, County Clerk, Department of Motor Vehicles, Planning and Economic Development, Public Health, Real Property Tax Services, and Social Services.

## 7.1 Village Government

The Village provides a wide variety of basic government services, including policy and day-to-day management, voter registration/elections, construction permitting, site plan and subdivision review, community financial management (assessment, taxation, collections, borrowing, etc.), community development and code enforcement inspections. “The Village of Catskill Court serves the public by administering justice and resolving disputes under the law, thereby protecting the rights and liberties guaranteed by the constitutions of New York and of the United States. The Village Justice handles court-related matters involving Criminal, Civil, Small Claims, Domestic Violence and Landlord/Tenant actions, Vehicle and Traffic (VTL) appearance tickets issued within the Village Boundary, Village issued parking tickets and Building Department and Code Enforcement appearance tickets”.

Most general government services are housed in the Village Hall at 422 Main Street, which provides a central location for citizens to access public services. The Village’s DPW is housed at 101 West Bridge Street. This Plan supports placing important governmental buildings where they are easily accessible to residents. It also recommends the Village Board assess the ongoing needs for its community facilities and when necessary to plan for capital improvements to meet those needs. Looking ahead, a capital improvement plan (CIP) to address the future needs for community facilities is also recommended.

## 7.2 Police Department

The Village of Catskill police headquarters, located at 422 Main Street on the 1<sup>st</sup> Floor of Village Hall, serves as the operations center for the department. The police department is headed by a chief of police and consists of a Police Chief, Police Lieutenant and four (4) sergeants. Today the headquarters meet the needs of the department, but these needs should be reassessed each year to ensure the needs of the community continue to be met over time. This Plan supports a local police presence in the Village of Catskill.





Presently, police service is adequate to address the community's needs, however, that could change with the addition of a hotel or more events, such as weddings, in the Village.

### **7.3 Fire and EMS**

Fire protection in the Village of Catskill is provided by the Catskill Fire Department. The Department is housed in a 3-bay Firehouse at 1 Central Avenue, Catskill, NY. The firehouse is used to store the Department's vehicles, but it also includes a full kitchen that is utilized for Department functions and a "Community Room" that is utilized for large public hearings and voting. The Department has a total of six (6) vehicles consisting of ladder truck, pumper, tanker and several smaller vehicles.

Presently, fire and EMS service is adequate to address the community's needs, however, that could change with the addition of a hotel or more events, such as weddings, in the Village.

### **7.4 Broadband and Wireless Communications Network**

A Village-wide state-of-the-art broadband and wireless communications network is an important goal of this Plan. The Village should insist its franchised broadband providers continue to expand the broadband network village-wide and not just to the most convenient areas.

Cellular service also needs to be expanded to address areas where there are gaps in coverage. Cell towers should first be considered on existing structures (e.g. water tanks, silos, steeples or existing towers). The placement of new wireless towers must be planned to mitigate potential visual impacts and should be designed to be inconspicuous in nature through tower placement or stealth design. Increasing reliance on cell phones makes cell service a must for public safety in the Village and the surrounding Town and coordination with the Town of Catskill is recommended to achieve these important goals.

### **7.5 Water Service**

The Village of Catskill owns and operates a public water supply system, which is regulated by the New York State Department of Health. The Village has more than enough safe yield in its water supply - with an excess of 600,000 gallons – to meet Catskill's present and near future needs. *However, the Village needs a water storage tank and its water mains, in some areas, are in need of upgrades and replacement.*

Specifically, the water system lacks sufficient storage capacity near the actual service areas. A break along the main 16" transmission line or a problem at the filter plant would cause a service disruption to the entire system.

Improvements to the water system that the Village completed in 2018 include the replacement of 200 meter registers as part of the water meter upgrade program. Improvements to the distribution system that were completed in 2018 include the replacement of 1,165 ft of water mains on Broad St. and Henry St., the installation of 6-inch HDPE water main and 3 new fire hydrants, as well as new service connections.

In 2019, the Village secured over \$2.9 million dollars in funding through the NYS Water Infrastructure Improvement Act (WIIA). This funding will go towards the replacement of water mains on Main St and is part of an overall water system improvement project listed on EFC's NYS Drinking Water Revolving Fund's (DWSRF) Intended Use Plan with an estimated cost of \$4,857,198.

In addition to the WIIA and the DWSRF, the Village is eligible for funding through the New York State Office of Community Renewal's Community Development Block Grant (CDBG) program to help fund needed improvements. The Village of Catskill lies within Census Tract 08100, Block Group 1 with a low-



moderate income rate of 45.90% and Block Group 2 with a low-moderate income rate of 52.16%. All areas within Block Group 2 would qualify for area-wide benefit since more than 51% of its residents are low-moderate income. The Area Wide Qualification applies to an activity, the benefits of which are available to all the residents in a particular area, where at least 51 percent of the residents are low- and moderate-income persons. Such an area need not be conterminous with census tracts or other officially recognized boundaries but must be the entire area served by the activity. It is critical that the service area proposed by the applicant and approved by the state is the entire area served by that activity.

Target areas within Block Group No. 1 would also likely be eligible but would require a target area survey.

Without grant funding, these improvements would dramatically increase the debt service on the Village's water system and increase water rates on low-moderate income residents who cannot afford such increases.

Based upon these facts, it is a policy of this Comprehensive Plan for the Village to make needed improvements to its water system over time as funding becomes available. It is also recommended that those areas most in need of improvements (i.e., those areas with the greatest deficiencies) should be prioritized for potential grant applications.

Other important goals of water system improvements should be to prevent, protect against, mitigate, respond to, and recover from natural disasters (e.g., flooding and storms); and to reduce energy consumption by installing more energy efficient equipment as funding is available.

*Full EAF Part 3 Discussion: The public facilities goals, objectives and strategies provided in this Chapter are intended to ensure that necessary public utilities and community services are provided in a cost-effective and efficient manner in order to protect the health, safety and welfare of the community.*

## 7.6 Sewer Service

"The Village's Department of Public Works operates and maintains a Water Pollution Control Plant situated at Catskill Point and surrounded by *Dutchmen's Landings Park*. The treatment plant has a permitted capacity of 3 MGD (million gallons per day) but currently runs at about 1.52 to 1.55 MGD.

The Village's sewer collection system includes both gravity mains and force mains and 4 pump stations that help convey the wastewater to the treatment plant. The sewer mains are aged and, in some areas, not large enough to support additional flow that may be added by new development.



Like many older sewer collection systems, the sanitary sewers and storm sewers were combined into one piping system with the combined flows delivered to the WWTP for treatment prior to discharge to the Hudson River. The system contained a number of Combined Sewer Overflows (CSOs) which are pipes that divert the combined flow to the Catskill Creek during heavy rain events that overwhelmed the treatment plant. Since the 1990's the Village has been committed to separating its combined sewers and



eliminating the CSOs to preserve the water quality of the Catskill Creek. Its efforts so far have resulted in a significant reduction of flow to the treatment plant which increases its capacity to support new development and the elimination of a number of CSOs. This plan supports the goal of separated sewers and the elimination of all CSOs.

With the exception of pump stations No. 1 and 3, the pump stations are adequate in the short term and two have been improved to prevent damage due to future flooding events. Pump station No. 1, located on West Bridge St. near the Uncle Sam Bridge, conveys all of the sewer from the west side of the Creek over the Black Bridge where the flow then is conveyed via gravity to the WWTP. The pump station currently has some operational difficulties and is vulnerable to flooding. Pump station 3 is located northeast of where Main St. passes over Maple Ave. At this location the pump station is vulnerable to flooding. This plan supports seeking funding to develop solutions to improve pump stations No. 1 and 3.

The WWTP, located at the juncture of the Catskill Creek and Hudson River, is vulnerable to future flooding and sea level rise. The vulnerability of this area has been studied by the Village of Catskill Waterfront Resiliency Task Force. A more focused study was completed on the treatment plant and collection system. This study recommended short term actions, such as dry floodproofing the treatment plant building and generator shed and raising the electrical equipment at the final clarifier to protect the system from sea level rise that is projected to occur in the 2020s. **The Waterfront Resiliency Task Force study also identified that the treatment plant would be inundated with water at high tide in the 2050s if sea level rise projections hold true.**

Options identified to date to address sea level rise include moving the treatment plant to a higher location or otherwise addressing sea level rise by constructing protective measures such as berms, etc. Since the WWTP is situated in the center of the Dutchmen's Landings Park, this Plan recommends that alternatives to the plant location take into consideration measures to mitigate the impact on the park, by perhaps, situating the plant elsewhere on the site (if it were possible to make it high enough) to provide more waterfront and open space within the park if feasible.



**Goal 7: Be proactive rather than reactive in improving public infrastructure including Village streets, water and wastewater infrastructure, as well as enhanced park facilities;**

**Objective 7.1: Improve the resiliency of the wastewater treatment system and safeguard the infrastructure from future surge and sea level rise;**

**Strategy 7.1.1: Develop a plan to mitigate both near- and long-term risk to the wastewater system, including the wastewater treatment plant and pump stations 1 and 3.** This plan should consider the life cycle of plant components, the value of the property for other uses, and innovative approaches (e.g., distributed systems and shared municipal services) that may effectively meet the wastewater collection and treatment needs for the Village and surrounding communities over the long term. The Plan should address the issues arising from the partial interconnection of the storm and sanitary sewer systems that lead to the inability to properly treat higher volumes during large storm events. The treatment plant and pump station locations within the current 100-year flood zone and the implication of increasing sea level elevation must be considered as well.

**Strategy 7.1.2: Continue to implement the Long-Term Control Plan so that combined sewer overflows are reduced.**

**Strategy 7.1.3: Reduce stormwater, erosion, upland flooding and CSOs through green infrastructure, low-impact development and best stormwater management practices.** Green infrastructure including forests, meadows, wetlands, floodplains and riparian buffers should be retained where feasible in order to naturally store, infiltrate and treat stormwater runoff. Implementation of low-impact development practices incorporate a number of less intrusive measures to allow precipitation to infiltrate into the ground instead of running off into storm or combined sewers. These measures include street trees, rain gardens, bioswales, green roofs, and on-site storage and use of stormwater for irrigation.

**Strategy 7.1.4: Promote natural vegetation, swales, rain gardens, and similarly environmental conscious landscape practices.** The zoning ordinance should be revised to require such practices in connection with industrial, commercial and multifamily development (i.e., exempting single-family and two-family homes). Natural vegetation is especially important, as it requires less watering and pesticides for its care.

**Strategy 7.1.5: Protect and maintain the quality of all utility services provided by the Village of Catskill.**

**Strategy 7.1.6: Continue to seek funding to make the needed improvements to the Village's water system.** The Village should seek funds to help offset the costs for fixing/replacing the aged water distribution lines as well as adding a water storage tank closer to the service area.

*Full EAF Part 3 Discussion: The proposed recommendations to remedy existing sewage plant overflows and reduce flows into the combined sanitary/storm sewer will result in significant environmental benefits to the Catskill Creek and Hudson River as well as fiscal benefits to the Village.*

**Objective 7.2: Increase the access and maintenance of neighborhood parks and recreation facilities;**

**Strategy 7.2.1: Create a Village Parks and Recreation Master Plan.** The Parks and Recreation Master Plan should be developed that supports maintaining and further developing the Village's parks, which are an important asset from a quality of life, recreational and natural resources perspective. The



Parks and Recreation Master Plan should prioritize the goals and recommendations of the plan and set a timetable for securing grants and funds to support the work is necessary for implementation.

**Objective 7.3: Increase the more efficient use and availability of public and private parking resources throughout the Village, but especially along Main Street.**

**Strategy 7.3.1:** The Village should consider assembling relevant survey and ownership information for parking resources throughout the Village, but especially within the core areas along Main Street. Wherever possible, the Village should encourage the shared use of parking through public/private parking arrangements that allow for public use of parking facilities during off-peak hours. As necessary the Village should look to acquire additional land at strategic locations throughout the core areas to provide public parking where current supply is inadequate. The Village should pursue funding opportunities to supplement these surveys as necessary.

**Objective 7.4: Establish a Village-led consortium of public and private utility providers (Utilities) to coordinate infrastructure upgrades and maintenance.**

**Strategy 7.4.1:** Through the consortium, establish ongoing procedures and regular communication mechanisms with the utilities, including but not limited to quarterly meetings, to coordinate facility maintenance and expansion with local land development.

**Strategy 7.4.2:** Provide timely notice to the utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance of roads and sidewalks.

**Strategy 7.4.3:** Promote, when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize disruptions and reduce the cost of utility delivery.

**Strategy 7.4.4:** Require the Utilities to provide notification to the Village prior to any maintenance or removal of vegetation in Village right-of-way.

**Strategy 7.4.5:** Ensure that all maintenance, repair, installation, and replacement activities by the Utilities are consistent with the Village's land use regulations and environmental regulations.

**Strategy 7.4.6:** Prior to seeking Village approval for facilities, the Utilities are encouraged to solicit community input on the siting of proposed facilities which may have an adverse impact on the community.

**Objective 7.5: Pursue opportunities to enhance the use and distribution of renewable energy in the Village and augment the Village's efforts to increase energy efficiency and conservation.**

**Strategy 7.5.1:** Engage in efforts to advance the use of microgrids and other future electrical generation and distribution technologies that will increase the reliability and resiliency of the electrical grid used by the Village, its residents and businesses.

**Strategy 7.5.2:** Encourage energy conservation measures in Village-led development projects to enhance energy efficiency through combinations of site planning, landscaping, building design and construction practices.

**Strategy 7.5.3:** Encourage residents and businesses to participate in programs that promote residential and commercial energy efficiency improvements, retrofits or upgrades to reduce the Village's overall consumption of electricity.



**Strategy 7.5.4:** Encourage commercial and industrial property owners to use Property Assessed Clean Energy (PACE) financing or other creative financing mechanisms and structures to make energy efficiency and renewable energy upgrades to their buildings.

*Full EAF Part 3 Discussion: The provision of adequate infrastructure to support the Village's residents and businesses is necessary to prevent adverse impacts on the environment.*



# Chapter 8.0: Downtown Revitalization

The Village's traditional Downtown business district is situated on Main Street from roughly Summit Avenue to Greene Street. It is noted for its two and three-story mixed-use buildings, pedestrian scale streets and Village, Town and County offices. Downtown Catskill is the civic, cultural and traditional commercial center of the community.

Today, there are a variety of business establishments Downtown, including but not limited to antique shops, an appliance store, banks, barber shop, restaurants, cafés, personal service establishments, fitness centers, game shop, and law offices. Downtown is also the civic center of the Village, Town and County with Village Hall, Town Hall and Greene County Office Building all located there.

The Downtown business district has many beautiful and prominent mixed-use buildings that provide an excellent foundation for a vibrant mixed-use center. However, with many storefronts vacant and upper floors underutilized, there is a general sense of disinvestment that detracts from the historic character of Downtown.

However, Downtown has many of the attributes associated with a successful business district. These include a safe and walkable environment, attractive civic buildings, cultural anchors such as the Community Theater, and a distinct sense of place as defined by its historic architecture. These attributes provide a solid foundation on which to sustain a Downtown revitalization effort.

This Chapter provides a framework for how the public, private and not-for-profit sectors can work together to create an environment that attracts new investment to the Downtown business district so that it remains a vibrant business, civic and cultural centers of the community for years to come.

## 8.1 Civic and Cultural Anchors

Successful Downtown business districts are not only places where people shop, but they also are places where many civic and cultural activities occur and where the public can gather at community events. In the Village of Catskill, Village Hall, the Police Department, and Justice Court; Catskill Town Hall, Greene County Office Building (which includes the New York State Supreme Court) and United States Post Office are all located within the Downtown business district. These civic anchors draw people to Downtown every day thereby supporting commercial activity and continued investment in the area.



**Above.** Images of Downtown Catskill.



Downtown cultural anchors include Greene County Council of Arts, Catskill Public Library, Community Theater, Catskill Community Center, Kirwan’s Game Store, The Lumberyard aka American Dance Institute, and bookstore. The Community Theater is a vintage 2-screen cinema, which is situated in the heart of the business district and shows new releases. Collectively, these establishments create a cultural cluster in the heart of the Downtown business district.

A variety of cafés and restaurants are in close proximity to the civic and cultural anchors, which shows the importance of having such anchors in the Downtown. *This Plan strongly encourages the Village Board to keep its civic buildings Downtown and supports private and not-for-profit sector efforts to establish and expand cultural and entertainment activities within the Downtown business district.*

## 8.2 Promotion

Successful Downtown revitalization programs require promotion. Promotion means selling the image and promise of Downtown to all prospects. This involves marketing the unique characteristics of Downtown to shoppers, investors, prospective businesses and visitors. It also requires a strategy to promote a positive image of the entire business district through advertising, special events and marketing carried out by the business community along with the support of civic and cultural institutions.

One of the challenges facing Catskill in creating an effective promotional strategy is getting business owners to think of Downtown as a whole rather than the sum of its parts. While the Village Board can play a supporting role promoting a positive image of Downtown, it is the local business community that needs to take the leading role in promoting a positive image of the business district.

A *Main Street Merchant’s Group* is a loosely defined group of 42 merchants working to promote Downtown. They are operating under the 501 (c) (3) of the Local Development Corporation (LDC). They are promoting *special events* with a “Come to Catskill” theme. The Merchants must also work together to ensure the highest quality shopping experience for their customers.

For example, the business community should coordinate their *hours of operation* so that like businesses are open when customers are available to shop. Activity breeds activity and the *coordination of business hours* will benefit the entire business district. The business community should also work together to create *seasonal marketing campaigns* and other special events that are designed to draw customers to the business district.



**Above** (top to bottom): Images of attractive mixed-use business districts with appealing window displays and merchandising displays that invite shoppers into the stores and make the business district more appealing.





Doing so will require the cooperation of the local business community but will strengthen the business district. Other measures that can be taken to promote Downtown include the creation of special attractions that are designed to draw people. Activities might include the creation of a seasonal *arts & crafts marketplace* featuring the work of Hudson Valley & Catskills artists or *live music* at a local restaurant. Such activities can draw large numbers of people - providing them an opportunity to discover Catskill.

It is also important that the business community reach out to prospective entrepreneurs to encourage them to open complementary businesses. *Business attraction efforts* are needed to fill vacant storefronts and are also needed to create an appealing mix of retail, restaurants, professional services and cultural attractions. The focus of business attraction efforts must be quality - quality design, quality of the goods & services, quality merchandise displays and appealing restaurant settings. A vibrant mix of restaurants, retail and services would give customers a reason to visit time and time again - thereby making Downtown a destination.

Downtown is also situated within the *East Side Historic District*, which is an area roughly bounded by the Catskill Creek, Hudson River, and River, Harrison, Day, and Gardner Streets. It includes 530 contributing buildings and one contributing site over a 200-acres in area. The *Thomas Cole House* (i.e., Founder of the Hudson River School of American Painting) is a National Historic Landmark and National Historic Site in the district. The cross promotion of events in the Downtown business district with events in the East Side Historic District could help to draw a larger audience than events in one or the other. A Downtown organization is needed to spearhead the promotion efforts.

### **8.3 Organization**

Successful Downtown revitalization efforts are built around a consensus of all who have a stake in the business district so they can work together toward the same goals. The stakeholders in Catskill include the Village Board, Planning Board, local businesses, building owners, not-for-profit agencies and residents.

If the Main Street Merchants Group were to become their own not-for-profit organization, they could become the organization to spearhead revitalization efforts. As a not-for-profit they could apply directly for New York Main Street (NYMS) funding. Business expansion and attraction efforts will likely require financial incentives to ensure a return-on-investment that dictates private sector investment.

One tool that is available to assist in business recruitment or expansion is the NYMS Program. Each year, the Village or Merchant Group could apply for between \$50,000 to \$500,000 through NYMS for local revitalization efforts. NYMS funds can be made available to entrepreneurs in the form of small grants for façade renovations, interior building renovations and the creation of Main Street anchors. Building renovation grants can be up to \$50,000, not to exceed 75% of the project cost. Through the NYMS Downtown Anchor Grant, applicants may request between \$100,000 and \$500,000 for a standalone, single site, “shovel ready” renovation project. The Village of Catskill has successfully secured and administered NYMS funds and this Plan recommends on-going efforts to secure such funds.

The Village Board needs to continue to coordinate with the local business community with respect to identifying potential projects but must continue to take the leading role in pursuing the grant application for NYMS funds and administering the grant. This type of organizational structure allows the Village to utilize its existing capacity to leverage these funds for Downtown revitalization, while enabling business owners to continue to focus on running their establishments. However, it would be the business community that would take the leading role promoting Downtown and hosting special events.



To formalize the structure of Downtown revitalization responsibilities and role, it is recommended the Village Board establish a *Downtown Revitalization Committee* to clearly identify responsibilities of each stakeholder in the overall “Downtown” revitalization effort and to strengthen cooperation among various stakeholders over time. These Committees should consist of members from each identified stakeholder group and begin by meeting quarterly to initiate a coordinated Downtown revitalization program.

## 8.4 Design

Creating an attractive streetscape requires a careful focus on design of building storefronts and the streetscape. Downtown mixed-use buildings must be restored in a manner that respects their historic architecture and the pedestrian environment must provide a sense of cleanliness, comfort and security. This can be accomplished by having well-maintained sidewalks, street trees, streetlights and street furniture that provide comfort and security for the pedestrian.

Downtown businesses owners must also create an inviting atmosphere. This can be accomplished through a variety of measures including attractive window displays, visually appealing facades, appropriate signage, pleasing displays of merchandise and good quality merchandise. It is also vitally important that new infill buildings are designed to complement the architecture of historic buildings that are located throughout the business district. A careful focus on design will make Downtown more appealing and enhancing the social and economic vitality of the business district. Design Guidelines should also be adopted for Downtown.

### 8.4.1 Façade Renovations

Renovations to the historic buildings in the Downtown business district must respect the architecture of the buildings. To this end, renovations that remove historic elements of buildings should not be permitted. Also, façade renovations that mask the historic architecture of historic buildings should be avoided. However, the removal of false facades should be encouraged.

### 8.4.2 Window Displays & Merchandising

The design of window and merchandise displays play an important role in defining the quality of the shopping experience. Window displays should be attractive to the eye and display something of interest that encourages the shopper to enter the store and shop. It is also important the windows remain free of visual clutter (such as temporary sales signs) since such signs block the view of the merchandise within the store. Temporary sales and banner signs also convey an image of cheapness – not quality. Any business can make their windows interesting. As more and more store owners invest time creating inviting window displays the overall shopping experience in the business district will be enhanced.



**Above:** *Case Study:* View of new infill building situated in the flood zone on Main Street in the hamlet of Livingston Manor in Sullivan County, NY. The revitalization effort in the hamlet began with leadership from the local business community along with strong support from the Town of Rockland and the Sullivan County Planning Department. The new sidewalks and streetlamps were funded through NYSDOT Multi-modal funds and Empire State Development Corporation funds. Business owners could secure matching grants of up to \$10,000 for façade renovations along with \$5,000 matching grants for interior renovations. Finally, the Main Street Business District was placed within the Sullivan County Empire Zone enabling investors to obtain a 10-year Real Property Tax Credit. Collectively, these incentives – coupled with strong support from the business community and local government has helped to stimulate millions of dollars in new investment and expanded the tax base.



As building facades are restored, building owners must retain the transparency of the storefront by maintaining the large display windows. Large display windows provide a great setting for window displays but also allow shoppers to see the merchandise from the street. When well designed, the store is inviting. If the merchandise is well-displayed, it too becomes an aesthetically pleasing part of the storefront. Attractive storefronts help merchants to attract customers into their stores. Collectively, they help to create vibrant business district. The Village should discourage business owners from making modifications to any of the storefronts within the business district that would reduce the transparency of the storefront.

### 8.4.3 Signs

The signs associated with Catskill’s Downtown business district vary from very appealing to unappealing. Signs vary greatly with respect to placement, size, materials, quality and greater uniformity is needed. *Sign standards for Downtown should be adopted, which regulate sign size, placement and set standards for sign materials and lighting.* Such standards should also allow for artistic creativity in signs.

Wall signs should be appropriately placed in the "intel" (e.g. the sign panel between first and second floor). *There is also a need to limit the placement of temporary window signs.* Temporary window signs should be limited to a small number of seasonal events during the year for a short duration.

The Village and merchants should consider enlisting local artists to promote artistic signs throughout Downtown like that shown in the photo below.



**Above** (top to bottom): Artistic sign for “The Pour House Café” in a community that reached out to local artists to help create signs that were works of art to help beautify and promote the Downtown business district.



**Above** (top to bottom): Case Study: Country Emporium in Walton, NY – an example of nice window display and transparent windows; The Harrison Gallery in Williamstown, MA where the display of sculptures and transparency of the storefront window create an inviting appearance; Rhinebeck Hardware Store in Rhinebeck, NY with signage, awning and window and outdoor displays that invite customer interest, and Capital Wine & Spirits in Albany, NY with appropriately placed wall signs, large display windows and elegant merchandise display to invite customers into the store.



### **8.5. Temporary Window Displays.**

Too many businesses in Downtown Catskill clutter their windows with unnecessary temporary window signs and advertisements that make the storefront opaque and that create visual clutter that is very unappealing. While the Village's sign regulations set a 25% limit on temporary window signs, the laws are not enforced. To address this issue, it is recommended that the sign regulations be refined to further limit the placement on temporary sales and promotion signs on windows in the Downtown business district. Further limiting such signs will make the laws easier to enforce. This Plan also sees the need for additional Code Enforcement resources to enforce the Land Use Laws and Building Codes.

### **8.6. Economic Restructuring.**

Continue efforts to strengthen the "economic vitality" of Downtown. This involves efforts to retain existing business establishments, while attracting new businesses that the market can support to create a balanced and inviting commercial mix in this business district. Converting unused commercial space on the ground floor into an economically productive business will help to strengthen the business district and make it more economically viable. Converting unused upper floor space to attractive artist live-work space, market rate housing or workforce housing will help to strengthen the social vitality of Downtown.

The Catskill Mountain Housing Development Corporation (CMHDC) has taken a leading role in attracting dollars to the Downtown Revitalization effort in Catskill. The CMHDC is the New York State certified Rural Preservation Company for Greene County that has offices and apartments in the Village of Catskill. To date the CMHDC has obtained and administered two New York Main Street grants totaling \$400,000. These funds have helped to improve the appearance and quality of the mixed use-building stock in the Downtown business district, while also helping to create a more inviting commercial mix in the business district. Overall, the Village of Catskill has received a total of five New York Main Street grants and undertook 30 building improvement projects through the Greene County Main Street program in the 2000's. This Comprehensive Plan strongly supports continued collaboration with the CMHDC and Greene County to continue successful building improvement and business expansion and retention efforts.

The Greene County Economic Development Corporation is an additional resource that can be helpful in attracting and retaining business to the downtown area. The Corporation offers various programs to support businesses such as low-interest financing and loans, business training and technical assistance, and grant writing assistance.

A "Downtown Revitalization" organization should also be established (or added as a function to existing organizations) to help business owners improve their merchandising skills to make individual stores, and in turn, the entire business district more inviting to shoppers, workers and visitors. Emphasize quality - quality design, quality of goods & services, quality merchandise displays and appealing restaurant settings. Coordinating business hours is also important to give consumers an expectation of when shops will be open for business within these business districts.

The creation of an organization to undertake a Downtown revitalization effort would help to sustain the effort over time, while freeing up business owner's time to focus on operating their business. Funding for such an organization could come through the formation of a *Business Improvement District (BID)*, which is in effect a special district encompassing Downtown that would raise funds for the BID through the real property tax. Funding through the BID would be allocated to a not-for-profit BID organization with all proceeds utilized for Downtown revitalization efforts including promotion and even hiring a BID manager.



The Village Board and Merchants Group should further explore creating a BID for Catskill. *This Plan also strongly supports the creation of a Downtown Maker Place to help entrepreneurs to further their business ideas through collaboration in order to create the businesses needed to fill vacant storefronts.*

### **8.7 Parking.**

The requirement for providing off-street parking on-site or on an adjacent lot for buildings built to the property line in the Downtown is not practical. Furthermore, it may not be desirable as this provision of the Zoning Law may inadvertently result in the loss of buildings for the sole purpose of providing parking. The prohibitive cost of providing off-street parking in the Downtown is also deterring new investment.

To address these issues, Section 4.4 Off-street Parking Requirements of the Village's Zoning Ordinance should be revised to remove the requirement for off-street parking for mixed-use buildings in the Downtown and instead require a "payment-in-lieu of parking" requirement or "parking improvement district", which would be used to fund municipal parking lots or garages. More private and public shared parking facilities (e.g., parking lots or parking garages) are needed to meet existing needs and to support the current revitalization of the Downtown business district (see Section 6.4 of the Comp Plan for more detailed discussion concerning parking in the Downtown). *Lastly, the Village should evaluate whether it might be feasible to allow angle parking on one side of Main Street to increase on-street parking.*

## **Goal 8: Encourage continued and vibrant mixed-use land use patterns in Downtown centered around area historic resources and Village, Town and County offices;**

### **Objective 8.1: Work to attract additional patronage to the Downtown business district.**

**Strategy 8.1.1: Keep civic and cultural anchors within the Downtown business districts.** Catskill's civic and cultural anchors attract people to Downtown every day and are major employers, whose employees frequent local business establishments every day during the work week. These anchors are critical to sustaining a socially and economically vibrant Downtown.

**Strategy 8.1.2: Create a Downtown revitalization organization to promote the business district as a whole rather than the sum of its parts.** A successful "Downtown Revitalization" effort will require a sustained commitment among local government, business owners and building owners to "organize" the revitalization effort. Organization establishes consensus and cooperation by building partnerships among the various groups that have a stake in the commercial district. By getting everyone working toward the same goal, the revitalization effort can provide effective, ongoing management and advocacy for these mixed-use business districts.

**Strategy 8.1.3: Create Downtown promotional events to celebrate the business district and draw residents and visitors Downtown.** Promote the Downtown business district by creating a positive image to instill community pride while making it more attractive to consumers and potential investors. Promotion would include such things as special events, farmer's market and marketing campaigns to attract new customer and visitors to Downtown.

**Strategy 8.1.4: Cross-market the Downtown business district and East Side Historic District.** Coordinate events in the Downtown business district and East Side Historic District to create larger community-wide events to draw larger audiences to Catskill. Cross promotion may include walking tours of the historic district, coupled with a "Taste of Catskill" sampling of local restaurants and cafes.



## **Objective 8.2: Protect the historic integrity of the Downtown business district.**

**Strategy 8.2.1: Adopt *Design Guidelines* to ensure renovations to historic buildings are done appropriately to strengthen the fabric of the Downtown business district.** Renovations to historic Downtown Buildings must preserve the original architectural elements of the buildings.

**Strategy 8.2.2: Develop form-based policies for infill development on vacant lots to ensure new mixed-use buildings compliment neighboring properties with respect to placement, mass and street orientation.** Ensure the height and scale of new mixed-use buildings are generally compatible with surrounding development and develop design guidelines for infill development in the Downtown.

**Strategy 8.2.3: Secure funding through the New York Main Street Program to help building owners to maintain and improve their buildings.** Apply through the NYS Consolidated Funding Application (CFA) process to secure *New York Main Street* funding to assist business retention and expansion efforts. Collaborate with the Catskill Mountain Housing Development Corporation to obtain and administer NYMS funds to continue its successful Downtown Revitalization efforts.

**Strategy 8.2.4: Provide incentives to building owners through Section 485-a of the Real Property Tax Law of New York State.** The Village could adopt the 485-a program to provide an incentive to building owners to renovate vacant upper floor spaces for artist lofts, market rate housing and workforce housing (see more detailed discussion on 485-a program in Chapter 2.0 Housing.)

*Full EAF Part 3 Discussion: The policy to protect historic integrity within Downtown is not anticipated to result in adverse impacts.*

## **Objective 8.3: Promote increased availability of parking;**

**Strategy 8.3.1: Maintain meters and time limits for on-street parking in the Downtown area.** Consider systems, which have variable rates based on location and demand as well as alternate payment methods to accommodate users most efficiently.

**Strategy 8.3.2: Incentivize cross easements between adjacent non-residential and mixed-use lots.** By incentivizing cross easements, the Village can potentially create more efficient use of existing parking lots that could serve the employees of commercial uses during the day, with some capacity to also serve residential users in the evenings.

**Strategy 8.3.3: Promote smarter and more attractive public and private parking lot design.** Such design should incorporate sustainable green infrastructure such as bio swales, rain gardens, and tree planting islands that are not curbed and are designed to receive stormwater. For areas of lower traffic the use of porous pavement, geogrid, or paving stone should be considered as an alternative to asphalt.

*Full EAF Part 3 Discussion: These policies are intended to improve the efficiency of parking resources and to incorporate more environmentally sensitive stormwater management approaches. These policies are not anticipated to result in adverse environmental impacts and should improve impacts related to stormwater runoff and traffic congestion.*

## **Objective 8.4: Support and encourage specialized retail and service uses to build on the existing business environment;**

**Strategy 8.4.1: Actively encourage entrepreneurship.** Downtown has a successful critical mass of unique and interesting businesses that draw customers to the area. The Village should consider



leveraging the modest success of the retail environment in Downtown by establishing one or two business incubators through a Community Development Agency or the County Industrial Development Agency. These incubators could offer low-rent spaces for limited pre-arranged terms to help new businesses get up and running and establish local patronage. After the pre-arranged term (usually two years) the business would have to relocate to another space, presumably in the Village of Catskill.

This type of an incubator can give preference to unique and interesting retail, service and restaurant ideas that would mesh well with the historic character of Downtown, the arts, and the tourist and water-enhanced nature of the Catskill Creek.

**Strategy 8.4.2: Adopt an Artist Loft provision in the Zoning Law. Create standards in the Zoning Law for the regulation of artist live-work space in the mixed-use building within the Downtown.** Allowing live-work space in the Downtown may help to stimulate reuse of vacant upper floor space.

**Strategy 8.4.3: Create standards in the Zoning Law to allow business incubators that foster entrepreneurship.** Such incubators may include shared office space and/or shared facilities for making, learning, exploring and sharing that uses high tech to no tech tools.

*Full EAF Part 3 Discussion: The policy of providing an incubator is likely to draw additional patronage to Downtown. Generally, the benefits of drawing patronage to the mixed-use Downtown area has advantages over serving the regional population in a more sprawling development pattern. Benefits of economic development generally outweigh potential impacts related to increased traffic.*

**Objective 8.5: Insure that public investment respects the historic character of this area;**

**Strategy 8.5.1: Develop directional signage unique to Downtown.** Street signage, directional signs, lighting, and street furniture should all be unique to the Downtown area and reflect the history of the area.

**Strategy 8.5.2: Promote uniform streetscape improvements throughout Downtown.** Taller mast-arm streetlights ("cobra lights") should be replaced with pedestrian-scaled lights for the sake of consistency within the East Side Historic District. The unique character of the Downtown portion of the Historic District is magnified at night when modern details and distractions are difficult to see in the darkness. This character could be enhanced by installing period lamps.

Continue to maintain the street trees along Main Street and ensure that dead trees are replaced on a regular schedule.

Provide more benches and pocket parks to provide pedestrians within places to rest and enjoy the business district.

Provide kiosks with neighborhood maps and business listing at several locations throughout Downtown.

*Full EAF Part 3 Discussion: The policies proposed herein are intended to ensure that public investment in Downtown is compatible with the historic character of the area and promotes historic preservation to the greatest practical extent. No adverse impacts are anticipated as a result of these policies.*



## Objective 8.6: Improve the connections between Catskill Creek and Downtown;

### Strategy 8.6.1: Provide a trail along the Catskill Creek.

The Village should seek funding for acquisition of easements along the creek and construction of a stabilized trail for walkers, joggers, fisherman, and bicyclists.

**Strategy 8.6.2: Develop a boat dock Downtown to attract tourist and visitors.** *Create a water transportation route to shuttle tourist to Downtown during the tourist season (see also Section 6.5 of this Comprehensive Plan).*

*Full EAF Part 3 Discussion: The construction of a path along the Catskill Creek will demand consideration of site-specific impacts at the time of design. However, as a policy, the enhancement of public pedestrian and cycling facilities is not likely to result in environmental impacts and is likely to result in significant benefits to public health, safety, air quality, all as a result of decreased automobile reliance. The construction of a dock in the Downtown business district will likely have broad environmental implications that will require further SEQR review prior to implementation.*



## Objective 8.7: Step Up Code Enforcement in the Downtown Business District

**Strategy 8.7.1: Enforce sign regulations with respect to temporary window signs.** Step up the enforcement of temporary window display signs through a stepped process beginning with a warning, then order to remove signs and escalating to the imposition of fines for non-compliance. If Catskill is to create an attractive and inviting shopping experience, it must ensure that large display windows and merchandise are not hidden behind a wall of temporary and unsightly window signs.

**Strategy 8.7.2: Improve Handling of Solid Waste.** The Village needs to set and then enforce minimum standards for solid waste removal by its merchants to ensure that they provide sufficient dumpster space for their business and ensure timely removal. Insufficient dumpster space leads to refuse spilling onto public places and is also a health, safety and welfare issue. Dumpster containers should be placed within dumpster enclosures and minimum standards for such enclosures should be provided in the Village's local laws.



**Above (top to bottom):** Illustrative example of period lighting on pole that replaced cobra light in Montpelier, VT; Kiosk with Downtown map with the names and locations of all Downtown businesses.





# Chapter 9.0: Land Use Policies

## 9.1 Land Use

Land use refers to how we use land. It is an important goal of this Comprehensive Plan to guide growth in a responsible manner that results in quality development and redevelopment consistent with the character of the Village of Catskill. Catskill’s existing land use can be divided into broad categories including commercial, institutional, industrial, office, parks, public service, residential or vacant land.

The Village is comprised of mostly *residential* single-family homes on small lots and the second most prominent land use is *commercial*. Collectively, these two land uses comprise more than half of the Village’s land area.

The single-family residential land uses are nearly evenly split with half situated north and east of the Catskill Creek and the other half situated south and west of the Catskill Creek. The *commercial* development is situated primarily along U.S. Route 9W and NYS Routes 23A and 23. Mixed-use residential/commercial land uses are situated east of the Catskill Creek within the Downtown business district.

A wide variety of commercial land uses are established along the U.S. Route 9W and NYS Routes 23A and 23 corridors including a supermarket, car dealerships, gas stations, diner, pharmacy, Lowes Home Improvement Center, fast food restaurants, banks and other retail and professional office uses. *Institutional uses* include the cemeteries and churches, firehouses, Village Hall, Town Hall, County Office Building and public school. *Industrial land uses* are primarily situated along the Catskill Creek and were established on the Catskill Creek and Hudson River to take advantage of water transport. Vacant land is primarily situated along the steep slopes and floodplain along the Hudson River and Catskill Creek. However, there is a 55-acre vacant site north of Cauterskill Avenue that was approved for 77 single-family residential lots.

An analysis of existing land use shows that a very high percentage of Catskill’s land area is already developed, however, there are still some large tracts of land that are vacant and multiple sites along the waterfront with redevelopment potential. However, the waterfront has history of flooding that will only grow more pronounced as sea levels rise due to climate change.

### LAND USE

HOW WE USE THE LAND

“IT IS AN IMPORTANT GOAL OF THIS COMPREHENSIVE PLAN TO GUIDE GROWTH IN A RESPONSIBLE MANNER THAT RESULTS IN QUALITY DEVELOPMENT AND REDEVELOPMENT CONSISTENT WITH THE UNIQUE CHARACTER OF THE VILLAGE OF CATSKILL.”

**Table 1: CATSKILL LAND USES**

Land Use Classification	Number of Properties	Acres	Percent by Acres
Residential	1268	664.49	42.94%
Vacant	275	499.25	32.26%
Community/Public	50	158.26	10.23%
Commercial	125	152.19	9.83%
Recreation	20	52.19	3.37%
Mixed Use	98	12.58	0.81%
Agriculture	1	6.55	0.42%
Utilities	1	1.71	0.11%
Light Industrial	1	0.23	0.01%
<b>Total:</b>	<b>1839</b>	<b>1547.45</b>	<b>100.00</b>



With respect to redevelopment along the waterfront, the Village is faced with two choices for future land use: 1) *Accommodation*, which involves allowing for new development in the Waterfront District, or 2) *Retreat*, which entails developing a plan to relocate these uses – over time – to higher elevations that are more resilient to flooding. The Village’s land use pattern is well-defined and this Plan supports infill development and new growth that complements the early settlement of the community in terms of land use and density.

## 9.2 Zoning

The Village of Catskill Zoning Regulations were last revised on February 13, 2013. The Zoning Regulations divide Catskill into seven (7) distinct zoning districts as shown on the Map 9-1 - Zoning. Additionally, there is one Overlay Zoning District – the Waterfront Overlay. Zoning districts define where certain land uses are permitted and regulate the intensity of land development through bulk regulations that control permitted density, building height and separation between uses. The Village’s Zoning Regulation is one of the most important land use tools with respect to managing future growth and redevelopment. The Village’s Site Plan review regulations are included in the Zoning Regulations.

There are three (3) residential zoning districts in the Village of Catskill as follows: 1) the R-1 Residential zoning district that encompasses single-family residential neighborhoods (shown on light yellow on Zoning Map); 2) the R-2 General Residential zoning district that encompasses the historic neighborhoods surrounding Downtown; and 3) the R-3 Commercial Residential zoning district, which is situated around Maple Avenue along with an isolated R-3 Zoning District off of West Main Street.

There are three (3) commercial zoning districts in Catskill as follows: 1) The C-1 Commercial zoning district, which encompasses the U.S. Route 9W and NYS Route 23 and 23 A corridors; 2) the C-2 General Commercial zoning district that lies northwest of the CSX Railroad tracks and south of West Main Street, and 3) the CC-Central Commercial zoning district, which encompasses Downtown. The WD Waterfront zoning district encompasses the land uses along the banks of the Catskill Creek, including Catskill Point. The Waterfront Overlay District encompasses the lands along the shore of the Hudson River.

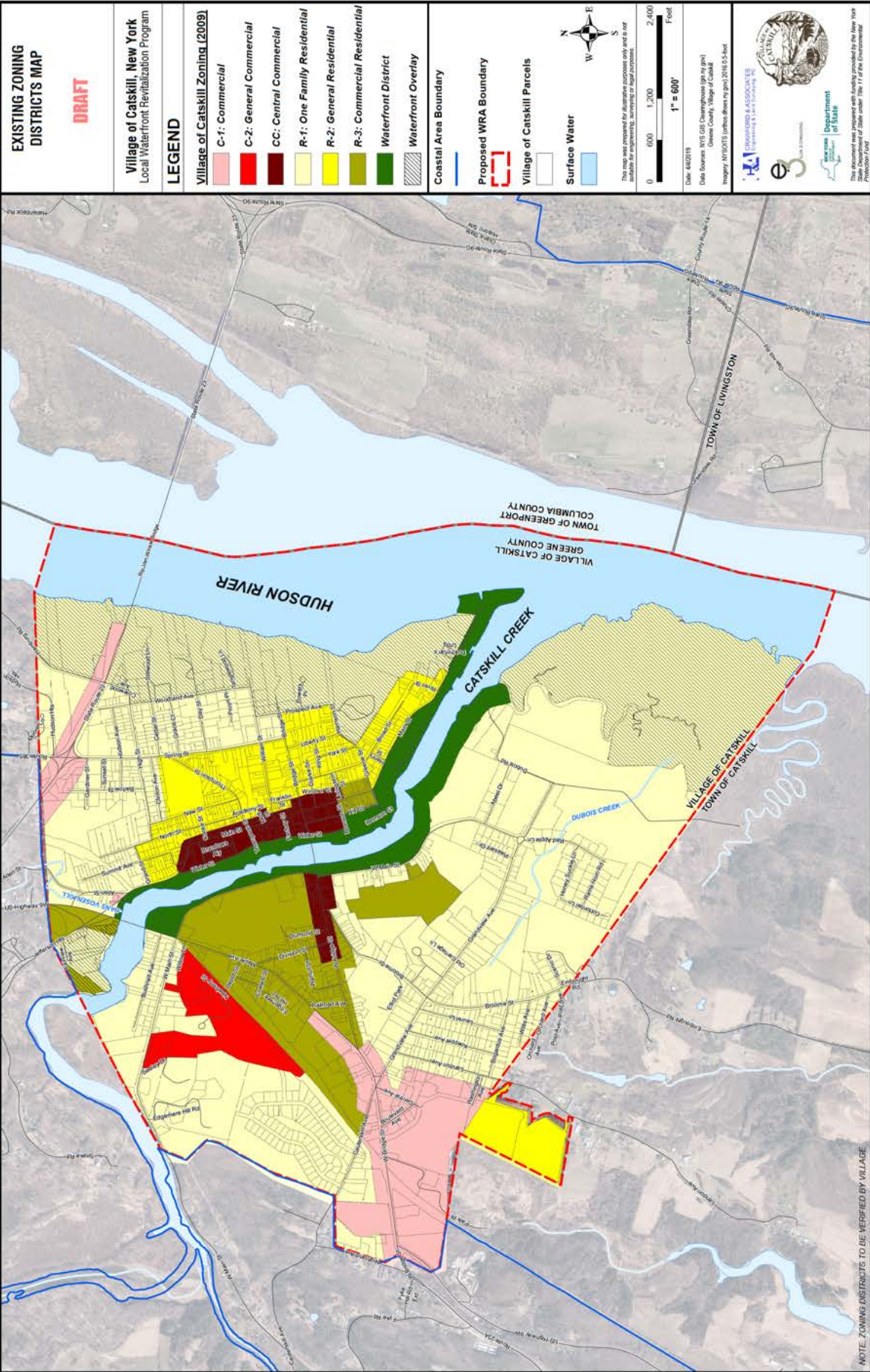
It is the purpose of the Waterfront Overlay District (WOD) to afford priority to waterfront-compatible, well-designed uses, achieve public access to the coastal area, control development, and protect and enhance the Hudson River waterfront's natural, scenic, and cultural resources. Further, it is the purpose of the WOD to provide opportunities for permanent public views and access to the Hudson River. All uses permitted in the underlying zoning district are allowed in the Waterfront Overlay District, subject to the applicable standards of this Waterfront Overlay District and subject to site plan review and approval.

## ZONING

HOW WE REGULATE LAND USE

“THE VILLAGE ZONING REGULATIONS DIVIDE CATSKILL INTO SEVEN (7) DISTINCT ZONING DISTRICTS AS SHOWN ON THE MAP 9-1 - ZONING. THESE ZONING DISTRICTS DEFINE WHERE CERTAIN LAND USES ARE PERMITTED AND REGULATE THE INTENSITY OF LAND DEVELOPMENT THROUGH BULK REGULATIONS THAT CONTROL PERMITTED DENSITY, BUILDING HEIGHT AND SEPARATION BETWEEN USES.”





**The following is a summary of each Zoning District:**

**CC Commercial: Permitted Uses** include retail stores and banks; personal service stores, such as, but not limited to, barber shops, beauty parlors and tailors; business, professional or governmental offices; funeral parlors; service establishments, finishing services other than of a personal nature but excluding gasoline filling stations and motor vehicle storage, repair or service; theaters and restaurants; outlets and pick-up stations for laundries and cleaning or wearing apparel or household effects on the premises shall be permitted only if non-combustible solvent is used except for the incidental removal of spots with combustible solvent; newspaper printing, including incidental job printing; public and commercial parking lots and storage garages for passenger automobiles only; hospitals for human beings, hotels (including rooming and boarding houses), motels; places of worship; clubs; public utility structures; residential uses: the residential use must not be on the first floor/store front/commercial portion of the building and residential uses must not exceed 65% of total floor area in the building. **Special Permit Uses** include motor vehicle service stations and manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products where goods so produced or processed are to be sold at retail, exclusively on the premises, provided that an area fully concealed from any street and equal to no more than 20% of the area devoted to retail sales shall be so used and that not more than two employees are engaged in such production or processing, except in newspaper and job printing where 20 employees may be so employed.

**C-1 Commercial: Permitted Uses** include retail stores and banks; personal service stores, such as, but not limited to, barber shops, beauty parlors and tailors; business, professional or governmental offices; funeral parlors; service establishments, finishing services other than of a personal nature but excluding gasoline filling stations and motor vehicle storage, repair or service; theaters and restaurants; outlets and pick-up stations for laundries and cleaning or wearing apparel or household effects on the premises shall be permitted only if non-combustible solvent is used except for the incidental removal of spots with combustible solvent; newspaper printing, including incidental job printing; public and commercial parking lots and storage garages for passenger automobiles only; hospitals for human beings, hotels (including rooming and boarding houses), motels; places of worship; clubs; public utility structures; residential uses: the residential use must not be on the first floor/store front/commercial portion of the building and residential uses must not exceed 65% of total floor area in the building; cleaning, dyeing or laundry establishments; research laboratories; storage or repair garages, used car sales lots, gasoline filling stations; but excluding car wrecking or outdoor storage of wrecked cars or used car parts; wholesale, storage and warehousing, including the sale of storage of food, fuel and building materials; manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products for sale on or off the premises. **Special Permit Uses** include animal hospital and hotel (including rooming or boarding house) or motel.

**C-2 Commercial: Permitted Uses** include retail stores and banks; personal service stores, such as, but not limited to, barber shops, beauty parlors and tailors; business, professional or governmental offices; funeral parlors; service establishments, finishing services other than of a personal nature but excluding gasoline filling stations and motor vehicle storage, repair or service; theaters and restaurants; outlets and pick-up stations for laundries and cleaning or wearing apparel or household effects on the premises shall be permitted only if non-combustible solvent is used except for the incidental removal of spots with combustible solvent; newspaper printing, including incidental job printing; public and commercial parking lots and storage garages for passenger automobiles only; hospitals for human beings, hotels



(including rooming and boarding houses), motels; places of worship; clubs; public utility structures; residential uses: the residential use must not be on the first floor/store front/commercial portion of the building and residential uses must not exceed 65% of total floor area in the building; cleaning, dyeing or laundry establishments; research laboratories; storage or repair garages, used car sales lots, gasoline filling stations; but excluding car wrecking or outdoor storage of wrecked cars or used car parts; wholesale, storage and warehousing, including the sale of storage of food, fuel and building materials; manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products for sale on or off the premises.

**Special Permit Uses** include adult uses, telecommunication towers, animal hospitals and hotel (including rooming or boarding house) or motel.

**WD Waterfront:** It is the purpose of the Waterfront District to afford priority to compatible, well-designed water dependent uses, achieve suitable public access to the coastal area considering surrounding uses, control development, and protect and enhance the corridor's natural and cultural resources. Further, it is the purpose of the Waterfront District to provide opportunities for more permanent public views and compatible access to Catskill Creek while considering the impacts of public access on immediately surrounding land uses.

To the extent possible, structures, storage and parking areas shall be set back from the waterfront, to increase or maintain open space in the Creek corridor, reduce impacts on the Significant Fish and Wildlife Habitat and reduce opportunities for flooding and erosion. Design and siting of structures will make use of area vegetation and topography and will enhance the visual character of the Catskill Creek corridor. All new uses proposed for the Waterfront District require site plan review by the Planning Board.

**Permitted Uses** include the manufacture, assembly or repair of marine products such as boats, sails and hardware; boat rental facilities; charter boat and fishing guide operations; mariculture and aquaculture activities; fishing/marine supply stores; wholesale and retail fish stores; community centers when part of coastal public access or public recreational access; municipal parks, playgrounds and beaches; scientific, historic, artistic, and educational activities and similar uses which by their nature require access to coastal waters; structures needed for navigational purposes; public park trails, fishing docks and piers, and swimming facilities; specialty boat facilities, including tour, cruise and dinner boats; support facilities necessary for successful functional of above uses; municipal public safety uses associated with other uses in the district and boat launches.

**Special Permit Uses** include flooding and erosion protective structures; annual membership clubs, which are water dependent; marinas and related uses; and mooring buoys or facilities.

**Zoning Use Incentives:** The WD District allows the following additional uses subject to Special Permit approval: Restaurants, hotels, motels, bed & breakfast inns, including conference and resort facilities, retail stores; townhouses; and one-family dwelling residential uses.

**Enforcement:** To ensure the objectives of the WD Waterfront District are achieved it is important to ensure strict adherence to the guidelines to ensure public views are preserved and public access ensured for future generations.



***R-1 One-Family Residence District. – 12,500 square-foot minimum lot size***

***Permitted Uses*** include one-family detached dwellings, not to exceed one dwelling on each lot and not to include double-wide trailers which are a special use in this zone or modular homes which are a special use in the R-3 zone.

***Special Permit Uses*** include municipal parks and playgrounds; places of worship; multiple dwellings; public utility rights-of-way; **conversion of existing one-family dwelling into a two-family dwelling**; construction of a residence consisting of a double-wide trailer or modular upon a foundation and a full cellar.

***Accessory Uses*** include customary home occupations or professional offices are accessory uses which are conducted by the resident thereon with no more than one non-resident assistant, provided that there be no external evidence of such except an announcement or professional sign not over 2 sq. ft. in area.

***R-2 General Residence District - 6,000 square-foot minimum lot size***

***Permitted Uses*** include any use permitted in One-Family "R-1" Districts, in accordance with the requirements of the said district, except that not more than one professional office or studio, other than accessory to a use otherwise permitted, shall be permitted for each 25 dwelling units or major fraction thereof on the lot. Such office or studio shall be only on the street floor of any building and on the floor immediately above the street floor only if there be access to such office or studio from other than a public hall; and 2-family dwellings provided that the entire lot occupied by such shall be maintained in single ownership throughout the life of the building.

***Special Permit Uses*** include municipal parks and playgrounds; places of worship; multiple dwellings; public utility rights-of-way; clubs not operated for gain or profit; conversion of existing one-family dwelling into a two-family or multiple dwelling; construction of a residence consisting of a double-wide trailer or modular upon a foundation and a full cellar.

***R-3 Commercial Residence - 6,000 square-foot minimum lot size:***

***Permitted Uses*** include single-family dwellings, multiple dwellings provided the entire lot occupied by such shall be maintained in single ownership throughout life of building; accessory uses; retail stores and banks; personal service stores; business, professional or governmental offices; service establishments, finishing services other than personal nature but excluding gasoline filling stations and motor vehicle storage, repair or service; restaurants; and public and commercial parking lots.

***Special Permit Uses*** include municipal parks and playgrounds; places of worship; multiple dwellings; public utility rights-of-way; clubs not operated for gain or profit; conversion of existing one-family dwelling into a two-family or multiple dwelling; construction of a residence consisting of a double-wide trailer or modular upon a foundation and a full cellar.

The Village's existing schedule of permitted uses is provided in the tables that follow on pages 9-7 and 9-8. A review of these tables reveals the need for zoning amendments to refine the list of permitted uses to exclude certain uses from flood-prone areas, to allow additional uses that were not envisioned many years ago, and to delete certain uses from the permitted use tables since they no longer are part of the vision for the future of Catskill. Further discussion begins on page 9-9.



**Catskill Zoning**  
**Table of District Regulations**

	<i>P – Permit-by-right, not subject to Site Plan Review</i> <i>X – Permitted Subject to Site Plan Review by the Planning Board</i> <i>SP – Use allowed by Special Permit approval by the Planning Board</i>							
<b>Use</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>CC</b>	<b>WD</b>	
<i>Residential Uses</i>								
One-family dwelling stick built	P	P <sup>i</sup>	P <sup>ii</sup>					
Manufactured home double wide	SP	SP	SP					
One-family – modular	SP	SP	SP					
Two-family dwelling		P	SP					
Conversion of 1-family to 2-family	SP	SP	SP					
Conversion of 1-family to Multi-family			SP					
Multi-family dwelling			SP-P <sup>iii</sup>					
Residence above-the-first floor						X		
Home Occupation or professional office	SP	SP	SP		X			
<i>Non-Residential Uses</i>								
Adult uses					SP			
Banks			X	X	X	X		
Boarding and rooming houses				SP	SP	SP		
Clubs not operated for gain or profit		SP	SP	X	X	X		
Cleaning, dyeing or laundry				X	X	X		
Finishing services <sup>iv</sup>				X	X	X		
Funeral parlors				X	X	X		
<u>Gasoline filling stations<sup>v</sup></u>				X	X			
Hotels and motels				SP	SP	X		
Hospitals for human beings,				X	X	X		
Hospital, animal				SP	SP	SP		
Laundry facilities <sup>vi</sup>				X	X	X		
Manufacturing				X	SP	SP		
Motor vehicle service stations				X	SP	SP		



**Catskill Zoning**

**Table of District Regulations**

	<p><i>P – Permit-by-right, not subject to Site Plan Review</i></p> <p><i>X – Permitted Subject to Site Plan Review by the Planning Board</i></p> <p><i>SP – Use allowed by Special Permit approval by the Planning Board</i></p>							
<b>Use</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>CC</b>	<b>WD</b>	
<i>Non-Residential Uses</i>								
Newspaper printing and job printing				X	X	X		
Office – business, professional, governmental			X	X	X	X		
Outlets and pickup stations [laundry]				X	X	X		
Parking lots and garages (autos only)			X	X	X	X		
Personal service establishments <sup>vii</sup>			X	X	X	X		
Places of worship	SP	SP	SP	X	X	X		
Public utility rights-of-way, substations, etc.	SP	SP		X	X	X		
Public utility structure				X	X	X		
Research laboratories				X	X	X		
Restaurants			X	X	X	X		
Retail stores			X	X	X	X		
Service establishments			X	X	X	X		
Storage or repair garage				X	X			
Telecommunications tower					SP			
Theaters				X		X		
Used car sales lot				X	X	X		
Warehouse and storage				X	X	X		
Wholesale <sup>viii</sup>				X	X	X		
<i>Waterfront uses</i>								
Community centers, part of public access								
Fishing/marine supply stores							X	
manufacture, assembly or repair of marine products such as boats, sails and hardware; boat rental facilities; charter boat and fishing guide operations							X	
Mari-culture & aquaculture activities							X	
Municipal parks, playgrounds and beaches							X	
municipal public safety uses associated with other uses in the district and boat launches							X	
Public park trails, fishing docks and piers, and swimming facilities;							X	
Scientific, historic, artistic, and educational activities and similar uses which by their nature require access to coastal waters							X	
Specialty boat facilities, including tour, cruise and dinner boats;							X	
Support facilities necessary for successful functioning of above uses							X	
Structures needed for navigational purposes;							X	
Wholesale and retail fish stores							X	





## **Goal 9: Ensure the Village Land Use Laws are well-written, easy to understand and internally consistent**

### **Objective 9.1: Update the Village’s Zoning Law.**

#### **Strategy 9.1.1: Replace the “Schedules of Regulations” with a matrix “Table of Permitted Uses.”**

The existing Zoning Law includes a schedule that references the prior zoning district, which requires the reader to flip back and forth between the districts to determine what uses are “permitted-by-right”, “subject to Site Plan approval,” or subject to “Special Permit” approval. Over time, amendments to the Zoning Law have resulted in inconsistencies or redundancies that need to be addressed. Moving to a “Table of Permitted Uses” is recommended.

#### **Strategy 9.1.2: Reformat the Zoning Law to be consistent with General Code or E-code Formatting and provide an on-line version of the Village Zoning Law.**

#### **Strategy 9.1.3: Evaluate current allowed uses in each district to ensure they help to support and implement the recommendations of the Comprehensive Plan.**

##### *Recommended Revisions to the Table of Permitted Uses:*

- This Plan recommends that the Table of Permitted Uses be amended to strike motor vehicle service stations from the CC-Commercial District, which encompasses Downtown. The introduction of a service station on Main Street in the heart of Downtown would diminish the historic character of Downtown and disrupt the pedestrian orientation of this business district. Since there are no service stations Downtown, now is the time to amend the schedule of uses.
- *Add a Maker Place to the list of permitted uses within the CC-Central Commercial Zoning District for Downtown.*

#### **Strategy 9.1.4: Amend the Village’s Zoning Map to ensure it supports the recommendations of the Comprehensive Plan.**

##### *Recommended Revisions to the Zoning Map:*

- *There is an area in the Village, which was rezoned in 2011 from R-1 Residential to R-3 Residence Commercial. The area involves several properties along the west side of West Main Street, which is presently an area that is developed with single-family, two-family and smaller multi-family residential buildings. The area that was rezoned from R-1 to R-3 consists of undeveloped lands that are presently wooded, that have steep slopes and poor site access. It is a recommendation of this Plan to rezone this area to R-1 to encourage development that is consistent with surrounding existing development.*

**Strategy 9.1.6: Clarify actions requiring “Special Permit” approval by the Planning Board and Zoning Board of Appeals.** The Zoning Law presently assigns most Special Permit powers to the Planning Board, but also assign Special Permit powers to the Zoning Board of Appeals for Non-Conforming Buildings and Uses.

**Strategy 9.1.7: Review and refine the Village’s sign regulations to ensure they further the objectives of the Comprehensive Plan.** Establish a different set of sign standards for Downtown and the outlying strip retail areas. Ensure signs in the gateways to the historic districts and waterfront result in



an aesthetically pleasing and inviting environment. Standards should be developed to regulate the placement of sandwich signs on sidewalks within Downtown. The sign regulations need to be amended to address LED signs and neon signs, define each, and regulate each to protect the small-town charm of the Village.

**Strategy 9.1.8: Regulate Hotels and Bed & Breakfast Establishments and adopt Local Law to regulate short-term rentals.** A Local Law is needed to regulate short-term rentals in the Village of Catskill in order to protect residential neighborhoods; public health, safety and welfare; and ensure such uses do not result in adverse impacts on neighbors resulting from noise, on-street parking, refuse collection, etc. A local registration of short-term rentals and annual registration fee is recommended.

## **Objective 9.2: Protect the Integrity of the Village’s Historic Districts and properties.**

**Strategy 9.2.1: Step up Code Enforcement to ensure strict compliance with zoning law and building law rules and regulations.** Impose fines on property owners who are deliberately circumventing the Village’s zoning laws and building laws. Periodically assign Code Enforcement Officer weekend hours to catch weekend warrior projects that are intended to skirt the Village’s land use laws.

**Strategy 9.2.2: Expand Village Planning Board powers to include the review of exterior alterations to buildings that are within the Village’s historic districts or within line-of-sight of the districts.** The Planning Board should review exterior alterations of buildings that are within line of sight of its historic districts to ensure the integrity of its historic districts is preserved. Such review should be expedited and consist of one (1) meeting of the Planning Board. Referral to the Planning Board and a recommendation by the Planning Board would be required prior to the issuance of a building permit.

**Strategy 9.2.3: Implement amortization schedule to phase out billboards in the Village.** Implement a 7-year amortization schedule for all existing billboards in the Village that would require their removal at the end of the 7-year period. The placement of billboards in the Village detracts from the historic character and natural beauty of Catskill.

**Strategy 9.2.4. Maintain storefronts within the Central Commercial District.** Revise the Zoning Law to require all existing buildings within this District which now or formerly contained a store front or other commercial use downstairs to have a store front or commercial use on the downstairs level that may not be converted to a residential use on such downstairs level.

*Full EAF Part 3 Discussion: The policies proposed herein are intended to manage growth and redevelopment within the Village in a manner that strengthens community character and resiliency; protects natural, cultural and historic resources and provides housing opportunities for all. No large adverse environmental impacts are anticipated as a result of the adoption of the Comprehensive Plan. The adoption of the Comprehensive Plan will result in additional measures to protect the environment in Catskill.*

### **FRAMEWORK FOR DISCUSSION:**

*Given the issues of flooding an resiliency within the WD Waterfront District, the Village needs to decide on a future course of action for the redevelopment of the waterfront (i.e., accommodate new uses or retreat and find nearby areas where these uses should be re-situated so that they are more resilient to sea-level rise and climate change).*



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<sup>i</sup> except that not more than one professional office or studio, other than accessory to a use otherwise permitted, shall be permitted for each 25 dwelling units or major fraction thereof on the lot.

<sup>ii</sup> except that not more than one professional office or studio, other than accessory to a use otherwise permitted, shall be permitted for each 25 dwelling units or major fraction thereof on the lot.

<sup>iii</sup> provided that the entire lot occupied by such shall be maintained in single ownership throughout the life of the building.

<sup>iv</sup> other than of a personal nature but excluding gasoline filling stations and motor vehicle storage, repair or service

<sup>v</sup> but excluding car wrecking or outdoor storage of wrecked cars or used car parts;

<sup>vi</sup> outlets and pick-up stations for laundries and cleaning or wearing apparel or household effects on the premises shall be permitted only if non-combustible solvent is used except for the incidental removal of spots with combustible solvent

<sup>vii</sup> personal service stores, such as, but not limited to, barber shops, beauty parlors and tailors;

<sup>viii</sup> including the sale of storage of food, fuel and building materials; manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products for sale on or off the premises.



# Chapter 10.0: Implementation

For this Comprehensive Plan to be effective, the Village of Catskill must actively apply the policies that are contained within the Plan. Furthermore, its Planning Board and Zoning Board of Appeals must use the Plan as a framework to guide their decisions with respect to the review of development proposals.

Certain recommendations contained herein will require the subsequent action of the Village Board of Trustees to enact recommended revisions to the Zoning Code and other land use regulations. Other actions such as the preservation of natural resources, transportation improvements, or the development of programs to support historic preservation will require the collaboration between the Village, County, State and not-for-profit entities.

Each member of the Village Board, Planning Board and Zoning Board of Appeals should have a copy of this Plan. The Village Board should appoint Comprehensive Plan subcommittees to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary.

The following pages provide a summary of the priority recommendations that are part of this Plan that require subsequent action by the Village Board. The recommendations are organized under the broad topic areas as follows: Housing, Natural Resources, Economic Development, Transportation, Historic Preservation, Public Facilities, Downtown Revitalization, and Land Use Policies.

For each subject, there is a list of specific recommendations, along with an indication of when the recommendation should be implemented and the party responsible for ensuring that the recommendation is followed. The Implementation Table is useful in helping the Village Board to set priorities for the subsequent actions that will be necessary to implement this Comprehensive Plan. Some recommendations should be implemented “*Short-term*” including the recommended revisions to the Village’s Zoning Law, which should be adopted within a year of adopting the Comprehensive Plan. Other measures will be implemented in the “*Mid-term*” within two (2) years of adopting this Comprehensive Plan. There are other recommendations that are “*Long-term*” in nature - meaning they are anticipated to be completed over a 2-5 year timeframe. It is not reasonable to assume that all the recommendations contained herein will be implemented immediately. The implementation of the Plan is meant to be a process that will occur over a period of years. Setting priorities ensures the process will get underway.

## PLAN IMPLEMENTATION

“FOR THIS  
COMPREHENSIVE PLAN  
TO BE EFFECTIVE, THE  
VILLAGE BOARD OF  
TRUSTEES  
AND ITS PLANNING  
BOARD MUST ACTIVELY  
APPLY THE POLICIES  
THAT ARE CONTAINED  
WITHIN THE PLAN.”



The implementation table below provides a summary of priority recommendations from each chapter of the Comprehensive Plan. A complete list of goals, objectives and strategies is provided at the end of each Chapter of the Comprehensive Plan.

### Implementation Table

Housing	Timeline	Responsible Party
<b>Strategy 2.6.1:</b> Adopt an <i>Accessory Dwelling Units (ADU) Local Law</i> to permit ADU's in primary and second homes that are owner-occupied.	Short-term	Village Board Planning Board ZBA
<b>Strategy 2.7.1:</b> Ensure communication between Village Officials and staff members to strengthen collaboration with the Catskill Mountain Housing Development Corporation to undertake housing development within the Village of Catskill.	Short-term	Village Board CMHDC
<b>Natural Resources</b>		
<b>Strategy 3.3.1:</b> Enact a Hillside Protection Overlay Zoning Provision. Steep slope zoning regulations reduce runoff, soil loss, and erosion on sensitive slopes by limiting the impacts of development on steep slopes and sensitive lands.	Mid-term	Village Board Planning Board ZBA
<b>Strategy 3.3.2:</b> Enact Surface Water Protection Regulations. In order to protect water quality and various water-dependent habitats, the Village should consider the creation of a buffer requirement around surface water resources including streams, wetlands and vernal pools.	Mid-term	Village Board Planning Board
<b>Strategy 3.3.5:</b> Adopt Subdivision Regulations. The Village of Catskill does not have subdivision regulations to guide the Planning Board review of the subdivision of land.	Mid-term	Village Board Planning Board ZBA
<b>Economic Development</b>		
<b>Strategy 4.2.2:</b> Retain a Grant Writer to aid the Village of Catskill in Grant Procurement.	Short-term	Village Board
<b>Strategy 4.3.1:</b> Provide incentives for the renovation of vacant upper story space for residential use through New York Main Street and other State and federal grants.	Short-term	Village Board CMHDC
<b>Strategy 4.6.1:</b> Inventory existing industry clusters and ensure Zoning allows such uses to continue and expand. Certain non-nuisance industries have already situated within the Village's mixed-use areas and should be allowed to continue and expand.	Mid-term	Village Board
<b>Transportation</b>		
<b>Strategy 5.2.1:</b> Develop new policies and tools to promote implementation of Complete Streets standards, in partnership with the Department of Public Works.	Ongoing	Village Board DPW
<b>Historic Preservation</b>		
<b>Strategy 6.1.1:</b> Inventory and map existing historic resources and develop a Village-wide Preservation Plan.	Mid-term	Village Board
<b>Strategy 6.1.2:</b> Create a local historic plaque program to recognize renovated or well-maintained historic buildings.	Mid-term	Village Board
<b>Public Facilities</b>		
<b>Strategy 7.1.1:</b> Develop a plan to mitigate both near- and long-term risk to the wastewater system, including the wastewater treatment plant and pump stations 1 and 3.	Mid-term	Village Board
<b>Strategy 7.1.2:</b> Continue to implement the Long-Term Control Plan so that combined sewer overflows are reduced.	On-going	Village Board



### Implementation Table

	Timeline	Responsible Party
<b>Strategy 7.1.6:</b> Continue to seek funding to make the needed improvements to the Village’s water system. The Village should seek funds to help offset the costs for fixing/replacing the aged water distribution lines as well as adding a water storage tank closer to the service area.	Mid-term	Village Board
<b>Strategy 7.5.2:</b> Encourage energy conservation measures in Village-led development projects to enhance energy efficiency through combinations of site planning, landscaping, building design and construction practices.	On-going	Policy
<b>Downtown Revitalization</b>		
<b>Strategy 8.1.1:</b> Keep civic and cultural anchors within the Downtown.	On-going	Policy
<b>Strategy 8.1.2:</b> Create a Downtown revitalization organization to promote the business district as a whole rather than the sum of its parts.	Short-term	Village Board CMHDC Chamber
<b>Strategy 8.2.3:</b> Secure funding through the New York Main Street Program to help building owners to maintain and improve their buildings.	Short-term	Village Board CMHDC
<b>Strategy 8.2.4:</b> Provide incentives to building owners through Section 485-a of the Real Property Tax Law of New York State.	Mid-term	Village Board
<b>Strategy 8.4.2:</b> Adopt an Artist Loft provision in the Zoning Law. Create standards in the Zoning Law for the regulation of artist live-work space in the mixed-use building within the Downtown.	Mid-term	Village Board Planning Board ZBA
<b>Strategy 8.4.3:</b> Create standards in the Zoning Law to allow business incubators that foster entrepreneurship.	Mid-term	Village Board Planning Board ZBA
<b>Land Use Policies</b>		
<b>Strategy 9.1.1:</b> Replace the “Schedules of Regulations” with a matrix “Table of Permitted Uses.”	Short-term	Village Board Planning Board ZBA
<b>Strategy 9.1.2:</b> Reformat the Zoning Law to be consistent with General Code or E-code Formatting and provide an on-line version of the Village Zoning Law.	Short-term	Village Board Planning Board ZBA
<b>Strategy 9.1.3:</b> Evaluate current allowed uses in each district to ensure they help to support and implement the recommendations of the Comprehensive Plan.	Short-term	Village Board Planning Board ZBA
<b>Strategy 9.1.4:</b> Amend the Village’s Zoning Map to ensure it supports the recommendations of the Comprehensive Plan.	Short-term	Village Board Planning Board ZBA

